

Agenda Item: **6.11**

**This is a Major Application for which the 13 week period expires on 06/06/2005.**

05/00884/P

07/03/2005

Waddon

Application for full planning permission

Applicant:

Direct Build Services Ltd  
74 London Road  
Riverhead  
Sevenoaks Kent  
TN13 2DN

Location: 248-250 Pampisford Road, South Croydon, CR2 6DD

Description: Demolition of existing buildings; erection of 3 storey building with accommodation in roof space, comprising 6 one bedroom flats, 11 two bedroom flats, formation of 17 parking spaces and alterations to vehicular access.

Drawing No(s): 1273/1273, 139\_P500A, P501 and P502.

**Recommendation: Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

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

1. No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme  
Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policies SP6 and AR1 of the Unitary Development Plan and Policy UC14 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes report that achieves 'Excellent' rating. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development.  
Reason: To accord with Policies UD1 and UD18 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
3. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the

energy requirements generated by the development will be achieved by renewable energy production methods. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Unitary Development Plan and Policies EP22 and EP23 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. No works on site shall commence until the following details have been submitted to and approved by the Local Planning Authority in writing, all of which shall have due regard to the need to retain the trees on the site. The development shall only be implemented in accordance with such approved details:
  - (1) sight lines and visibility splays,
  - (2) surfacing materials to the access road and car parking areas, including kerbing and edging strips,
  - (3) front boundary treatment,
  - (4) any external lighting,

- (5) refuse enclosure, and,
- (6) cycle racks.

Reason: To enhance the appearance of the development and protect the visual amenities of the locality in accordance with the policies of the Unitary Development Plan and the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

- 7. 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) turning areas,
- (3) boundary fencing.

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)

- 8. The windows to the kitchens in the southern elevation shall be fitted with obscure glazing and maintained as such thereafter.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

- 9. A landscaping scheme 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)

- 10. 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)

- 11. 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)

12. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

13. No service trench or pipeline shall be located within 5 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works 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)

14. The development shall be begun within five years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990

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, SP6, AR1, AR2, AR3, AR4, AR5, SP30, SP31, SP32, H1, H2, H3, H8, H11 and H18 together with Supplementary Planning Guidance Note No.6: Affordable Housing.
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, SP4, UC14, UC15, UC16, UC17, UC18, 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 to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the housing policies of the development plan

- (l) sustainability issues
- (m) the recreational open space policies of the development plan and having regard to all other matters raised.

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**Ward: Waddon**  
**Lead Officer: Head of Planning Control**

**PLANNING CONTROL COMMITTEE**  
**22<sup>nd</sup> June 2006**

**APPLICATION NO 05/0884/P**  
**248-250 PAMPISFORD ROAD, SOUTH CROYDON**

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**1. SUMMARY**

- 1.1 This report concerns an application for full planning permission for the demolition of two detached properties and the erection of a 3/4 storey building, comprising a total of 6 one bedroom flats and 11 two bedroom flats, with 17 parking spaces, alterations to the access and formation of a new access road.
- 1.2 The application was originally considered at the Development Control Committee on 19<sup>th</sup> May 2005. It was however deferred for more evidence to be provided in respect of the financial viability of the scheme, given that only 3 units (13% of all habitable rooms) are proposed to be for affordable housing on a shared ownership basis .
- 1.3 Since the original submission of this application, a further planning application has also been submitted for this site, comprising the erection of a four storey building to provide 23 two bedroom flats. This application (06/1219/P) is considered elsewhere on this agenda.

**2. RECOMMENDATION**

- 2.1 That planning permission be granted subject to the conditions and reasons set out in the agenda and the prior written conclusion of a Section 106 Agreement at the developers expense to secure financial contributions towards the provision and/or enhancement of nearby Recreational Open Space and Sustainable Transport and to secure at least 3 of the units as affordable housing.
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**3. BACKGROUND**

a. Site Description

- 3.1 The application site is located on the eastern side of Pampisford Road, slightly to the north of St Augustine's Avenue. It has a frontage to Pampisford Road of 37 metres with the main part of the site being 54 metres in depth. The site extends a further 30m for a width of 12m adjacent to the southern boundary with Oakfield Court to the north and to the rear of 80a and 82 St Augustine's Avenue.
- 3.2 The site is 0.25 hectare in area and is currently occupied by two, two storey detached dwellings each with front and rear gardens and off-street parking. There

are a number of trees within the site, particularly along the boundaries of each property.

