

Agenda Item: 6.3

This is a Major Application for which the 13 week period expires on 18/05/2006.

06/00456/P

16/02/2006

Ashburton

Application for full planning permission

Agent:

Mcaleer Projects

Kerrib Studios

Wren Mews

Lee High Road London

SE4 2SU

Applicant:

Skillcrown Homes Ltd

The Affinity Homes Group Ltd

Eden Park House

531 Upper Elmers End Road

Beckenham, Kent

BR3 3DE

Location: Pavement Square Lower Addiscombe Road and, 19, 21 and 23, Teevan Road, Croydon, CR0

Description: Demolition of existing buildings; erection of 1 three storey and 1 four storey buildings comprising a total of 28 two bedroom and 4 one bedroom flats; erection of a terrace of 5 two storey four bedroom houses with accommodation in roofspace and a terrace of 3 two storey three bedroom houses with accommodation in the roofspace; formation of vehicular access and provision of associated parking (amended location details)

Drawing No(s): 02/0655-20-Rev A, 02/0655-21-Rev B, 02/0655-22-Rev A, 02/0655-23-Rev A, 02/0655-24-Rev A, 02/0655-25-Rev A, 02/0655-26-Rev B, 02/0655-27-Rev A.

Recommendation: **Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s):-

1. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-
 - (1) visibility splays
 - (2) traffic signs within the site
 - (3) security lighting
 - (4) roads, footpaths and access routes within the site including levels and gradients
 - (5) refuse collection facilities
 - (6) any boundary walls and fences or other means of enclosing the site
 - (7) finished floor levels of the building(s) in relation to existing and proposed site levels
 - (8) any screen walls and fences

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

2. The matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.
Reason: To ensure that an acceptable standard of development is provided and retained
3. The following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-
 - (1) parking arrangements
 - (2) vehicular turning area
 - (3) vehicular access and egress
 - (4) garden and communal areas
 - (5) rumble stripsReason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
4. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies BE1 and BE13 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
5. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement therefore, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area
6. An intrusive site investigation and assessment into the possibility of soil contamination shall be carried out to the approval of the Local Planning Authority before the development is begun and except with the prior written agreement of the Local Planning Authority, any remedial measures identified in the assessment shall be carried out to the approval of the Local Planning Authority before the development is begun
Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP8 of the Unitary Development Plan and Policy EP9 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
7. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes Post Construction Review shall be provided, verifying that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1 and UD18 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

8. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Unitary Development Plan and Policies EP22 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

9. A landscaping scheme to include existing and proposed planting shall be submitted to the Local Planning Authority for approval before the development is begun; when approved, the planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

10. A noise assessment shall be carried out to the approval of the Local Planning Authority before the development is begun and any remedial measures identified in the assessment as being necessary to maintain a suitable internal environment according to the Guidelines for Community Noise (World Health Organisation, 1999) shall be carried out to the approval of the Local Planning Authority before the development is occupied.

Reason: To ensure that an acceptable standard of development is provided and maintained in accordance with Policy EP10 of the Unitary Development Plan and Policy EP5 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

11. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented.

Reason: To safeguard local amenity during the construction and to ensure that a satisfactory standard of development is provided and retained in accordance with Policy BE10 of the Unitary Development Plan and Policy UD10 of the Second deposit Draft Replacement Unitary Development Plan (the Croydon Plan)"

12. The development shall be begun within three years of the date of the

permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1 – SP3, BE1, BE3 – BE18, BE23, SP9, RO15, SP10, SP11, NC1, NC2, NC4, SP12 – SP14, SP16, EP8, EP11, SP18 – SP19, SP23, T2, T4, T23, T30, T34, T38, T44 – T46, SP26 – SP29, EM8, SP30 – SP32, H2, H3, H8, H10, H11, H14 - H16 and H18.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1 – SP3, UD1, UD2, UD4 – UD6, UD10, UD11, UD13, UD14, UD16, UD18, SP6 – SP8, RO15, NC1, NC4, SP11 – SP13, SP15, Ep8- EP10, EP12, EP13, EP15, EP22, EP23, SP16, T6, T10, T11, T14, T30, T43, EM5, SP19 – SP24, H2, H4, H8, H10, H11, H13 and H13a.

