

**Agenda Item: 6.13**

**This is a Major Application for which the 13 week period expires on 01/06/2006.**

06/00821/P

02/03/2006

Selhurst

Application for outline planning permission

**Agent:**

West and Partners  
Isambard House  
60 Weston Street  
London  
SE1 3QJ

**Applicant:**

Milford Group Ltd  
850 Brighton Road  
Purley  
Surrey  
CR8 2BH

Location: 199-203 St. James's Road, Croydon, CR0

Description: Demolition of existing buildings; erection of 2 buildings for use within class B1(c) (Light Industry) use and 1 four storey building comprising 32 two bedroom flats; formation of access road and provision of associated car parking

Drawing No(s): 0152-01,02,03,04,05,06

**Recommendation: Refuse Permission****Reason(s) for refusal :-**

1. The proposed development, by reason of its mass, bulk, scale, height, siting and design would result in an incongruous and over-dominant form of development, out of keeping with and detrimental to the character and appearance of the streetscene and the 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 (1997) 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 the proximity of the residential building to the car parking spaces and outlook towards the commercial units, bike and bin storage buildings. As such, the proposal is contrary to policies BE1 and BE12 of the Adopted Unitary Development Plan and UD6, UD11 and UD14 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
3. 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 BE 23 of the Unitary Development Plan and policies UD1 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
4. Inadequate information has been submitted regarding the provision of affordable

housing in respect of the proportion of social rented and intermediate/key worker housing to allow the Council to assess whether the development would comply with its policies. As such, the proposal is contrary to policies SP24 and H13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan), and to Adopted Supplementary Planning Guidance 6 'Affordable Housing'.

---

### **New Trial Report Format**

**Ward: Selhurst**

**DEVELOPMENT CONTROL COMMITTEE**

**Lead Officer: Head of Planning Control**

**27 April 2006**

**Application Number: 06/00821/P, 199-203 St. James's Road, Croydon**

---

## **1. SUMMARY**

1.1 Outline application for :

- Demolition of existing buildings
- Erection of two, 2 storey buildings for use within B1 ( c ) ( Light industrial)
- Erection of four storey building comprising 32 x 2 bedroom residential units
- 23 on-site parking spaces for use by residential occupiers
- 5 on-site parking spaces for use by commercial occupiers
- Vehicular access from Milton Road

## **2. RECOMMENDATION**

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

---

## **3. BACKGROUND**

3.1 Site Description

The site:

- Occupies a corner location on the northern side of St. James's Road and the eastern side of Milton Road.
- Measures a total of 0.34 hectares in area
- Is currently used for car display and sales (sui generis use) and also comprises a vacant parish hall most recently used for motorcycle sales (sui generis use), vehicle valeting (sui generis) and a workshop (B2 use)
- Is occupied by buildings (typically single storey structures and of little architectural merit) which have a total floorspace of 1308 sq.metres ( 325 sq.metres B2 use and 983 sq.metres sui generis)
- Existing vehicle access from St.James's Road and Milton Road

3.2 Surrounding Area

- Commercial uses to north (hire centre—sui generis use) and east (building contractors- B8 use)
- To west of the site (fronting St.James's Road) are 3 storey buildings with commercial units at ground floor and residential above, single storey building set back comprising a surgery and 2 storey residential properties further north along Milton Road.
- South of site fronting St.James's Road are 3 storey residential properties.

### 3.2 Designations

- The site is located within the Gloucester Road Commercial Area as designated within both the Adopted and Second Deposit Draft Replacement UDP
- St.James's Road is a London Distributor Road

### 3.3 Relevant history

- (05/0495/P) - Permission refused in 2005 for 'demolition of existing buildings, erection of four storey building comprising 32 x 2 bedroom flats and a terrace of 6, two storey, 3 bedroom houses with accommodation in roofspace; formation of access road and provision of associated parking'. This application is currently subject to an appeal.
- The reasons for refusal related to :
  - Loss of business, industrial and warehousing use within a designated Commercial Area;
  - Overdevelopment of the site and detrimental to character of area and appearance of streetscene
  - Lack of satisfactory private amenity space
  - Inadequate provision of car parking spaces and cycle parking
  - Inadequate provision of open land within site and no commuted payment for off-site provision in an area of Local Open Land Deficiency
  - Inadequate information relating to noise impact and mitigation measures
- (05/05056/P) - Permission was granted in February 2006 for the 'demolition of existing buildings; erection of 2 buildings for use within Class B1 (c) (Light Industrial) and 1 building comprising 19 x 2 bedroom and 5 x 1 bedroom flats, formation of access road and 21 parking spaces.'

### 3.4 Proposal

Outline application (with access, siting, design and external appearance for determination at this stage, and landscaping as a reserved matter) for:

- Erection of 2 storey building to provide 415 square metres of B1 (c) (Light Industrial) floorspace located at northern end of site, adjacent to Milton Road frontage.

- Building would measure 24 metres in length along the Milton road frontage and 6.8 metres in height, and would be constructed in blue engineering bricks and metal cladding.
- Erection of a 4 storey building fronting St.James's Road comprising 32x 2 bedroom residential units.
- Building would measure 12 metres in height and 36 metres in length and be constructed in blue and yellow London stock bricks and render
- 23 on-site parking spaces (4 of which disabled) to the rear of the residential units and along eastern boundary of site
- Vehicular access located in centre of Milton Road frontage
- Private amenity space provided at front and rear of building for occupiers of ground floor units.
- Balconies to upper floor units and a 'green roof' amenity area ( 290 sq. metres)
- 50 % of habitable rooms would be affordable.

