

05/03959/P

26/09/2005

Woodside

Application for full planning permission

Agent:
Allplans Ltd
"Hartley Court"
Hartley Down
Purley Surrey
CR8 4EA

Applicant:
Mr G McCaffetty
35-37 Stroud Road
South Norwood
London
SE25 5DR

Location: 35-37 Stroud Road, South Norwood, London, SE25

Description: Demolition of existing buildings; erection of two/three storey building comprising 5 two bedroom flats and 3 studio flats; provision of associated parking

Drawing No(s): 11748/3RevD; 11748/4RevC; 11748/5RevB; 11748/6 & 11748/9

Recommendation: Grant Permission

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

1. Unless otherwise previously agreed by the Local Planning Authority in writing the development shall be carried out entirely in accordance with the approved drawings and other documents submitted with the application
Reason: To ensure that an acceptable standard of development is provided and retained

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) security lighting
 - (2) remote controlled gateway
 - (3) entryphone system
 - (4) boundary walls and fences
 - (5) roof garden enclosure
 Section B
 - (6) levels and gradients
 - (7) finished floor levels of the building 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. Unless otherwise previously agreed by the Local Planning Authority in writing

the matters approved in compliance with Condition 2 (Section A) 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

4. Unless otherwise previously agreed by the Local Planning Authority in writing 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) visibility splays
- (4) garden and communal areas

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)

5. No works on site shall commence until details of the external facing materials and ground coverings 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)

6. 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)

7. 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)

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 Unitary Development Plan are: SP1, SP2, SP12, SP13, SP31, SP32, BE1, BE3, BE4, BE6, BE7, BE10, BE11, BE12, BE13, BE16, BE17, BE18, EP8, EP10, T23, T46, EM8 & H11
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are: SP1, SP2, SP3, SP11, SP20, UD2, UD4, UD5, UD6, UD11, UD13, U14, UD18, EP5, EP6, EP7, EP8, EP9, T14, T30, T31 & T43

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 employment policies of the development plan
- (k) the housing policies of the development plan
- (l) sustainability issues
- (m) the urban design policies of the development plan
- (n) the environmental protection policies of the development plan
- (o) the transport policies of the development plan
- (p) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Informative(s) :-

- 1 The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
- 2 Your attention is drawn to the requirements of the Party Wall Etc Act 1996 in relation to work close to or on a neighbours building or boundary
- 3 The applicant's attention is drawn to the following technical documents relevant

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Drawing No(s): 11748/3RevD; 11748/4RevC; 11748/5RevB;&11748/6

Recommendation: **Grant Permission**

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

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) security lighting
 - (2) remote controlled gateway
 - (3) entry phone systemSection B
 - (4) levels and gradients
 - (5) any boundary walls and fences or other means of enclosing the site
 - (6) 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. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 2 (Section A) 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

4. Unless otherwise previously agreed by the Local Planning Authority in writing 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) facilities for the loading and unloading of vehicles
- (3) vehicular turning area
- (4) visibility splays
- (5) garden and communal areas

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)

5. No works on site shall commence until details of the external facing materials and ground coverings 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)

6. 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)

7. 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)

8. A noise assessment shall be carried out to the approval of the Local Planning Authority before the development is begun and any 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)
9. 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, SP2, SP12, SP13, SP31, SP32, BE1, BE3, BE4, BE6, BE7, BE10, BE11, BE12, BE13, BE16, BE17, BE18, EP8, EP10, T23, T46, EM8 & H11
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are: SP1, SP2, SP3, SP11, SP20, UD2, UD4, UD5, UD6, UD11, UD13, U14, UD18, EP5, EP6, EP7, EP8, EP9, T14, T30, T31 & T43

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 employment policies of the development plan
- (k) the housing policies of the development plan
- (l) sustainability issues
- (m) the urban design policies of the development plan
- (n) the environmental protection policies of the development plan
- (o) the transport policies of the development plan
- (p) the provision of satisfactory living accommodation for future residents of the flats

3.0 BACKGROUND

(a) Site Description

3.1 The application site comprises a level site of 0.0363ha located on the south east corner of the crossroads formed by the junction of Stroud Road with Woodside Road. The site contains a pair of two-storey to eaves, semi-detached properties with accommodation in the roof comprising an electrical contactor's office and depot (mixed B1/B8 Use) with maisonette above at No 35 Stroud Road and a residential property at No 37 Stroud Road.