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) sustainability issues
- (l) the recreational open space policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1 The applicant's attention is drawn to the following technical documents relevant to the assessment of human health risks arising from contaminants in soil (obtainable from the Environment Agency R&D Dissemination Centre, c/o WRc, Frankland Road, Blagrove, Swindon, Wilts SN5 8YF. (Tel 01793 865000; Fax 01793 865001); they can also be ordered on line via www.webookshop.com/ea/rdreport.nsf):-

- (1) CLEA (Contaminated Land Exposure Assessment) Contaminated Land Reports (CLR's) 7 - 10,
- (2) the "CLEA 2002" software, available for downloading from http://www.environment-agency.gov.uk/subjects/landquality/113813/274663/281779/?version=1&lang=_e and
- (3) the Soil Guideline Values for individual substances (SGV)

Application Number: 06/0456/P - Pavement Square, Lower Addiscombe Road
and 19, 21 and 23 Teevan Road, Croydon.

1. SUMMARY

1.1 Full application for :

- Demolition of existing buildings
- 1 three storey building and 1 four storey building comprising 4 one bedroom and 28 two bedroom flats
- Terrace of 5 two storey four bedroom houses with accommodation in the roof space
- Terrace of 3 two storey three bedroom houses with accommodation in the roofspace.
- Formation of vehicular access and associated parking.

2. RECOMMENDATION

2.1 Grant: subject to conditions *and prior conclusion of legal agreement to secure:*

- Affordable Housing
 - Financial contributions towards the improvement of public open space in the area and sustainable transport.
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3. BACKGROUND

3.1 Site Description

Site comprises single and two storey buildings, occupied by a number of small commercial business, approximately 16 lock up garages and a pair of semi detached and a detached houses fronting Teevan Road.

There are no trees worthy of retention.

The Site area is 0.91 acres/0.37 hectares.

3.2 Surrounding Area

Uses/Form -

- To the north and east are two storey terraced and semi detached houses.
- To the south the properties mainly comprise two storey terrace properties some of which have accommodation in the roof space. These largely include retail on the ground floor and residential accommodation above; many are accessed via external staircases.
- To the west the site adjoins the Tramlink Line.

3.3 Designations

- Part of the site is located within Addiscombe Local Centre
- Adjacent to an area of Metropolitan/Borough Importance for Nature Conservation
- Lower Addiscombe Road is a Borough Distributor Road

3.4 Relevant history

03/2592/P; Outline application for the demolition of the existing buildings; erection of 3 three/four storey three bedroom and 5 three/four storey 2 bedroom live work units; erection of two storey building comprising 6 two bedroom flats and a terrace of 5 three bedroom houses; formation of access road and provision of associated parking – Withdrawn

04/0233/P; Refusal for demolition of existing buildings; erection of 3 three/four storey three bedroom and 5 three/four storey 2 bedroom live work units; erection of two storey building comprising 6 two bedroom flats and a terrace of 5 three bedroom houses; formation of access road and provision of associated parking. Reasons: Overdevelopment, adverse affect on adjoining occupiers, inadequate amenity space, hazardous vehicular access.

This application was subsequently dismissed at appeal.

04/0342/P; Refusal for demolition of existing buildings; erection of 6 three/four storey two bedroom live work units with accommodation in the roof space; erection of 2 two storey buildings comprising 8 two bedroom flats; formation of access road and provision of associated parking.

Reasons: Unsatisfactory accommodation and internal layout and insufficient parking and inadequate access and turning facilities.

This application was subsequently allowed at appeal and is extant.

During the informal hearing into the above appeals the appellants submitted an amended access (via Teevan Road) and egress (via Lower Addiscombe Road) proposal for the scheme which was accepted and considered by the Inspector. In relation to this matter and in allowing the appeal the Inspector concluded;

“I therefore conclude that the development as amended as proposed at the hearing would adequately provide for the safety of drivers and pedestrians within the site and result in no significant risk to the safety of highway users or the free flow of traffic in Teevan Road” para. 23.

