

06/00005/P

03/01/2006

West Thornton

Application for outline planning permission

Agent:

McAleer Projects

Kerrib Studios, Wren Mews

Lee High Road

Lewisham London

SE13 5PH

Applicant:

Sterling Developments

50 Ashgrove Road

Bromley

Kent

BR1 4JW

Location: Land R/O 11-31 Boston Road, Croydon, CR0

Description: Demolition of existing buildings; erection of a pair of two storey semi detached two bedroom houses and provision of associated parking

Drawing No(s): 1:1250 site plan, 02-0876 02A, 04-0876 04A

Recommendation: **Grant Permission**

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 reserved matters before the development is begun:-

- (1) design of the building(s)
- (2) external appearance of the building(s)
- (3) landscaping of the site

Reason: These matters were not submitted for consideration as part of the application.

2. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-

Section A

- (1) parking arrangements
- (2) vehicular turning area
- (3) garden and communal areas
- (4) security lighting

Section B

- (5) roads, footpaths and access routes within the site including levels and gradients
- (6) refuse collection facilities
- (7) any boundary walls and fences or other means of enclosing the site
- (8) finished floor levels of the building(s) in relation to existing and proposed site levels

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)

3. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of the permission

Reason: To comply with the provisions of the Town and Country Planning Act 1990

4. Unless otherwise agreed by the Local Planning Authority, application for approval of the details referred to in Condition 2 shall be made to the Local Planning Authority at the same time as the first application for approval of the reserved matters referred to in Condition 1

Reason: To ensure that the details of the development are considered in relation to each other

5. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 2 shall be provided before any part of the development is occupied and those in Section A thereof shall also be retained for so long as the development remains in existence

Reason: To ensure that an acceptable standard of development is provided and retained

6. 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)

7. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

8. No service trench or pipeline shall be located within 5 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

9. No window or glazed door shall be provided in the following elevation(s):-

- (1) southern (plot 1)
- (2) northern (plot 2)

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

10. 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)

11. A 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)

12. The development shall be begun no later than two years from the final approval of the reserved matters referred to in Condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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 relevant policies of SP1, BE1, BE3, BE13, BE16, BE17, BE18, H2, H3 and H7.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD2, UD6, H2 and H4.

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 safety and security of buildings and the spaces around them
  - (j) accessibility to buildings
  - (k) the housing policies of the development plan
  - (l) sustainability issues
  - (m) the recreational open space policies of the development plan
- and having regard to all other matters raised.

**APPLICATION NUMBER 06/0005/P – land R/O 11-31 Boston Road, Croydon**

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**1. SUMMARY**

- 1.1 The proposal seeks outline planning permission for the demolition of the existing structures on site and for the erection of a pair of semi-detached two storey two bedroom houses with two parking spaces. The siting of the buildings and the means of access are to be considered at this stage.

**2. RECOMMENDATION**

- 2.1 Grant planning permission subject to the conditions and reasons set out in the Agenda.
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**3. BACKGROUND**

**a) Site Description**

- 3.1 The site is an area of back land with an access between 25 and 27 Boston Road. The site comprises a number of derelict single storey garages/sheds which is understood was historically used as private garages/lock-ups. The site is bounded by the gardens belonging to two storey semi-detached and terraced properties on Boston Road, Wortley Road and Stanley Road. The character of the area is predominantly residential with a moderate level of on-street parking.

**b) Planning History**

- 3.2 05/2615/P On December 7<sup>th</sup> 2005 an application was withdrawn for the demolition of the existing buildings, the erection of 2 detached three bedroom houses and the provision of associated parking.

**c) Proposal**

- 3.3 The proposal seeks outline planning permission for the demolition of the existing structures on site and for the erection of a pair of semi-detached two storey two bedroom houses with two parking spaces. The siting of the buildings and the means of access are to be considered at this stage.
- 3.4 During the course of considering the application the scheme has been amended to remove the roof accommodation.

