

Agenda Item: 6.1

This is a Major Application for which the 13 week period expires on 28/07/2006.

05/05482/P

28/04/2006

Purley

Application for outline planning permission

Agent:

Architects Plus

71-75 High Street

Chislehurst

Kent

BR7 5AG

Applicant:

Green Acre Homes Ltd

Mansfield House

139 Shirley Road

Croydon Surrey

CRO 7LR

Location: 14-16 Foxley Lane, Purley, CR8 3ED

Description: Demolition of existing buildings; erection of three/four storey building comprising 22 two bedroom and 14 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 05387/PH/001, 05387/SK/001, 05387/SK/003, 05387/SK/004, 05387/SK/005, 05387/SK/008, 05387/SK/009, 05387/SK/010, 05387/SK/011, 05387/SK/012
05387/PD/01, 878A101

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The development would not have regard to the character and context of the site and the detailed design of surrounding buildings, would be 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, BE11, BE14 and H2 of the Unitary Development Plan and Policies UD1, UD2, UD3, UD13, UD14 and H2 of Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size, massing and siting resulting in loss of outlook, possibly loss of privacy and visual intrusion and would thereby conflict with Policy BE17 of the Unitary Development Plan and Policy UD8 of the Adoption Deposit Draft Replacement Unitary Development Plan for Croydon (the Croydon Plan)
3. The design and layout of the parking and number of car and cycle spaces would not be safe, convenient and appropriate to the development. The proposal would also not make provision for sustainable transport and would thereby conflict with Policies BE10, BE11, T23, T37 and T46 of the Unitary Development Plan, Planning Guidance Note 1 on Planning Obligations and Policies UD12, UD13, T4, T8 and T11 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)

4. The proposal is a major planning application but it does not incorporate an adequate environmental performance statement and does not identify how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods or achieve an 'Eco Homes Excellent Rating'. It therefore conflicts with Policy BE23 of the Unitary Development Plan and Policies UD1, UD3, EP15 and EP16 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
5. The proposal does not provide for the enhancement of nearby open space, libraries, health and Purley Town Centre and would thereby conflict with Policies RO12 and CS1 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan), Planning Guidance Note 1 on Planning Obligations and Supplementary Planning Guidance Note 13 on Purley Town Centre Regeneration

Ward: Purley DEVELOPMENT CONTROL COMMITTEE
Lead Officer: Head of Planning Control 20th July 2006

05/5482/P: 14-16 Foxley Lane, Purley, CR8 3ED

1. SUMMARY

- 1.1 This report concerns an application for outline planning permission for the demolition of the existing buildings; erection of three/four storey building comprising 22 two bedroom and 14 one bedroom flats; formation of vehicular access and provision of associated parking.
- 1.2 The application has been referred by a Council member.

2. RECOMMENDATIONS

- 2.1 That planning permission be refused for the reasons set out in the agenda.

3. BACKGROUND

(a) Site Description

- 3.1 The application site is located on the northern side of Foxley Lane on the junction of Furze Hill and Woodcote Valley Road. To the west of the site 18 Foxley Lane is a detached two storey house. To the east of the site, 12 Foxley Lane, is a Victorian two storey building with rooms in the roof and much extended. To the south west, is the Webb Estate Conservation Area.
- 3.2 The site is occupied by two substantial, two storey dwellinghouses set in an elevated position above Foxley Lane. The site is rectangular in shape with a frontage of 45m and an overall depth of approximately 64m.

- 3.3 Vehicular access is from Foxley Lane. There are detached garages in each of the front of the properties. The Foxley Lane frontages have low brick walls with landscaping and trees. There are various large trees on the site none of which are subject to Tree Preservation Orders.
- 3.4 Both properties have large gardens to the rear which are situated on higher ground than the houses. The land falls from north to south.
- 3.5 The surrounding area is primarily residential in character with large semi detached and detached properties on relatively large plots. Towards Purley Town Centre are flatted developments.
- 3.6 Foxley Lane is a Borough Distributor Road.

