

**Agenda Item: 6.2**

06/00702/P

17/02/2006

Sanderstead

Application for full planning permission

Agent:

Trinder Architectural Limited  
Glenavon House  
39 Common Road  
Claygate Surey  
KT10 OHG

Applicant:

Mr L Holbrook  
107 St Juliens Farm Road  
West Norwood  
London  
SE27 ORP

Location: Hayseeds, Hook Hill, South Croydon, CR2 0LA

Description: Demolition of existing building; erection of 2 five bedroom detached houses with attached garages; formation of vehicular access and provision of associated parking

Drawing No(s): 467/103A, 104A, 106/A, 107A, 112 and 113

Recommendation: **Grant Permission**

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

1. 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 UD1 and UD3 of the Adopted Draft Replacement Unitary Development Plan for Croydon
  
2. 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
 Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Adopted Draft Replacement Unitary Development Plan for Croydon
  
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

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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 UD14 of the Adopted Draft Replacement Unitary Development Plan for Croydon Plan

4. Prior to the commencement of works on site including those for demolition, drainage and foundations, a scheme shall be submitted for approval to the Local Planning Authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and 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 UD14 of the Adopted Draft Replacement Unitary Development Plan for Croydon

5. 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 UD14 of the Adopted Draft Replacement Unitary Development Plan for Croydon

6. 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 UD14 of the Adopted Draft Replacement Unitary Development Plan for Croydon Plan

7. Details of visibility splays and security lighting to the car park and access shall be submitted to and agreed in writing by the Local Planning Authority before the access is brought into use and shall be retained for so long as the development remains in existence:-

Reason: To ensure an acceptable level of highway safety and security in accordance with Policy BE18 and T46 of the Unitary Development Plan and Policies UD6 and T11 of the Adopted Draft Replacement Unitary Development Plan for Croydon

8. The first floor windows to the north east elevation of building types A and B shall be shall be obscure glazed.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD8 of the Adopted Draft Replacement Unitary Development Plan for Croydon for Croydon

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 UDP adopted on 13 July 2006 are UD1-3, UD6, UD7, UD8, UD12-15, NC4, EP13, T2, T8, T11, H2 and H5

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) the transport policies of the development plan
- (m) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

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

**PLANNING COMMITTEE**  
**20 July 2006**

**APPLICATION NO. 06/00702/P: Hayseeds, Hook Hill, South Croydon**

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**1. SUMMARY**

- 1.1 This report concerns an application for full planning permission for the erection of 2 five bedroom detached houses with attached garages and the formation of a vehicular access and the provision of associated parking.

**2. RECOMMENDATIONS**

- 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 lies on the northern side of Hook Hill. The plot is currently occupied by a large two storey detached house called Hayseeds. The house is set back from the road by some 14m. The plot is rectangular in shape and includes a frontage width of 30m and a depth of 170m. The site is accessed via a single entry point off a narrow private road and is partially screened by an established 1.8m high hedge and a grass verge.

- 3.2 The area as a whole includes houses of varied design, scale and appearance and includes staggered building lines. The pattern of housing development in the area also includes a relaxed separation between buildings of between 8 and 10m and has a sylvan appearance. None of the trees at the site are subject of Tree Preservation Orders.
- 3.3 Hook Hill rises gently from south west to north east and the application site itself rises from front to back by around 2.m.

(b) Planning History

- 3.4 06/720/P - A planning application for the erection of three detached 5 bedroom houses was submitted along with the current application. However the applicant has stated that this application will be withdrawn following a positive recommendation with regard to the current application.

(c) Proposal

- 3.5 The application is for the erection of two 2 storey detached five bedroom houses the formation of a new access and the provision for two parking spaces. The gross floor area of each house would be 229.92 sq.m plus garage space measuring 41.58 sq.m. The houses would be L shaped and each house would include two dormers in the roof space.
- 3.6 The proposed houses would be sited in tandem with the frontage house type A located a little behind the High Bank building line, the neighbouring building to the south west, and forward of the building line with 16a Hook Hill to the north. The second dwelling type B would be situated immediately to the rear of the frontage building type A. This building would be reached via a new access road serving both of the proposed houses. A landscaping strip is proposed along the south western boundary with High Bank.
- 3.7 The frontage building type A would be set back from the front boundary of the site by some 15m and would be 13.5m from its south western boundary with High Bank and 4m from the boundary with no. 16a Hook Hill to the northern boundary of the site. The separation distance between building A and building B to the rear would be 19m.
- 3.8 With regard to building B, the distance to adjoining boundaries would be 6.5m from the rear boundary of Culver House to its western boundary, 4.5m to the northern boundary with 16a Hook Hill and some 22.5m from its rear boundary with 4 East Hill and the dwelling called Cedarwood also fronting East Hill. These dwellings are set at a lower level of between 1.5 to 2m but are screened by existing trees and vegetation.