3.5 Proposal

Full permission is sought for:

- 2 terraces two storey with accommodation in the roof space, 1 three storey building and 1 four storey building.
- Maximum height 11.6m
- Includes communal green space, private gardens and balconies
- Facing materials include facing brick, render, aluminium seam roof, and slate tiles.
- 32 flats – 4 one bedroom and 28 two bedroom
- 8 houses – 5 four bedroom and 3 three bedroom.
- Unit sizes – houses 79sqm – 111.7sqm, flats 46sqm – 80.1.
- 100% affordable housing – 50% hab rooms social rented and 50% shared ownership.
- 26 car parking spaces
- Vehicular access (via Teevan Road) and aggress via Lower Addiscombe Road.
- Applicant agrees to :
 - Public Open Space contribution
 - Sustainable Transport contribution
 - Public Art condition

3.6 During the consideration of the application the proposal has been amended as follows;

- Amendments to the site boundary.
- Submission of Sustainability and Eco Homes Report.
- Reduction in number of car parking spaces from 32 to 26.
- Alteration to position of rumble strips.
- Designation of car parking spaces for disabled drivers.
- Alterations to size and location of bin stores.
- Amendment to the position of the cycle stores.
- Reduction to number paths accessing Building A.
- Alterations to the rear elevation of Building B.

4 PLANNING POLICIES:

- Unitary Development Plan: SP1 – SP3, BE1, BE3 – BE18, BE23, SP9, RO15, SP10, SP11, NC1, NC2, NC4, SP12 – SP14, SP16, EP8, EP11, SP18 – SP19, SP23, T2, T4, T23, T30, T34, T38, T44 – T46, SP26 – SP29, EM8, SP30 – SP32, H2, H3, H8, H10, H11, H14 - H16 and H18.
- Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) SP1 – SP3, UD1, UD2, UD4 – UD6, UD10, UD11, UD13, UD14, UD16, UD18, SP6 – SP8, RO15, NC1, NC4, SP11 – SP13, SP15, EP8- EP10, EP12, EP13, EP15, EP22, EP23, SP16, T6, T10, T11, T14, T30, T43, EM5, SP19 – SP24, H2, H4, H8, H10, H11, H13 and H13a.

5. CONSULTATIONS

5.1 Advertised: press / site notice as a major application.

5.2 91 adjacent occupiers notified. 17 replies. Main grounds of objection:

- The site boundary is shown incorrectly.
- New houses – out of character with Teevan Road.
- Trees have been removed from the site.
- Over development.
- Increase traffic generation and congestion.
- Insufficient car parking facilities.
- Increase in accidents and damage to vehicles in Teevan Road.
- Access and egress should be via Lower Addiscombe Road.
- Affordable Housing – will cause pressure on local services.
- Loss of privacy.
- The development is too high.
- Affect the value of existing properties.
- Increase in noise and disturbance.
- Damage to adjoining properties/fences.
- Street lighting will cause pollution to adjoining occupiers.
- The proposal will remove an existing right of access.
- Proposal will result in security issues.
- Loss of sunlight and daylight.
- Some of the existing buildings have already been demolished.
- Poor design of houses/development.
- Previous plans were rejected for this site.
- Vehicular access should be from Addiscombe Road not Teevan Road.
- Increase water use and affect on sewers.

- Limited advertisement of the application.
- 5.3 Blackhorse Residents Association have objected as follows:
- Loss of 3 houses in Teevan Road.
 - Increase in traffic congestion in Teevan Road.
 - Increase in accident and damage to cars parked in Teevan Road.
- 5.4 Croydon Tramlink have commented on the application as follows;
- Exit onto Lower Addiscombe Road is close to the Tramlink line – potential for accident's.
 - Residents may use the Tramlink line to fly tip.
 - The developer will need to agree to pay for any landscaping to the Tramlink embankment.
 - Details checks of the drainage system will be required.
- 5.5 Croydon Police Crime Prevention Design Advisor has commented as follows;
- Secured by Design principles should be incorporated.
 - Lighting should be provided.
 - Defensible space should be provided.
 - Is there are reason why the road is not a cul-de-sac?
 - Main doors should be flush and not recessed.
 - Pathways to block A should be reduced.
 - There is no restriction of use to the communal space- this should be included.
 - Cycle stores could be used for anti-social behaviour.
 - Landscaping should not impede natural surveillance.
 - Main entrance should be fitted with controlled entrance systems.
- 5.6 Councillor Avril Slipper has referred the application on the following grounds;
- Inappropriate and unsuitable overdevelopment of site.
 - Would not fit in the street scene.
 - Teevan Road is narrow and heavily parked – proposal would cause traffic problems.
 - Undue strain on drains and sewers.
- 5.7 Councillor Eddy Arram has referred the application on the following grounds;
- Access via Lower Addiscombe Road would cause traffic congestion and danger to vehicles and pedestrians
 - Access via Teevan Road would cause congestions and hazard.
 - Overdevelopment
 - Loss of privacy to properties in Teevan Road
 - Out of character with street scene
 - Noise and disturbance to Teevan Road.

