

Agenda Item: 6.17

06/01479/P

11/04/2006

Coulsdon West

Application for full planning permission

Agent:
Graham Rix
13 Furze Lane
Purley
Surrey
CR8 3EJ

Applicant:
Mrs J Newman
31 Rickman Hill
Coulsdon
Surrey
CR5 3DT

Location: 31-35 Rickman Hill, Coulsdon

Description: Erection of a pair of three bedroom two storey semi detached houses at rear with accommodation in roofspace fronting Portnalls Close: formation of vehicular access onto Portnalls Close and provision of associated parking

Drawing No(s): 31RH P1

Recommendation: **Grant Permission**

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

1. The existing planting specified in the application as being retained shall not be felled, lopped, topped or otherwise removed during the course of development or within five years after completion, without the prior written consent of the Local Planning Authority; any planting which is removed without consent, or dies or is severely damaged or becomes seriously diseased before the end of that period shall be replaced with planting of such size and species as may be agreed with the Local Planning Authority; this condition shall not be construed as overriding the requirements to obtain consent under any Tree Preservation Order or the legislation concerning trees in Conservation Areas
Reason: To ensure that the specified planting enhances the appearance of the development 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)
2. The measures proposed for the protection of those trees to be retained shall be provided prior to the commencement of any works including those of demolition, for drainage and foundations. The measures shall be agreed with the Council and shall be retained for the duration of the works.
Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area 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. 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)

4. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

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)

5. 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)

6. Prior to the first occupation of the development visibility splays measuring 1.5m x 1.5m shall be provided behind the back edge of the footway on both sides of

the vehicular crossover with no obstruction above the height of 0.6m. Such splays shall be retained for so long as the development remains in existence:-
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)

7. 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 either 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

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, BE1, BE3, BE4, BE5, BE6, BE7, BE9, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE18, SP25, T6, T23, T46, SP30, SP31, SP32, H1, H2, H3, H8 and H11.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP2, SP3, UD1, UD2, UD4, UD5, UD6, UD10, UD11, UD12, UD13, UD14, SP11, RO15, EP1, EP5, SP16, T6, T30, T43, SP20, H2, H8 and H13.

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 and other vegetation
- (h) the impact of the development on local wildlife
- (i) the safety of pedestrians and motorists on the adjacent highway
- (j) the safety and security of buildings and the spaces around them
- (k) accessibility to buildings
- (l) the housing policies of the development plan
- (m) sustainability issues
- (n) the urban design policies of the development plan

and having regard to all other matters raised.

06/01479/P –
31-35 RICKMAN HILL, COULSDON

1. SUMMARY

- 1.1 This report concerns an application for the erection of a pair of two storey, three bedroom, semi-detached houses within the rear gardens of 31, 33 and 35 Rickman Hill, which would front onto Portnalls Close. A vehicular access would be provided onto Portnalls Close to provide access to two parking spaces within the front gardens of the new properties.

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 comprises the rear part of the rear gardens of 31, 33 and 35 Rickman Hill. Number 31 lies adjacent to Portnalls Close, and hence the site fronts Portnalls Close. There are fairly significant changes in levels in the area, with Rickman Hill rising steeply from north to south, and Portnalls Close rising from west to east.
- 3.2 Portnalls Close is a small cul de sac of 17 houses, comprising 3 terraces of 4 and a terrace of 5 two storey family dwellings. The properties on the northern side of the road are slightly lower than the road level, although as one traverses around the Close, the dwellings on the southern side end up being higher than the road.
- 3.3 The site is bounded to the east by a narrow vehicular access, beyond which is the flank wall of number 34 Portnalls Close, which is set at a slight angle to the application site boundary. There are several windows to non habitable rooms on the side of this property that face towards the application site.
- 3.4 The majority of houses do not have off street parking to the front of their houses, with most of them having access to garages at the rear of their properties, served by a vehicular access between each terrace. On street parking opportunities appear limited given the need to retain a turning area and the narrow width of the road which can only accommodate parked vehicles on one side of the road. The road has a grass verge.
- 3.5 The donor properties and the other properties in Rickman Hill are at a lower level than the application site, with the boundaries with Portnalls Close being defined

by close boarded fences.

