

Agenda Item: **6.9**

This is a Major Application for which the 13 week period expires on 14/06/2006.

06/00856/P

15/03/2006

Coulsdon West

Application for outline planning permission

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

Applicant:
C V Developments
32 Kingswood Way
South Croydon
Surrey
CR2 8QB

Location: 422 Chipstead Valley Road, Coulsdon, CR5 3BJ

Description: Erection of 3 two storey buildings with accommodation in roofspace comprising 10 two bedroom, 2 three bedroom and 1 one bedroom flats; formation of vehicular access and provision of associated parking (corrected description)

Drawing No(s): 12180, 12180/1 and 12180/5

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene and would thereby conflict with Policies SP1, BE1, BE3, 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)
2. Inadequate provision is made for car parking within the site and the development would thereby conflict with Policy T23 of the of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

Ward: Coulsdon West
Lead Officer: Head of Planning Control

PLANNING CONTROL COMMITTEE
8th June 2006
(Carried forward from 25th May 2006)

**APPLICATION NO 06/00856/P
422 CHIPSTEAD VALLEY ROAD, COULSDON**

1. SUMMARY

- 1.1 This report concerns an application for outline planning permission for the demolition of the existing buildings and the erection of three two storey buildings housing 10 two bedroom flats, two one bedroom flats and two three bedroom

flats in the roofspace, together with the formation of a new vehicular access onto Chipstead Valley Road and the provision of 12 car parking spaces, associated landscaping and private amenity space.

2. RECOMMENDATION

- 2.1 That planning permission is refused for the reasons set out in the Agenda.
-

3. BACKGROUND

(a) Site Description

- 3.1 The site is occupied by a large detached bungalow, with single storey flat roofed extensions. Set back from the front elevation, along the eastern boundary with No. 420, is a flat roofed, detached garage. The land rises significantly to the rear boundary where a railway track and embankment, rise approximately 2m above the rear boundary.
- 3.2 The locality is residential in character comprising two-storey, detached and semi-detached houses and bungalows on the northern side of Chipstead Valley Road, and smaller, two-storey terraced houses on the southern side of Chipstead Valley Road. To the rear of the site, on the northern side of the railway line, are two-storey semi-detached houses which front St Andrews Road.
- 3.3 Adjoining the application site to the east at 418 - 420 is a newly built residential development consisting of 4 four-bedroom semi-detached houses along the frontage and a terrace of 5 three-bedroom houses at the rear.
- 3.4 Further to the east lies, Reid Close a development of 2-storey flats and terraced houses and beyond that is Barrie Close, a two-storey development with rooms in the roof space.
- 3.5 Chipstead Valley Road is a Local Distributor Road and is heavily trafficked during peak travel times. There is a significant amount of street parking, with no parking restrictions.

(b) Relevant Planning History

- 3.6 87/2886/P – In 1987 planning permission was refused for the erection of a three-storey building comprising 18 one and 3 two bedroom flats, alteration to a vehicular access and the provision of a parking area. The gross area proposed was 1178sq m. The grounds for refusal were that the development would be detrimental to the amenities and privacy of adjoining residential property by reason of its size, siting and overlooking; out of character with the scale and form of property in the locality; and that the development would result in over development and inadequate amenity space, car parking turning areas and access road.

- 3.7 88/0683/P – In 1989 an appeal was dismissed against the refusal of planning permission for the erection of a two storey building with accommodation in the roof space comprising 6 one bedroom and 6 studio flats, alterations to the vehicular access, provision of 6 parking spaces and the erection of a bin store. The grounds for refusal were that the development would be an over development of the site, out of character in the street scene and detrimental to the amenities of occupiers of adjoining residential occupiers.
- 3.8 99/2302/P – In June 2000, outline planning permission was refused for the erection 7 two-bedroom houses, formation of access road and provision of 9 parking spaces. The grounds of refusal were that the proposal would result in an over development of the site out of keeping with the character of the area and detrimental to the appearance of the street scene; it would be detrimental to the amenities of adjoining residential property by reason of visual intrusion, loss of outlook and overlooking; it would provide a poor residential environment with impractical amenity space by reason of its cramped site layout, and that there would be inadequate parking, road width and a lack of a turning head and visibility splays.
- 3.9 00/2284/P – In February 2001, outline planning permission was refused for the erection of a two-storey building with accommodation in the roof space comprising 4 one-bedroom and 5 two-bedroom flats; the formation of a vehicular access and provision of 11 parking spaces at lower ground floor level. The floor area of the proposed building was approximately 641m² (not including the basement parking area). The grounds of refusal were that it would result in an over development of the site out of keeping with the character of the area and detrimental to the appearance of the street scene by reason of its size, massing and form; it would provide inadequate sight lines and no visibility splays; and would provide inadequate car parking within the site.
- 3.10 01/788/P – In April 2001, an application for outline planning permission was received for the erection of a two-storey building with accommodation in the roof space comprising 4 two-bedroom and 4 one-bedroom flats; formation of vehicular access and provision of 11 parking spaces at lower ground floor level/ The application was not determined and an Appeal was lodged. This was allowed in May 2002. The Inspector concluded that the development would be in keeping with the size, massing and form of other residential development in the area, it would not be unduly cramped, and it would be of comparable height with other adjoining buildings and would be in keeping with character and appearance of the area and the overall street scene. He also considered the basement parking would not be out of keeping with the mixed nature of development in the area.
- 3.11 02/2236/RES – In February 2003, the reserved matters on the design and external appearance of the building, and the landscaping of the site relating to the Appeal under application no. 01/788/P were approved.
- 3.12 03/01222/P -In November 2003, an application for outline planning permission was received for the erection of a 3 storey building with accommodation in roofspace to comprise 4 one bedroom and 7 two bedroom flats, outline permission was refused but subsequently allowed on appeal in March 2004.