6 CONSIDERATIONS

6.1 Use policies

- Proposed density of 373 habitable rooms per hectare which is in excess of the range (160 -300hrh) set out by Policy H8 of the Croydon Plan. However, due to the accessibility of the site the density proposed is acceptable and is in accordance with Policy H10.
- Exceeds requirement for Affordable Housing.

- Requirement for provision of public open space is met by the proposed contribution for improvement or provision of new public space elsewhere.

6.2 Townscape issues

- No objection to the loss of the existing buildings which are not statutorily or locally listed.
- The main body of the site would take the form of a courtyard development centred around a shared amenity space.
- Building A would be 3 storeys height. Although it would comprise an additional storey of accommodation compared to a building in a similar position allowed by appeal 04/0345/P it would have the same overall height. Building B would be 4 storeys in height, and would only be 0.3m higher than a similar building in this position allowed by the Planning Inspector. In fact although the Inspector dismissed the earlier appeal relating to application 04/0233/P she did comment on the height of the proposed buildings as follows;

“The application drawings indicate that the proposed development would be larger in scale than the existing, with some units as much as 4 storeys in height. Whist this would undoubtedly give the development a greater prominence, it would not in my opinion be inappropriate given its change to predominantly residential use, and the majority of the larger units would be located along the tram lines well away from the smaller scale houses on Teevan Road”. Para 15.

- The scale and height of the proposed building are therefore acceptable. The flatted buildings are of a quality contemporary design which the applicant has stated is intended to pay respect to the sites commercial and industrial heritage. The design and scale of the proposed dwellings changes and reduces towards Teevan Road in order to reflect the traditional residential character of this road.
- The design of the terrace properties fronting Teevan Road would respect the existing character of the street scene.

6.3 Amenities of adjoining and nearby occupiers

- Building A would have windows in the rear and flank elevations. The windows in the rear elevation would be obscure glazed and fixed shut and therefore would not result in adverse effect on the adjoining occupiers/land.
- The windows in the flank elevations may result in a limited amount of overlooking. In relation to properties in Teevan Road this would only be to the very end of the rear gardens. In relation to properties in Lower Addiscombe Road the window to window distance would be slightly below the Council’s standards however, it is not considered that this would be sufficient to warrant refusal in this case.
- Building B would be located a significant distance from the adjoining properties in Lower Addiscombe Road, Teevan Road and Addiscombe Avenue in order to ensure that it does not have a material impact on daylight, outlook or privacy.
- The proposed terraced houses would not have a material affect on the amenities of the adjoining occupiers.

6.4 Amenities of future occupiers

- Adequate amenity space is provided by the balconies, roof terraces, communal garden and private gardens
- The houses and flats would have adequate floor areas and layouts.

- 6.5 Security
- Car parking area and communal amenity space would benefit from natural surveillance.
- 6.6 Highways and parking
- Good local public transport links and proximity to local services makes (59%) car parking provision acceptable.
 - The vehicular access and egress arrangements are similar to those allowed by the Inspector in relation to appeal 04/0342/P and are therefore acceptable.
 - The applicant proposes cycle parking for the proposed flats. Each of the houses would be provided with sheds.
 - The applicant has agreed a financial contribution towards sustainable transport provision.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would attain:
- The applicant has demonstrated that they will achieve BREEAM/Eco Homes “Excellent” rating, which is acceptable.
 - Renewable energy is proposed which is acceptable

8. EQUALITIES CONSIDERATIONS

- 8.1 The proposal would provide:
- Proposal will be developed in accordance with Lifetime Homes Standards.
 - 6 car parking spaces will be provided for disabled drivers.
 - Level access will be provided throughout the site.

Case Officer: Nicola Townsend

Background Documents: 17 adjoining occupier letters
1 letter from Blackhorse Residents Association.
1 letter from Croydon Tramlink
1 letter from Croydon Police Crime Prevention Design Advisor
Referral from Councillor Avril Slipper and Councillor Eddy Arram.

Contact Officer: Philip Mills 020 8760 5419