#### 4 **PLANNING POLICIES:**

- Unitary Development Plan:

SP1, SP2, SP3, BE1, BE2, BE3, BE4, BE5, BE6, BE8, BE9, BE10, BE11, BE12, BE16, BE17, BE18, BE23, BE26, SP12, SP13, SP14, SP16, EP10, SP18, SP23, T2, T6, T23, T31, T37, SP26, SP27, SP28, SP29, EM4, EM9, H2, H11, RO15

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

SP1, SP2, SP3, UD1, UD2, UD4, UD5, UD6, UD10, UD11, UD14, SP8, RO15, SP11, SP12, EP6, EP7, EP8, EP9, SP16, T6, T10, T14, T30, SP17, SP18, EM2, H2, H13, SP20, SP22, SP24, EP23

Planning Guidance Note 1 'Planning Obligations'  
Supplementary Planning Guidance 6 'Affordable Housing'

#### 5. **CONSULTATIONS**

- Application advertised in local press as a major application.
- 68 adjacent occupiers notified. One letter of objection received. Objection on the grounds of:
  - i. Residential use not compatible with the current use of the adjoining builders yard and could restrict activities.

#### 6 **CONSIDERATIONS**

##### 6.1 Use policies

- Adopted and Second Deposit Replacement Draft UDP policies (EM 9 and EM2 respectively) seek to protect business, industrial and warehousing uses within designated Commercial Areas. No protection is afforded for sui generis uses by these policies, although post inquiry modifications to EM2 (Policy EM 2(A)) seek to resist the loss of sui generis uses to non-employment uses and to allow only a change of use to Class B1(b), B1(c), B2 or B8 or to a sui generis use that would generate employment which is quantitatively and qualitatively comparable to uses within those classes.
- However it is recognised that the loss of this sui generis floorspace (75% of the total floor area) has already been accepted by the Council on this site in granting a previous permission for a mixed use development comprising two commercial units for use within B1 (c) purposes (providing 415 square metres of floorspace) and residential. This application sought to protect and retain the existing floorspace previously used for B2 purposes (325 square metres) for business purposes.
- The current application proposes the provision of 415 square metres of B 1 (c) floorspace as part of a mixed use scheme on the site and is therefore considered acceptable in land use terms.
- The site is located within an area deficient in local open space. A contribution of £37,651 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.
- 50% of habitable rooms would be affordable provided through an RSL. However no information has been provided on the split between social rented and intermediate housing, which is required to be 35% and 15% respectively.

## **6.2 Townscape issues**

- The proposal has failed to overcome previous reasons for refusal relating to the impact of the building on the streetscene and character of the area. In this sense the frontage building to St.James's Road (4 storeys) would create a mass and bulk that would be unacceptably dominant and intrusive in the streetscene when viewed from both St. James's Road and Milton Road and would fail to respond to the predominant height and scale of existing development.
- Location of the flank western wall along the boundary with Milton Road and siting of bin/cycle storage building also on the boundary would fail to properly integrate the development with the public realm and exacerbate the dominant appearance of the building in the street.
- The detailed design of the building would also fail to provide adequate visual relief and interest to break up the building frontage. The design takes no cue from the surrounding buildings and would provide a bland and uninspiring appearance, out of character with the area.
- The design of the commercial buildings is also unsatisfactory in terms of the blank elevation facing Milton Road and the unacceptable visual impact from the street.
- The applicant would be expected to contribute to public art and has indicated their willingness to do this.

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

- No adverse impact on levels of daylight/sunlight received, privacy or outlook to any existing adjacent occupiers.

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

- The provision of private amenity space for the rear ground floor units, a green roof amenity area and individual balconies for each unit would provide adequate amenity space.
- However, the development would result in a poor living environment for future residents given the proximity of residential units to the car park and orientation towards the commercial buildings, bin and cycle parking storage buildings.
- The proposal would provide satisfactory internal noise levels subject to mitigation measures set out in acoustic report and subject to alternative methods of ventilation.
- Size and layout of flats acceptable.

#### **6.5 Security**

- The proposal would be constructed to conform to 'Secure by Design' standards

#### **6.6 Highways and parking**

- Number of parking spaces (23) for use by residential occupiers and spaces (5) for B1 units are acceptable given the site is moderately accessible to public transport and implementation of the measures provided in the Travel Plan.
- 40 cycle parking spaces proposed which is acceptable.
- Access arrangements acceptable. Redundant accesses should be reinstated to a raised kerb
- 4 disabled parking spaces for use by residential occupiers and 2 disabled spaces for use by commercial occupiers are proposed which is acceptable.
- A contribution of £22,400 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 *BREEAM/Eco Homes* rating and renewable energy.
- Given the previous use of the site, an intrusive site investigation (secured by way of a condition) would need to be carried out to assess the presence of any contamination.

## **8. EQUALITIES CONSIDERATIONS**

- 6 disabled parking spaces are shown on the plan.
- All residential units would be to 'lifetime home' standards

---

Case Officer: Samantha Maxted  
Background Documents: 1 letter of objection  
Contact Officer: Philip Mills 020 8760 5419