

Agenda Item: 6.12

06/00607/P

13/02/2006

Coulsdon West

Application for full planning permission

Agent:
Howard Associates
Parkfield
Rag Hill
Tatsfield Westerham, Kent
TN16 2LS

Applicant:
Barnfield Homes Ltd
PO Box 79
Sutton
Surrey
SM2 7WB

Location: 60 Woodmansterne Road, Coulsdon, CR5 2DF

Description: Erection of a two bedroom detached house and formation of vehicular access; provision of associated parking

Drawing No(s): H25/137 C

Recommendation: **Grant Permission**

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

1. The proposed visibility displays should measure a minimum of 1.5m x 1.5m and should be maintained behind the back edge of the footway on both sides of the vehicular access with no obstruction above 0.6m in height.
Reason: To ensure an acceptable level of highway safety in accordance with Policy T46 of the Unitary Development Plan and Policy T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. 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)
3. No window shall be formed in the south eastern elevation of the building and no windows other than those specified in the application as being obscured glazed shall be provided in the western elevation of the building.
Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD6 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. The existing access shall be closed as specified in the application before any part of the development is occupied
Reason: To ensure that the traffic conditions do not create conditions prejudicial to the free flow of traffic and the general safety of road users in accordance with Policy T46 of the Unitary Development Plan and Policy T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
6. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no enlargement of the dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the 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
7. Full details of a ramped access into the building shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the use hereby permitted.
Reason: In order to ensure that the building is accessible to people with disabilities in compliance with Policy UD5 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
8. 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 UDP are SP1-2, BE1, BE3-4, BE6-7, BE10-14, BE16-18, T6, T23, T27, T46, SP30, H2, H11, RO9
2. The relevant policies of the Second Deposit Draft Replacement UDP (the Croydon Plan) are SP1-3, UD2, UD4-6, UD11, UD13-14, RO9, T6 T30-31, T43, SP20-22, H2 and RO8

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 relationship of the development to trees to be retained
 - (h) the safety of pedestrians and motorists on the adjacent highway
 - (i) the housing policies of the development plan
 - (j) the archaeology policies of the development plan
 - (k) maintaining the open character of the Metropolitan Green Belt
- and having regard to all other matters raised.

Ward: Coulsdon West DEVELOPMENT CONTROL COMMITTEE
Lead Officer: Head of Planning Control 30 March 2006

APPLICATION NO. 06/607/P: 60 Woodmansterne Road, Coulsdon

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the erection of a two bedroom detached house and formation of a vehicular access and the provision of 2 parking spaces.

2. RECOMMENDATIONS

- 2.1 Grant planning permission for the reasons set out in the Agenda.

3. BACKGROUND

(a) Site Description

- 3.1 The appeal site lies on the north-east side of Woodmansterne Road and is the last residential property on this side of the road. The plot is currently occupied by No. 60 which is a two storey detached house with a single detached garage on its south-east side. The house is set at an angle to the road on a tapering plot with a wide frontage of 38m narrowing to 7m at the rear. The depth of the site is 75m along its boundary with no.58 the adjacent site. There are two access points to the site although one of these, located to the north-west is no longer in use. The site is partially screened by an established 4m high hedge along the frontage of the house.
- 3.2 Similar residential properties are situated to the south-east and to the rear of the site. Two storey semi-detached houses are also situated opposite the site.
- 3.3 The northern boundary of the site forms the borough boundary with Sutton Council. There is dense planting along this boundary within the application site along with boundary planting along the north-eastern boundary with the adjoining golf course. The golf course lies wholly within the Sutton and the land is designated as Metropolitan Green Belt.
- 3.4 Apart from the golf course the remaining area is residential in character comprising a mix of detached and semi-detached houses of varying design and

appearance. The houses along the same side of the road as the appeal site have long gardens varying in length between 44m – 55m.

- 3.5 An electricity sub station is situated along the frontage of the golf course to Grove Lane.

(b) Planning History

- 3.5 The relevant planning history is as follows:-

- 3.6 Application No. 01/3366/P - In May 2002 a planning application for the demolition of the existing house and erection of 2 detached four bedroom houses with integral garages and provision of associated parking was withdrawn.
- 3.7 02/1934/P Planning application for the erection of a detached four bedroom house with attached garage and formation of an access drive was not determined. A subsequent appeal against non-determination was contested by the Council and subsequently dismissed on 6 April 2003.
- 3.8 03/02364/P Planning appeal lodged against non-determination. The appeal was dismissed on 26 April 2004. The Inspector's main concerns may be summarized as follows:

The Inspector's main concerns related to the size of the dwelling, its forward position and its clear visibility when viewed from the south. The Inspector also stated that the development would act as a visual stop when approaching from the south. "drawing attention to the eye and assuming an unwarranted prominence".

The Inspector stated that the proposal would create an impression of cramped and incongruous development and would be harmful to the setting of the Green Belt.

- 3.9 04/04135/LP Application for a lawful development certificate for erection of a detached double garage and store was granted on 23 November 2004.
- 3.10 05/03690/P An application for erection of a two bedroom detached house and formation of a vehicular access and associated car parking was withdrawn on 25 November 2005.