(c) Proposal

- 3.13 This is an Outline Application for siting and means of access, the design of the building, landscaping and external appearance is to be reserved for later approval.
- 3.14 The scheme would be substantially different to that allowed on appeal. The buildings would be closer to the flank boundaries and would consist of three two storey buildings rather than one three storey building, and there would be an increase of 3 further units on the previous scheme.
- 3.15 Parking was previously proposed under the main building. This has since been omitted and the proposal is now for 12 parking spaces to the front and rear. The access arrangements to Chipstead Valley Road remain the same.
- 3.16 The buildings would be between 10m -11m from the frontage, between 1.0m and 1.5m from the western boundary and 1.5m from the eastern boundary. They would have a maximum depth, front to back, of approximately 12.5m. There would be 10 two-bedroom flats on the ground floor level and 2 one-bedroom and 2 three-bedroom flats on the upper floors and in the roof space. The total floor area is shown as 872m².
- 3.17 The street scene elevation shows that the new buildings would be 2 storeys in height with accommodation within the roof space.
- 3.18 Communal amenity space is also proposed to the rear of the buildings.
- 3.19 Landscaping would take place to the front and rear of the buildings fronting Chipstead Valley Road in the form of 7 new trees and a lawn area and shrub/tree planting.
- 3.20 The buildings as shown are to be constructed in multi-stock brick work with white rendered gable features at the front and a hipped roof.

4. PLANNING POLICIES

- 4.1 The relevant policies are contained within the Council's Unitary Development Plan, in particular Policies SP1, BE1, BE3-6, BE10-14, BE16-18, T23, T46, SP30-31, H2 and 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 SP1-3, UD1-2, UD4-6, UD10-14, T6, T30, SP19-20, SP22 and H2. These policies are further amended by proposed modifications dated February 2006.

5. CONSULTATIONS

- 5.1 The Application has been advertised as a "Major" development in the local press. Twenty eight occupiers of adjacent and nearby properties in Chipstead Valley Road and Rickman Hill have also been notified of the application. Two letters of

objection have been received one signed by 14 nearby residents objecting to the proposals on the following grounds:

Noise and increased traffic

Adverse impact upon the streetscene

Loss of amenity area

Insufficient amenity area proposed

Loss of light and privacy

Out of character with the surrounding area

6. CONSIDERATIONS

- 6.1 The principle of re-development of this site with a three -storey building of 11 flats has been established by the granting of outline planning permission on Appeal and the subsequent approval of reserved matters. However the scheme as presented here is for 14 units contained within 3 two storey buildings, in addition siting has changed significantly from the scheme allowed on appeal.

The issues now, therefore, are:-

- a) the effect of the development on the character of the area and the visual amenity of the street scene;
- b) the effect of the development on the amenity of future occupiers and occupants of adjoining properties
- c) the highway and traffic implications of the development.

- a) The effect of the development on the character of the area and the visual amenity of the street scene;

- 6.2 The scheme as presented here would result in far greater site coverage; the 3 two storey buildings are to be located to the front and rear of the site. as opposed to one central building with parking located to the rear. as allowed on appeal.
- 6.3 The siting and massing of the buildings differs markedly from the previous scheme, as a consequence therefore the proposed scheme would fail to relate satisfactorily to the surrounding urban form.
- 6.4 There would be parking areas introduced to the front of the buildings and inadequate amenity space to the rear.
- 6.5 It is considered that the development would be deleterious to the character of the area and the visual amenity of the street scene.
- 6.6 The excessive site coverage and lack of adequate amenity space would represent an overdevelopment of the site. This would have a detrimental effect on the amenities of future occupiers of the property and be contrary to the relevant policies of the Local Development Plan.

- 6.7 Design detail, external appearance and landscaping are to be reserved for later determination and therefore refusal on these grounds could not be justified.
- b) The effect of the development on the amenity of future occupiers and occupants of adjoining properties
- 6.8 It is considered that the development would present a poor level of accommodation for future occupiers because insufficient amenity space has been provided. Additionally it would be detrimental to occupiers of adjoining properties by reason of visual intrusion and noise /disturbance from the parking.
- c) The highway and traffic implications of the development.
- 6.9 The access arrangements to Chipstead Valley Road are the same as previously approved. However the increased number of units represents an intensification of land use and this has the potential to impact adversely upon highway safety.
- 6.10 The applicant proposes a total of 12 car parking spaces, in other words: 85% of the maximum required parking.
- 6.11 A PTAL rating of 2/3 will allow 85% of the maximum parking required provision. However, in terms of maps produced by TfL, the property concerned is located within a PTAL accessibility rating of 1a as mentioned above, requiring the maximum required parking provision.
- 6.12 The scheme therefore fails to comply with Transport policy.
- 6.13 In conclusion therefore the scheme as presented would represent an overdevelopment of the site, it would fail to provide adequate parking provision for the demand that it would create with the potential to be detrimental to highways and pedestrian safety, refusal is therefore recommended.

7. ENVIRONMENTAL CONSIDERATIONS

- 1 The development would involve building on previously developed land to a higher density to make fuller use of this site.

8. EQUALITIES CONSIDERATIONS

- 8.1 Level threshold access to the main entrances of the building would be achieved at the detailed stage.

Case Officer: Ray Deans

Contact Officer Phil Mills 020 8760 5419

Background Documents: Previous planning Files and 2 letters of objection