- 3.3 The area is primarily residential in character, although St Giles' School does lie directly opposite the site. To the north of the site is Oakfield Court, a 3 and 4 storey block of flats with a flat roof. Abutting the site to the southern boundary is a two storey detached dwelling (no.246) and a bungalow at 84 St Augustine's Avenue.
- 3.4 To the east of the site are the rear gardens of properties that front St Augustine's Avenue.

b. Relevant Planning History

- 3.5 03/0701/P – In October 2003 planning permission was refused by the Council for the erection of a 3 storey building with accommodation in the roofspace comprising 14 two bedroom flats, the formation of 14 parking spaces and alterations to vehicular access. The application was refused on the basis that the development would not include an element of affordable housing. A subsequent appeal was also dismissed, with the Inspector concluding that the site was capable of accommodating at least 15 units of accommodation without any serious harm to the environment. Consequently the scheme failed to comply with policies and guidance on Affordable Housing as no affordable housing was proposed. The Inspector considered that the impact on the streetscene and the amenities of adjoining occupiers would be satisfactory.
- 3.6 06/1219/P – In March 2006 a planning application was submitted for the erection of a 4 storey building to provide 24 two bed flats (since reduced down to 23), the formation of 24 parking spaces (now 23) and alterations to the vehicular access to the site. This application is considered elsewhere on this agenda.

c. Proposal

- 3.7 The proposal is essentially externally very similar to that previously considered under 03/0701/P. Full planning permission is sought for the demolition of existing buildings and the erection of a 3/4 storey building, comprising a total of 6 one bedroom flats, 11 two bedroom flats, with 17 parking spaces, alterations to the access and formation of a new access road.
- 3.8 The plans have been amended from that originally proposed by re-positioning some of the parking bays and cycle stores.

**4. POLICIES**

- 4.1 The relevant policies are contained within the Council's Unitary Development Plan, in particular Policies SP1, SP2, BE1, BE3, BE4, BE5, BE6, BE7, BE9, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE18, SP25, T6, T23, T46, SP6, AR1, AR2, AR3, AR4, AR5, SP30, SP31, SP32, H1, H2, H3, H8, H11 and H18 together with Supplementary Planning Guidance Note No.6: Affordable Housing.
- 4.1 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 SP2, SP3, UD1, UD2, UD4, UD5, UD6, UD10, UD11,

UD12, UD13, UD14, SP4, UC14, UC15, UC16, UC17, UC18, 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 The application has been advertised in the local press as a major application. Individual letters of notification have been sent to the occupiers of 49 adjoining and neighbouring properties.
- 5.2 5 letters of representation have been received. The main grounds of objection relate to the following concerns:-
- (a) Overdevelopment that would be out of character,
  - (b) Density is too high,
  - (c) The building is too high,
  - (d) Loss of privacy and overlooking to adjoining properties,
  - (e) Car park area would result in noise and pollution to adjoining occupiers
  - (f) Increase in traffic congestion and accidents,
  - (g) Increased pressure on drainage and sewerage,
  - (h) Increase in noise and disturbance,
  - (i) Concerns over the accuracy of the plans,
  - (j) The development is not environmentally friendly, and,
  - (k) Impact on wildlife.
- 5.3 In addition, Oakfield Court Resident's Association have commented that the development will further intensify the density of dwellings in the area and will increase noise and disturbance. The proposal would result in traffic congestion and a loss of a green environment. Tree screens must be retained to provide adequate privacy between properties.
- 5.4 Also, a petition signed by 19 individuals has been received objecting to the application on the grounds of overdevelopment, adverse impact on the character of the area, the adverse height of the building, loss of privacy, overlooking, poor relationship with adjoining houses, out of keeping, impact on wildlife, loss of parking spaces to residents, likely increase in traffic accidents, and the proposal giving encouragement to similar schemes elsewhere in the road.
- 5.5 English Heritage have requested that an appropriate condition be placed on any planning permission granted so as to secure the archaeological interests of the site.

## 6. CONSIDERATIONS

6.1 The main issues to be considered are:

- 1) The effect of the proposed development in terms of;
  - (i) the density of the development;
  - (ii) the appearance of the street scene and the character of the area;
  - (iii) the impact of the development on trees within and adjoining the site;
  - (iv) the amenities of adjoining and nearby occupiers and future occupiers of the development;
- (2) The access, parking and turning arrangements;
- (3) The requirements for open space provision and affordable housing.

6.2 In the consideration of the above, it should be noted that the siting and form of the building is largely the same as the previously refused scheme, at which time the Council did not have any concerns other than in respect of a lack of affordable housing. The increase in the number of flats proposed does however result in some minor changes to the fenestration and alterations to the proposed parking layout.