(c) Proposal

- 3.11 The application is for the erection of a two storey detached two bedroom house the formation of a new access and the provision for two parking spaces. The gross floor area of the proposed development is shown as 75sq.m. The building would be generally rectangular in shape but includes a two storey protrusion to the southern section of the site.
- 3.12 The proposed house would be sited to the northern corner of the site and comprises part of the side and rear garden of number 60 Woodmansterne Road. At its nearest point the proposed house would be 1m from the proposed boundary with the host property.

- 3.13 Woodcote Park Golf Course runs along the northern boundary of the application site and forms part of the Metropolitan Green Belt. An electricity sub-station, comprising a fenced compound abuts the north-west corner of the site. There would be a 1m gap between the flank wall of the proposed dwelling and the boundary with the golf course.
- 3.14 The proposed building would be set back from the front boundary of the site by at least 15m and would be approximately in line with the front wall of number 60 Woodmansterne Road. The existing front and side hedge along the boundary with the golf course would be retained and new shrubs and planting is proposed along the boundary with the host property.

4. PLANNING POLICIES

- 4.1 The relevant policies of the UDP are SP1-2, BE1, BE3-4, BE6-7, BE10-14, BE16-18, T6, T23, T27, T46, SP30, H2, H11, RO9
- 4.2 The relevant policies of the Second Deposit Draft Replacement UDP (the Croydon Plan) are SP1-3, UD2, UD4-6, UD11, UD13-14, RO9, T6 T30-31, T43, SP20-22, H2 and RO8

5. CONSULTATIONS

- 5.1 Twenty one occupiers of adjoining and nearby property have been notified. A total of six letters have been received objecting to the application for the following reasons:-
- (a) The property would be squeezed into a narrow plot and is at odds with properties in the immediate area
 - (b) Loss of privacy to properties opposite the site.
 - (c) The proposal would harm trees along the boundary with the golf course
 - (d) The proposal would cause noise and disturbance while building
 - (e) The open and pleasant outlook would be destroyed by the development
 - (f) The proposed house would not conform with the spacing of houses along Woodmansterne Road
 - (g) Significant noise and disturbance would result
 - (h) The building would create a cramped overdevelopment of the site
 - (i) The building would be highly visible from the golf course

- 5.2 Richard Ottoway MP has also objected to the proposal for the following reasons:

- 1) The proposal would represent an over-development of the site
- 2) The proposal would be out of character with existing properties
- 3) The house is sited too close to the open character of the adjacent golf course

6. CONSIDERATIONS

- 6.1 The principal issues to be considered are:-

- (1) the effect of the development on the character and appearance of the area;
- (2) effect on the adjacent Green Belt;

(3) effect of the proposal on trees

The effect of the development on the character and appearance of the area

- 6.2 This scheme differs significantly from the proposal that was dismissed at appeal in 2004. The main differences relate to the scale and location of the proposed development. The proposed house would measure 75sqm. This contrasts markedly with the appeal proposal which measured 125sqm. In addition the proposal would align with the front building line of the host property number 60 Woodmansterne Road. The building would include a pitched roof with brown roof tiles with the first floor being finished with hanging tiles at first floor level. The ground floor would include facing brickwork.
- 6.3 The building would be 1m from the boundary with the golf course which forms part of the Metropolitan Green Belt and 1m at its closet point to the boundary with the host property. In his report the Inspector noted that plot widths differed markedly in the area and concluded that the proposal would not in this respect, be contrary to the objectives of the adopted UDP policy BE5 or the corresponding provision in emerging Policy UD2. Given its limited scale and siting, it is considered that the proposed dwelling would sit comfortably in the street scene and the character of the area in general.

Effect on the adjacent Metropolitan Green Belt

- 6.4 As stated above, the scale and footprint of the proposed dwelling has been significantly reduced when compared with the appeal proposal. The size of the proposed dwelling, its set back and alignment with the host property would result in the open area to the front of the property being retained and would thereby contribute to the gentle transition between the built up area along Woodmansterne Road and the adjacent Metropolitan Green Belt.
- 6.5 With regard to the impact of the development on trees, it is noted that the majority of trees and shrubs that line the boundary are located along the boundary on the side of the golf course which is between 1.5m – 2m above the ground level of the application site. These trees would not be affected by the proposal and there are no significant trees on the application site that would be affected by the development.
- 6.6 In his report, the Inspector noted that many dwellings were visible from the golf course to the south west and that the appeal “proposal would add only marginally to the overall mass of the built form already discernible from the Green Belt, and would not impact materially on visual amenity within it”.
- 6.7 It is considered that as the proposed house is significantly smaller than the appeal proposal this would add less significantly to the overall mass of buildings when viewed from the Green Belt.
- 6.8 Concern about loss of privacy are not justified in this case given the 40m distance between the proposed house and the nearest property.

- 6.9 In summary it is considered that the reduced scale and siting of the proposed building overcomes the concerns about the previous appeal proposal. The current scheme would sit comfortably onto the plot and would have no discernible impact on the character of the area or the adjacent green belt.
- 6.10 Highways have raised no objection to the proposed development.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would make more efficient use of an existing developed site in that it would result in a net increase in dwellings and the development would have regard to the context of the site and its relationship to the surrounding buildings.

8. EQUALITIES CONSIDERATIONS

- 8.1 A ramp would be provided for access into the building.

Case Officer: David Alabi

Background Documents: 32 letters from occupiers of adjoining property
Letter from Richard Ottaway, MP

Contact Officer: Philip Mills 020 8760 5419