

**This is a Major Application for which the 13 week period expires on 07/06/2006.**

06/00536/P

08/03/2006

Croham

Application for full planning permission

Agent:

Mr L Richardson

"Firs Cottage"

Firs Road

Kenley Surrey

CR8 5LD

Applicant:

Foxley Hall Ltd

28 Croham Road

South Croydon

Surrey

CR2 7BA

Location: 1A-2A St. Peter's Street, South Croydon, CR2

Description: Demolition of existing buildings; erection of two storey building with accommodation in roofspace comprising 12 one bedroom flats; and provision of associated parking spaces

Drawing No(s): 1331, 1331/1, 1331/2, 1331/3

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The proposed development, by reason of its mass, bulk, roof form and poor design would result in a poor relationship with the adjacent property and an incongruous, discordant and visually intrusive form of development, out of keeping with and detrimental to the character and appearance of the streetscene and area, and to visual amenities in general. As such, the proposal is contrary to policies SP1, BE1, BE3 and H2 of the Adopted Unitary Development Plan, and policies SP3, UD2, and H2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
2. The proposed development would result in a poor living environment for future residents by virtue of noise and disturbance and poor outlook due to the proximity of the residential building to the car parking area. As such the proposal is contrary to policies BE1 and BE11 of the Adopted Unitary Development Plan and UD6 and UD10 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
3. The proposed rear parking area would provide inadequate on site manoeuvring space and would result in vehicles reversing on to St. Peter's Street to the detriment of highway and pedestrian safety. As such the proposal is contrary to policies BE11 and T46 of the Adopted Unitary Development Plan and policies UD10, UD11 and T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
4. Adequate information has not been submitted with the application to satisfy the Council that the development would achieve an Ecohomes 'excellent' rating and that 10% of the premises energy requirements would be met through renewable

sources. As such the proposal is contrary to policy BE23 of the Unitary Development Plan and policies UD1 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

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**New Trial Report Format**

**Ward: Croham**

**DEVELOPMENT CONTROL COMMITTEE**

**Lead Officer: Head of Planning Control**

**27 April 2006**

**Application Number: 06/0536/P, 1A-2A St. Peter's Street, South Croydon**

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**1. SUMMARY**

1.1 Full application for :

- Demolition of existing buildings
- Erection of two storey building with accommodation in roofspace comprising 12 x 1 bedroom units
- 5 on-site parking spaces
- Vehicular access from St. Peter's Street

**2. RECOMMENDATION**

2.1 Refuse permission for the reasons set out in the agenda.

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**3. BACKGROUND**

3.1 Site Description

The site:

- Is located on the eastern side of St. Peter's Street, 20 metres south of the junction with Croham Road
- Measures 0.03 hectares in area
- Occupied by a two storey building previously in use as residential on the upper floors and storage below.
- Existing vehicular driveway to north of building provides access to rear of building and rear of properties fronting Croham Road.

3.2 Surrounding Area

- To the west of the site, on the opposite side of St. Peter's Street are two storey residential terraced properties.
- To the north of the site are single storey workshops and business forming separate units from the premises on Croham Road. Buildings are two storey fronting Croham Road
- To the east of the site is a two storey property in residential use. This has been converted as part of a redevelopment scheme of 6 residential units at 32 and 30A Croham Road.
- To the south, immediately adjoining the site is a two storey detached residential property and beyond this two storey terraced properties.

### 3.2 Designations

- The site lies within an Archaeological Priority Zone and St. Peter's Street is within a Controlled Parking Zone.

### 3.3 Relevant history

- (02/1141/P) - Permission was granted in September 2002 for the conversion of the property to 7 x 1 bedroom residential units including the erection of single storey front and rear extensions, use of existing vehicular access to rear and provision of 6 parking spaces.
- (02/0967/P) – Planning permission was granted in February 2004 for the conversion of the loft space to form a one bedroom flat to include erection of dormer window in rear roofslope.
- These permissions have not yet been implemented and are extant.
- (04/4669/P) – Permission was refused in January 2005 for the 'demolition of the existing buildings; erection of a two storey building with accommodation in roofspace comprising 9 x one bedroom and 1 x 2 bedroom flats; formation of vehicular access and associated spaces. Reasons for refusal related to:
  - Overdevelopment, character, design, size, siting, lack of adequate amenity space, number of parking spaces would be unsatisfactory and inappropriate to the development
- A subsequent appeal was allowed in August 2005.

### 3.4 Proposal

Full application for:

- Demolition of existing building.
- Erection of 2 storey building with accommodation in roofspace comprising 12x1 bedroom residential units.
- Building would measure 9 metres in height and be constructed in yellow London stock bricks and render.
- Total of 5 on-site parking spaces (2 of which disabled).
- Small area of private amenity space at rear.
- The building would have identical siting and footprint to the previous scheme allowed on appeal. Main differences between the proposals relate to the reconfiguration of the internal layout of the second floor (and an increase in floor area at this level) to provide an additional 2 units within the building as a whole (12), the design of the building and layout/number of parking spaces at the rear.