(b) Relevant Planning History

- 3.7 There is no relevant planning history.

(c) Proposal

- 3.8 An application for outline planning permission has been received for the demolition of the existing buildings at 14 and 16 Foxley Lane; erection of three/four storey building comprising 22 two bedroom and 14 one bedroom flats; formation of vehicular access and provision of associated parking. Siting and means of access are to be considered at this stage. All other matters are reserved for subsequent approval although some illustrative supporting details have been provided by the applicant.
- 3.9 The proposed block would have a maximum width of 39m and a maximum depth of 17m. The proposed building would be three storeys in height with accommodation in the roof space. The building would have a maximum height of 16.4m.
- 3.10 The application proposes to create a new vehicular and pedestrian access onto the site. It is proposed that there would be 18 car parking spaces including two disabled persons spaces positioned on the site frontage.
- 3.11 Various landscaping and terracing will be undertaken in the rear garden.

4. PLANNING POLICIES

- 4.1 The policies of the Unitary Development Plan which are of relevance to this application are SP1, BE1, BE3 - BE7, BE10 - BE14, BE16, BE17, BE18, BE23, NC3-NC4, SP8, RO15, EP8, T1, T23, T46, SP30, SP31, SP32, H2, H3, H1, H18 SP40 and CS2.
- 4.2 The policies of the Adoption Draft Replacement Unitary Development Plan for Croydon (known as the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, SP4, UC11, SP6, R012, SP8, NC2, NC4, SP9, SP10, SP13, EP2, EP3, EP4, EP16, SP14, T4, T8, T11, SP17, SP18, SP20, H2, H13, H14, SP27 and CS1.

5. CONSULTATIONS

5.1 The occupiers of 24 adjoining and nearby properties have been notified of the application and the application has been advertised in the local press. One letter of objection and a petition of 29 signatures have been received. The following concerns have been raised:-

- 1) The development would be out of all proportions to the existing surrounding properties
- 2) The cars entering the site would add further to an already hazardous, dangerous and busy junction
- 3) It is an unsuitable area for high density living
- 4) Unacceptable loss of trees
- 5) Noise levels would unacceptably increase
- 6) Privacy will be threatened

5.2 Councillor Derek Millard has referred the application on the following grounds:-

- 1) Overcrowding on site
- 2) Extremely dangerous road intersection busy all day long
- 3) Access and egress totally impossible
- 4) No ability for Council vehicles to collect bottle/papers or garbage
- 5) Rising grounds makes proper gardens impossible
- 6) Roundabout in front has frequent accidents already
- 7) Insufficient parking for 36 flats
- 8) Dominating building
- 9) Development opposite at 21 Foxley lane already turned down
- 10) Development on corner of Banstead Road and Woodcote Valley Road up for refusal at June 8th Planning Meeting
- 11) Whole corner getting totally out of control by overdevelopment and excessive traffic movements
- 12) Surfeit of unsold apartment in area

5.3 Richard Ottaway MP has written to ensure local residents comments are taken into account. It is stated that the proposal would result in an over intensification of this plot and would be detrimental to the character of the area.

5.4 The Contaminated Land Officer has stated that the applicant should provide details of the previous historical uses of the site in order to confirm whether any such uses have had the potential to cause contamination of the site.

6. CONSIDERATIONS

6.1 The principal considerations relating to this application are;

- 1) The acceptability of a residential development on this site
- 2) The effect of the proposed development on:
 - a) The character of the area and the visual amenities of the street scene
 - b) The amenities and the privacy of the occupiers of the adjoining residential properties and future occupiers

- c) Trees and vegetation
- d) Traffic and highway conditions in the locality

Principle of Residential Development

- 6.2 Policy H2 of the UDP and the draft Croydon Plan 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. New residential development should only be permitted where it maintains the character of the area and protects the amenity of adjoining properties.