3.6 There are a number of trees along the eastern boundary of the site.

b) Planning History

3.7 95/178/P - Planning permission was refused in May 1995 for the erection of 2 three bed semi-detached houses on land comprising 31 and 33 Rickman Hill.

3.8 05/1511/P - Planning permission was refused on 13th June 2005 for the erection of a pair of three bedroom semi-detached houses at the rear of 31-35 Rickman Hill, fronting Portnalls Close; formation of vehicular access onto Portnalls close and provision of associated parking. Permission was refused for the following reasons:-

- *The development would be detrimental to the residential amenities of the occupiers of the adjoining property by reason of visual intrusion and loss of outlook and would thereby conflict with Policies SP1, BE3, BE17 and H3 of the Unitary Development Plan and Policies UD2, UD6 and H4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)*
- *The development would be detrimental to the visual amenity of the street scene by reason of its form and prominent siting and would thereby conflict with Policies SP1, BE1, BE3, SP31, H2 and H3 of the Unitary Development Plan and Policies UD2, H2 and H4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)*

c) Proposal

3.9 The two houses would together have a width of 10.8m and a depth of 8.1m (excluding bay windows). They would be sited 17m from the front boundary, with a 10m rear garden. A 1m gap would be maintained to the side boundaries.

3.10 The design of the dwellings would be similar to those existing in the surrounding area, with brick elevations, two storey bay windows to the front, and tiled, hipped roofs. Given the changes in levels within the site, the two houses are stepped, with a gable feature forming the party wall between the two.

3.11 One parking space per dwelling is proposed, utilising a shared access off Portnall's Close. From these parking spaces at the back edge of the pavement, a pedestrian path would lead to the front of the properties. The remainder of the front garden area would be primarily soft landscaped.

3.12 A number of trees are proposed to be removed to accommodate the development, particularly along the eastern boundary. Two of the most significant trees to the front garden area are however proposed to be retained.

3.13 A site plan is attached indicating the nature of the proposed development. Full details of the application, including supporting information are available on the file and will also be presented to Committee.

4. PLANNING POLICIES

4.1 The relevant policies of the Unitary Development Plan are SP1, SP2, BE1, BE3,

BE4, BE5, BE6, BE7, BE9, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE18, SP25, T6, T23, T46, SP30, SP31, SP32, H1, H2, H3, H8 and H11.

- 4.2 The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (referred to as the Croydon Plan) which would impact upon the proposal are SP2, SP3, UD1, UD2, UD4, UD5, UD6, UD10, UD11, UD12, UD13, UD14, SP11, RO15, EP1, EP5, SP16, T6, T30, T43, SP20, H2, H8 and H13. These policies are further amended by Proposed Modifications dated February 2006.

5. CONSULTATIONS

- 5.1 29 adjoining and nearby occupiers have been notified of the application. 19 responses have been received objecting to the development on the following grounds:

- (1) Overdevelopment,
- (2) Unacceptable rise in noise levels,
- (3) Increase in parking problems on already congested streets,
- (4) The road is currently a safe road for children to play in and the development would result in more congestion and dangers for children playing,
- (5) Building works would be noisy and disruptive,
- (6) Appearance of the buildings would be out of keeping,
- (7) Loss of and adverse impact on trees and wildlife,
- (8) Loss of gardens will affect the character of the area,
- (9) It will block out sunlight to surrounding properties,
- (10) The boundary line with vehicular access to the east have been encroached upon due to the growth of the trees,
- (11) Loss of privacy, and,
- (12) Loss of greenery and rural environment.