## 4 PLANNING POLICIES:

- Unitary Development Plan:

SP1, SP2, SP3, BE1, BE2, BE3, BE4, BE5, BE6, BE 7, BE8, BE9, BE10, BE11, BE12 , BE14, BE16, BE17, BE18, BE23, BE26, SP6, AR1, AR2, AR3, AR4,

SP9, RO15, SP12, SP13, SP16, EP10, SP18, SP23, T2, T6 ,T23, T31, T37, T46, SP30, SP31, SP32, H2, H11

- Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan):

SP1, SP2, SP3, UD1, UD2, UD4, UD5, UD6, UD10, UD11, UD13, UD14, SP4, UC14, UC15, UC16, UC17, SP8, RO15, SP11, SP12, SP15,, EP8, EP9, EP23, SP16, T6, T10, T14, T30, T43, H2, SP20, SP22,

Planning Guidance Note 1 'Planning Obligations'

## 5. CONSULTATIONS

- Application advertised in local press as a major application.
- 33 adjacent occupiers notified. 15 letters of objection received. Objections on the grounds of:
  - Additional flats would exacerbate already congested street
  - Inadequate parking spaces proposed
  - Recent developments have made the parking situation worse
  - Proposal would be out of keeping with the character of the area and an overdevelopment of the site
  - Bricks should be recycled from existing house
  - Demolition of building unacceptable
  - Lack of amenity for future residents
  - Noise and disturbance
  - Loss of privacy to properties opposite
- English Heritage has advised that the development would not affect archaeology.

## 6. CONSIDERATIONS

### 6.1 Use policies

- Residential use of land is long standing and established and redevelopment of the site has been accepted.
- The site is located within an area deficient in local open space. A contribution of £14,030 would be required towards the enhancement of a nearby recreational space to comply with Policy RO15 of the Second Deposit Draft UDP and PGN1. The applicant has indicated that they are willing to provide such a contribution.

### 6.2 Townscape issues

- The current proposal differs significantly from the previous scheme allowed on appeal in terms of its design and external appearance.
- The Inspector considered that the building would resemble the general appearance of the existing building due to its height, roof form with a gable adjoining number 21 and a hipped north end, and forward projecting gables

(which are emphasised at second floor level). The Inspector did not consider the proposal to be an overdevelopment of the site and considered it would respect the existing pattern of buildings.

- Whilst the overall height of the proposed building would remain the same (9 metres), the eaves height would be raised by 1 metre. This would provide a much shallower roof pitch and a higher front elevation.
- This would unbalance the appearance of the building and diminishes the appearance of the projecting bays at second floor level particularly when viewed from the side. It also increases the bulk and mass of the building and its dominance in the streetscene. In addition the number of dormer windows in the front roofslope would be increased from 2 to 5 and would not be set well within the roofslope as previously approved.
- The proposal also fails to provide a gable end adjoining number 21 and instead provides a hip. This would result in a poor relationship with the adjoining property.
- Overall the proposal would result in a discordant and intrusive addition to the streetscene.

### **6.3 Amenities of adjoining and nearby occupiers:**

- The alterations to the design of the building would not result in any adverse impact on levels of daylight/sunlight received, privacy or outlook to any existing adjacent occupiers.
- The kitchen windows on the south elevation would need to be obscure glazed and fixed shut to prevent overlooking of number 21 St.Peter's Street and this could be secured by a condition.

### **6.4 Amenities of future occupiers**

- A small amount of rear amenity space is proposed. Whilst this has been slightly reduced from the previous approval, given that none of the flats would be suitable for families and that the Inspector considered that the amount of amenity space in the previous scheme would not adversely affect the living conditions of future residents this is considered acceptable. The space would also be reconfigured to make a more useable area.
- The development would result in a poor living environment for future residents given the proximity of residential units to the car parking area.
- Size and layout of flats acceptable.

### **6.5 Security**

- The Crime Prevention Officer has no objections subject to conditions.

### **6.6 Highways and parking**

- Number of parking spaces (5) is acceptable given the good accessibility of the site to public transport.
- Three parking spaces at the rear do not have sufficient forecourt depths to allow vehicles to manoeuvre safely and exit the site in a forward gear.
- The 2 disabled parking spaces proposed are acceptable
- Bicycle and refuse storage facilities provided on plan.
- Access gates would be provided 5.5 metres from boundary which is acceptable.

- A contribution of £8,400 would be required towards sustainable transport initiatives to comply with PGN1. The applicant has indicated that they are willing to provide such a contribution.

## **7. ENVIRONMENTAL CONSIDERATIONS**

- The proposal lacks sufficient information relating to *Eco Homes* rating and renewable energy.
- A historical site review would need to be carried out to assess the potential for any contamination.

## **8. EQUALITIES CONSIDERATIONS**

- 2 disabled parking spaces are shown on the plan.

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Case Officer:	Samantha Maxted
Background Documents:	15 letters of objection
Contact Officer:	Philip Mills 020 8760 5419