Impact on the Streetscene and the Character of the Area

- 6.3 The proposed building fronting Foxley Lane would be three storey with accommodation in the roofspace. Therefore the proposed building would have the appearance of a substantially larger building than three storey.
- 6.4 The building would be significantly bulkier than the existing buildings and would result in a prominent form of development that would not relate well to the surrounding area or adjoining properties. A building of the size, height and design and containing a substantial amount of roof accommodation would not be consistent with the character of the area. The size and design of the scheme is insensitive to the local context and fails to respects the street pattern. The scheme proposes to combine two modest house plots which would break the pattern of the street which to the west comprises mainly large detached buildings within large plots and landscape frontage.
- 6.5 This part of Foxley Lane has retained most of the existing houses. The proposed development would be out of character with the surrounding houses and area. Whilst there are flatted developments in the near vicinity, these represent the transition into Purley Town Centre. The retention of the Victorian building to the east represents a change point between the newer flatted developments on the edge of the Town Centre and the detached houses to the west.
- 6.6 The parking area would dominate the front amenity area, would be visually intrusive and would have a detrimental effect on the character of the area.

Impact on Amenities of Adjoining Occupiers

- 6.7 The proposed building would be sited 9m beyond the rear building line of 18 Foxley Lane. It is considered that depth, siting and height of the proposed building would have an adverse impact on the amenities of the occupiers at 18 Foxley Lane. In particular, with regards, to loss of outlook, possibly loss of privacy and visual intrusion from the rear of the property.

Parking and Highway Implications

- 6.8 16 car parking spaces and two disabled car parking spaces are proposed as part of the development. The parking standards in the draft Croydon Plan require a maximum of 1 space to be provided per flat. 18 spaces have been provided and no justification has been given for this reduction in parking provision. Due to the PTAL rating of 1b, it is considered that 100% maximum parking should be provided, therefore the proposed car parking is considered to be not acceptable. No cycle parking has also been proposed.
- 6.9 The required vehicle sight lines can not be achieved at the proposed location. Intervisibility from the access to vehicles approaching from the west is limited to

approximately 30-40 metres. The location of the access is also in close proximity to the junction of Foxley lane/Woodcote Valley Road/Furze Hill. Given the highway environment and class of road, this will result in a degradation of highway safety.

- 6.10 Planning Guidance Note 1 recommends contributions towards Sustainable Transport. This has not been addressed by the applicant.

Trees and Vegetation

- 6.11 Whilst tree losses would be significant a much reduced scheme would provide opportunities for more tree retention and new planting.

Proposed Standard of Accommodation

- 6.12 The proposed one and two bed flats would have a satisfactory internal layout and size. The amenity space would be acceptable.

- 6.13 Policy RO15 of the Croydon Plan requires a contribution towards the enhancement of recreational open space. This matter has not been addressed by the applicant.

Affordable Housing Requirements

- 6.14 A scheme of this size would be expected to provide 50% affordable housing. The applicants have indicated the scheme would be in partnership with a registered social landlord. Subject to the detailed proposals being fully compliant with development plan policy and Housing Department requirements, this could be secured by a legal agreement.

Other Planning Obligations

- 6.15 Several other planning obligations are required for a scheme of this size. These are as follows:-
- Purley Town Centre Regeneration- £25,200
 - Health- £49,500
 - Libraries- £4,300

This matter has not been addressed by the applicant.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would result in the redevelopment of an existing developed site.
- 7.2 An Environmental Performance Statement and an Eco Homes pre assessment has been submitted with the application. It is considered this would be inadequate.

8. EQUALITIES CONSIDERATIONS

- 8.1 Level access would be secured at the front of the buildings through a condition and there are two proposed disabled parking bays.

Case Officer: Laura Millar

Background Documents: 1 letter of objection
1 petition

Councillor Millard referral
Urban Design Comments
Transportation Comments
Policy Comments

Contact Officer:

Phil Mills 020 8760 5419