- 3.5 The existing access would serve the new houses. This is 2.4m wide at the entrance and widens to 2.8m. The houses would be sited on an east west axis such that the rear of the houses would be parallel to properties along Wortley Road. Front and rear windows are proposed with no windows proposed on the flank elevations.
- 3.6 The garden to house 1 would be 7.5m deep and 8m wide. That of house 2 would be 7m deep when measured from the rear of the house and would have a maximum width of about 13m. Two car parking spaces, including a disabled users bay is shown on the plan together with a refuse station.

#### **4. PLANNING POLICIES**

- 4.1 The relevant policies of the Unitary Development Plan are SP1, BE1, BE3, BE13, BE16, BE17, BE18, H2, H3 and H7.
- 4.2 The policies of the Second Deposit Draft Replacement Unitary Development Plan (referred to as the Croydon Plan) are SP3, UD2, UD6, H2 and H4.

#### **5. CONSULTATIONS**

- 5.1 Seventy adjoining and nearby occupiers have been notified of the application. Nine letters of objection have been received together with a petition of signatures from 10 nearby properties. The reasons for objection are:

- (1) height of roof with roof accommodation inappropriate;
- (2) noise, dust and disruption;
- (3) damage to trees;
- (4) loss of light;
- (5) 11-31 Boston Road should not be demolished;
- (6) Loss of privacy;
- (7) Intrusion from traffic to adjoining properties;
- (8) Access not wide enough for emergency vehicles;
- (9) Poor visibility onto Boston Road;
- (10) Loss of security;
- (11) A lot of building taking place in the area already

#### **6. CONSIDERATIONS**

- 6.1 The principal considerations are the effect of the development upon:
- (1) the character and appearance of the area;
  - (2) the effect upon the amenities of adjoining and nearby occupiers
  - (3) traffic and highway conditions
- 6.2 This back land site is already in existence and has previously been used for garaging and storage. Given the residential character of the surrounding area, and the requirement to make the most effective use of land, it is considered that residential development on the site would be acceptable in principle subject to suitable access arrangements and acceptable relationships being achieved with adjacent properties.
- 6.3 The houses would be sited behind 27 to 31 Boston Road and would be set back some 30m from Boston Road. They would, therefore have negligible

effect upon the character of the area and the appearance of the street scene. Although detailed design is not for consideration at this stage, two storey dwellings would be appropriate. The proposed amenity space for the houses and layout of the parking area would also be acceptable.

- 6.4 There would be a separation of approximately 26m between the rear windows of the proposed houses and rear windows of houses along Wortley Road. No windows are proposed looking toward 27 to 31 Boston Road. It is considered that there would be no undue overlooking resulting from the development. A separation of approximately 14m between the flank wall of house 2 and the rear wall of 27 Boston Road is also considered acceptable in terms of outlook. The separation with other properties is greater than this. Whilst there would be some activity associated with the development, the traffic movement would generally be less than that of the previous use of the site.
- 6.5 The existing access is wide enough to enable a single vehicle to pass. Although pedestrian visibility splays could not be provided at the entrance to the site, the adjoining walls are not so high as to obstruct visibility. It is also material that the proposed residential use would result in less impact on highway safety than that of the previous use of the site due to fewer traffic movements. Fire appliances need to be able to approach to a point that is within 45m of a suitable entrance to any dwelling in cases of emergency. In this case, the dwellings would be approximately 33m away from the public highway which would be within this limit.

## **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 There are mature trees on adjoining land along the southern boundary. A Sycamore close to the eastern corner of the site would be unaffected by the development.

## **8. EQUALITIES CONSIDERATIONS**

- 8.1 Although the application is in outline, the plans show that one of the parking spaces would be suitable for disabled users. Level access to the houses could also be achieved.

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Report Author: Clare Malcomson

Background Documents: Nine letters  
Petition

Contact Officer: Philip Mills Tel 020 8760 5419