- 5.2 Coulsdon West Residents Association object to the application on the basis of over development that is cramped and intrusive, traffic, access and parking issues will be detrimental to the area, and the loss of trees and green spaces will be detrimental to the wildlife and the local environment.

6. CONSIDERATIONS

- 6.1 In considering this application it is necessary to have due regard to the previous decisions to refuse planning permission and whether the revised proposal overcomes those reasons for refusal.

- 6.2 The principal issues to be considered are:

- (1) The acceptability of a residential development on the site,
- (2) The impact of the development on the streetscene and the character of area, including trees and wildlife,
- (3) The impact of the development on the amenities of the occupiers of nearby properties, and,
- (4) The parking and highway implications.

Principle of a Residential Development

- 6.3 Policy H2 of the UDP and Policy H2 of the Croydon Plan both permit housing development within built up areas provided that the development does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses.
- 6.4 Given the siting and orientation of the buildings and having regard to the general character of the area, it would appear that in principle a small residential development of this site could be acceptable. However, this is subject to all other relevant considerations being acceptable.

Impact on Streetscene and Character of the Area

- 6.5 The buildings are set back from Portnalls Close by 17m compared with the previous proposals that were only set back 8m. It is considered that this is sufficient to respect the streetscene and general character of the area, reflecting the existing built form and building lines. The generous front gardens will also offer the opportunity to ensure that the new houses have appropriately landscaped front gardens consistent with those in the rest of the Close.
- 6.6 The design of the buildings reflects those in the surrounding area with two storey bay windows to the front, hipped tiled roofs and brick elevations.
- 6.7 There would be a 22m gap between the rear elevation of the donor properties and the flank of the new building. This relationship is considered satisfactory, and the stepped approach to the design of the semi-detached pair minimises the impact further.
- 6.8 A number of trees will be removed to accommodate the development, particularly along the eastern boundary. However, none are considered to be of significant merit to warrant a Tree Preservation Order. Two of the most significant trees to the front of buildings are however proposed to be retained and an appropriate landscaping scheme can be implemented to mitigate the loss.
- 6.9 The formation of the new crossover would result in the loss of part of a grass verge. It is not considered that this would adversely affect the character of the area.

Impact on Neighbouring Properties

- 6.10 The siting of the buildings would no longer adversely impact on the amenities of the adjoining property at 34. An outlook from the front and rear of this property would be maintained, and whilst there are some windows in the flank wall of no.34, these are not sole windows to habitable rooms. Given the minimum separation of 4m between this property and the new building and the slightly lower level of the new house it is now considered that there would not be any adverse impact on this property to justify refusing the application.
- 6.11 The removal of trees along the eastern boundary is regrettable, but it is not considered that this could justify a refusal of the application. Conditions are nevertheless recommended to secure appropriate boundary treatment and a good landscaping scheme that will assist in mitigating the loss of these trees.

6.12 The rear elevations of the new house would overlook the 10m rear garden and beyond to the rear garden of 37 Rickman Hill. However, subject to appropriate boundary treatment and landscaping it is not considered that there would be any undue loss of privacy to this property.

Parking and Highway Implications

6.13 The site has a Public Transport Accessibility Level (PTAL) of 1a, and as such is considered to be poorly accessible to public transport links. However, one parking space per dwelling is considered acceptable. Whilst additional spaces could be created within the front garden areas, this would be to the detriment of a good landscaping scheme.

6.14 It is acknowledged that parking provision is limited in Portnalls Close, and is only possible on one side of the road. The shared access to the two proposed dwellings minimises any loss of on-street parking and the additional parking requirements of the development can be accommodated within the site without adversely affecting pedestrian or highway safety.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 As contained within the body of this report.

8. EQUALITIES CONSIDERATIONS

8.1 Level access can be secured to both properties.

Report Author: W Pierson

Background Documents: 19 letters from adjoining occupiers.
Letter from Coulsdon West Residents Association
Previous planning file 05/1511/P

Contact Officer: Philip Mills Tel 020 8760 5419