3.2 Stroud Road terminates in a cul-de-sac to the south west of the site immediately adjacent to a footbridge over the adjacent rail corridor. A narrow strip of land in commercial car repair use lies between the site and the railway cutting to the south. The north eastern boundary of the site adjoins the flank of a two storey dwellinghouse at 93 Woodside Road. No 34 Stroud Road, a three-storey commercial building, formerly a public-house of Victorian provenance, together with two, two-storey dwellinghouses at Nos. 36 and 38 Stroud Road lie to the west of the site on the opposite side of Stroud Road, while the flank of No 33 Stroud Road, an end of row, two storey semi-detached dwellinghouse, lies to the north on the opposite side of Woodside Road.

3.3 With the exception of those commercial properties identified above the character of the surrounding area is predominantly residential.

3.4 There is not a controlled parking zone in the vicinity of the site.

(b) Relevant Planning History

3.5 04/3008/P Refused on the 10th September 2004 – ‘Demolition of existing building; erection of two storey building with accommodation in roofspace comprising 8 flats; provision of associated parking’

3.6 04/5188/P Refused on the 10th February 2005 - ‘Demolition of existing building; erection of two/three storey building with accommodation in roofspace comprising 8 flats; provision of associated parking’. The application was refused on the grounds that development would be detrimental to the amenities of the occupiers of neighbouring property by reason of loss of privacy and visual intrusion, would be detrimental to the visual amenity of the streetscene by reason of design and appearance and that the design and layout of the access and cycle parking facilities would be unsatisfactory.

(c) Proposal

- 3.7 Permission is sought for the demolition of existing buildings; erection of two/three storey building comprising 5 two-bedroom flats of between 55sqm to 65sqm gross floor area and 3 studio flats of between 36sqm to 41sqm gross floor area; provision of associated parking for 5 cars including 1 disabled car parking space. Primary frontage would be to Stroud Road with return frontage to and vehicular access from Woodside Road. An elevated external amenity area measuring 41.5sqm would be located above car parking bays to the rear of the proposed building. The building would incorporate a shallow pitch tile roof behind eaves parapet. Elevations would be constructed in yellow stock brick with Renaissance stonework ornamentation comprising, feature gable, horizontal coursing, door surround and parapet corncing. Fenestration would comprise sliding sash windows arranged symmetrically within the facades.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Unitary Development Plan are: SP1, SP2, SP12, SP13, SP31, SP32, BE1, BE3, BE4, BE6, BE7, BE10, BE11, BE12, BE13, BE16, BE17, BE18, EP8, EP10, T23, T46, & H11
- 4.2 The policies of the Second Deposit Draft Replacement Unitary Development Plan (referred to as the Croydon Plan) which would amend the above and which impact upon the proposal are: SP1, SP2, SP3, SP11, SP20, UD2, UD4, UD5, UD6, UD11, UD13, U14, UD18, EP5, EP6, EP7, EP8, EP9, T14, T30, T31 & T43

5. CONSULTATIONS

- 5.1 Notification letters have been sent to 17 neighbouring properties – 3 letters of objection have been received including 1 from the Woodside Road Residents Association. Concerns can be summarised as follows:-

Neighbour objections

- 5.2
- 1) Development would be out of keeping with the area
 - 2) Pollution and noise arising from the development
 - 3) Overflow parking onto surrounding streets

Residents Association objections

- 4) Neighbouring properties would be overshadowed and overlooked
- 5) Development would dominate adjoining two-storey properties
- 6) The development would generate high levels of pollution and noise and result in overcrowding

- 7) No capacity for further parking in this location - would give rise to congestion

6. CONSIDERATIONS

6.1 The principal issues to be considered are:-

- 1) The principle of loss of office and employment use in this location and of residential redevelopment;
- 2) The effect of the proposal on the character of the area and appearance of the streetscene;
- 3) The effect of the proposal on the amenities of the nearby occupiers;
- 4) The standard of accommodation and associated living conditions for future occupiers &
- 5) Highway and parking considerations.