### Density

6.3 With 45 habitable rooms, and a net residential area of 2871m<sup>2</sup>, the density of the development would be 157 hrh. This is within the range recommended in Policy H8 of the UDP of between 125 and 250 hrh for mixed housing schemes, and just below the Croydon Plan standard which suggests between 160 and 300 hrh.

### Impact on the Streetscene and Character of the Area

6.4 The siting and form of the development would be very similar to that proposed in respect of the previous 14 unit scheme, with the additional units now proposed being achieved mainly within the confines of the original building through internal alterations and a reduction in the overall room sizes of the flats.

6.5 The impact on the streetscene and the character of the area is therefore very similar to the previous scheme. The Council did not use this as a reason for refusal in respect of the previous scheme and the Inspector also concluded that whilst the proposal would be prominent in the streetscene, it would not detract from the character or the appearance of the area.

### Impact on Trees

6.6 There are a large number of trees within the site, particularly along the boundaries, although none are considered to be worthy of a Tree Preservation Order.

6.7 Some of these will be removed to accommodate the development, although additional planting is also proposed, to be secured through an appropriate condition. The majority of trees around the site's boundaries would be retained and reinforced by further planting where necessary.

### Impact on the Amenities of Adjoining Occupiers

- 6.8 It is considered that the development would not have any adverse impact on the amenities of adjoining occupiers, a view that the Inspector took in respect of the previous application.
- 6.9 It is not considered that the additional parking spaces, window openings and balconies now proposed would result in any further concerns that would justify a refusal of planning permission.

### Standard of Accommodation

- 6.10 The 6 one bed flats would be between 57m<sup>2</sup> and 60m<sup>2</sup> in area, and the 11 two bed flats would vary between 64m<sup>2</sup> and 117m<sup>2</sup>. This standard of accommodation is considered acceptable.
- 6.11 Ancillary amenity space would be provided around the flats and the area to the rear of the site would provide a reasonable consolidated area.

### Parking and Highway Implications

- 6.12 17 car parking spaces are proposed. This would be the maximum number of spaces permitted by the Croydon Plan.
- 6.13 The proposed access is considered acceptable in highway safety terms, subject to adequate visibility splays being achieved. Existing accesses will be removed.
- 6.14 In accordance with PGN1 on Planning Obligations the Council would expect to secure a contribution towards Sustainable Transport. PGN1 requires £700 for each parking space for this type of development. A total of £11,900 is therefore required in this instance, which can be secured through a legal agreement.

### Open Space Provision

- 6.15 As the scheme proposes more than 10 units and is in an area which is not deficient in local parks, Policy RO15 of the Croydon Plan applies. If planning permission were to be granted, the developer would be expected to make a commuted payment for the enhancement of the local park equal to 50% of the cost of creating an area of on-site recreational open space. This would equate to £9,517 and can be secured through a legal agreement.

### Affordable Housing Requirements

- 6.16 The applicant is proposing that 3 of the units would be allocated for affordable housing on a shared ownership basis. This would equate to 18% of all units or 13% of all habitable rooms.
- 6.17 The applicant has indicated that it would not be viable to secure any additional affordable housing over and above the 3 units currently proposed. Since the deferral of the consideration of this application by the Development Control Committee on 19<sup>th</sup> May 2005 a further assessment of the economic viability of the scheme with 3 affordable dwellings has now been provided and considered by Officers. This is in addition to viability studies provided as part of pre-application discussions. Whilst this information is commercially sensitive, the details have been considered by the Council's Housing Department who concur with the details provided, which indicate that no more than 3 shared ownership units could be provided.

6.18 It is thus recommended that the level of affordable housing provision proposed be accepted, and secured through a legal agreement.

**7. ENVIRONMENTAL CONSIDERATIONS**

7.1 The development would make use of an existing developed site and would result in a net increase in dwellings without any adverse impact on the character of the area or the streetscene.

7.2 The applicant has not provided an Ecohomes checklist, with only limited information on sustainability and renewable energy, although appropriate conditions are recommended in respect of these matters in accordance with Council policy.

**8. EQUALITIES CONSIDERATIONS**

8.1 Level and disabled access is provided to the ground floor flats. Two disabled parking bays are indicated.

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Case Officer: W Pierson  
Background Documents: 5 letters of representation,  
Letter from Oakfield Court Residents Association  
Letter from English Heritage  
Petition containing 19 signatures  
Contact Officer: PhilMills Tel: 0208 760 5419