1) The principle of development

6.2 Plan Policy does not seek to retain office uses. In accordance with previous determinations in respect of this site there is no significant loss of employment use and consequently this is not an issue particularly as the development will make more efficient use of previously developed land in this primarily residential area.

2) Character issues

6.3 The surrounding area is characterised by two-storey terraced and semi-detached housing. A three-storey Victorian property at 34 Stroud Road, on the corner directly opposite the application site, provides the only exception to the otherwise regular form of two-storey development in the locality. The applicant has taken the 3-storey Victorian Building (formerly a public house) as a reference point for the design of the proposed building. The proposal echoes the Victorian building in respect of the 3-storey format, shallow pitch roof, eaves parapet, symmetry of fenestration and 45 degree corner splay, although a central gable projection and elaborate stone detailing breaks with the simpler form of the Victorian property

6.4 Separation between the principal rear elevations of the proposed development and the boundary of the nearest property at 93 Woodside Road is in the order of 4.5m at ground level, increasing to 9.5m at 2nd floor level, which is satisfactory. The frontage would include miniature box hedging within a 1.2m wide landscape strip. Parking has been successfully integrated into the layout and does not dominate the streetscene. The elevated garden area, given its back-site location,

whilst not a typical feature of the area is nevertheless not so prominent as to be detrimental to the character of the locality.

- 6.5 Policy UD2 of the Draft Croydon Plan requires development to respect the existing pattern of development and the pattern of spaces between them. Although the proposed building will be dominant within the streetscene, given the corner location, separation from neighbouring curtilages, spatial context and precedent of existing 3 storey development in the locality, it is considered that the impact upon local character is on balance acceptable.

3) Amenity issues

- 6.6 Policy UD6 of the Draft Croydon Plan states that new residential development should protect the amenity of occupiers of surrounding buildings. Although there will be an intensification of fenestration in the proposed north and west street frontage elevations, separation from neighbouring properties which are located on the north side of Woodside Road and west side of Stroud Road is to be maintained. Given the public street aspect, loss of privacy is considered not to be an issue. The adjoining property at 93 Woodside Road does not have flank wall windows and no windows are proposed which would give rise to overlooking of that property. Although the proposed amenity area is raised above ground level, high boundary walling affords satisfactory levels of privacy.

- 6.7 Although the proposed development will overbear to some extent on properties on the opposite sides of both Stroud Road and Woodside Road, this has been considered in the light of previous planning applications and bearing in mind separation distances of 19m and 16m respectively is not considered a determining factor.

- 6.8 Consequently the proposal has overcome the reasons for refusal relating to residential amenity, in respect of 04/5188/P.

4) Standard of Accommodation

- 6.9 Policy UD6 of the Draft Croydon Plan requires compliance with a range of criteria in order to protect residential amenity. All flats are of acceptable size and have satisfactory circulation space, levels of natural lighting and outlook. Although outdoor amenity space is confined to a small raised terrace garden, given site constraints and the proximity to the nearby Ashburton Park it is considered that a flatted format would be acceptable. Consequently the standard of proposed accommodation for future occupiers is considered acceptable.

5) Transport and parking considerations

- 6.10 5 car parking bays including 1 disabled parking space are to be provided, with on-site turning. 8 secure cycle parking spaces are also to be provided. The site entrance incorporates visibility splays and a remote controlled gated arrangement. As the gates open in-over and are to be remote controlled, this is

considered acceptable, subject to appropriate condition. Having regard to previous applications, the proposal complies with parking standards and highway design criteria and overcomes the reasons for refusal relating to access and cycle parking, in respect of 04/5188/P.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 A contaminated land condition is recommended. The site is located in close proximity to a rail corridor. Given the noise-sensitive nature of development, precautions will be necessary to ensure adequate sound insulation. There are no other environmental issues addressed by this application.

8. EQUALITIES CONSIDERATIONS

- 8.1 The site has level access and 1 disabled person's car parking bay is to be provided.

Case Officer:	Jeff Sadler
Background Documents:	3 letters of objection including 1 letter from the Woodside Road Residents Association
Contact Officer:	Philip Mills 0208 760 5419