#### **4. PLANNING POLICIES**

- 4.1 The relevant policies of the UDP adopted on 13 July 2006 are UD1-3, UD6, UD7, UD8, UD12-15, NC4, EP13, T2, T8, T11, H2 and H5

#### **5. CONSULTATIONS**

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5.1 Fifteen adjoining and neighbouring occupiers have been notified of this application. Fourteen letters have been received objecting to the application for the following reasons:-

- (a) The proposal would be out of character
- (b) Loss of privacy and overlooking
- (c) The proposal would lead to a loss of trees
- (d) The proposal would increase noise and disturbance
- (e) Visual intrusion
- (f) The proposal would represent inappropriate backland development
- (g) increased noise and disturbance would result
- (h) The proposal would result in increased pressure on the private road
- (i) Driving on the footpath would be hazardous

5.2 Councillor Tim Pollard has requested that this application be referred for the following reasons:

- 1) The plot is too small for the proposed development and would lead to a loss of privacy.

## 6. **CONSIDERATIONS**

6.1 The principal issues to be considered are:-

- (1) the effect of the development on the character and appearance of the area;
- (2) the effect of the proposal on the amenities of adjoining occupiers
- (3) Parking and transport considerations
- (4) Effect of the proposal on trees

### The effect of the development on the character and appearance of the area

6.2 Policy H5 of the adopted Croydon Plan states that residential development on back garden or backland sites will only be permitted where it respects the character and protects the amenity of adjoining residential areas. It sets out the following criteria to be taken into account: adequate provision for parking, cycle parking and proper access for vehicles, cycles and pedestrians; form, layout, siting and site area respecting existing character; appropriate design and landscaping; the cumulative impacts of different schemes; nature conservation implications; open land designations and the special character of wooded hillsides and ridges. The extent to which the proposal meets these criteria is discussed below. Policy UD2 of the new UDP identifies the need for “a high standard of design in all new proposals for new development” and sets out the “layout and siting”, the “scale, massing and height” and the “detailed design” criteria for new development proposals.

6.3 Both buildings are designed with an L shape and ‘barn’ hipped roofs with brickwork at ground floor level and tiling above. The design also includes an attached double garage with a pitched roof. An entrance porch and external chimney flue also form part of the design which includes casement style windows.

6.4 It is considered that the appearance of both dwellings A and B are in keeping with the varied design, scale and appearance of existing buildings in this location. It is also considered that the visual impact of the proposed dwellings would not adversely affect

the street scene. The main frontage building A is in keeping with the staggered building line and the rear building B is immediately behind the main frontage building and would be approximately 50m from Hook Hill and would be partially screened by existing and proposed trees. In the circumstances it is considered that the visual impact of this building would not be significant.

#### The effect of the proposal on the amenities of adjoining occupiers

- 6.5 The floor area of the proposed buildings are approximately 229.92sq.m each and include integral garages. These houses would be larger than that of the existing house which is 213sq m. However it is not considered that the increase in scale of the proposed buildings would have a significant effects on the neighbouring dwellings. The nearest affected property is number 16a Hook Hill to the eastern boundary of the application site. The distance between these buildings would be maintained at some 10m. In addition no. 16a is set on a higher level by approximately 1m. Flank windows are included on both ground and first floors of the application premises. Ground floor flank windows are proposed, these would serve the garage of building A along with the utility room and kitchen. The first floor would include two small bathroom windows both of these windows would be obscure glazed.
- 6.6 Flank windows to building B facing the rear garden of no. 16a Hook Hill include four at ground floor level serving the kitchen/breakfast room, the utility room and the garage. On the first floor there is a single window serving a small bedroom. This window would overlook the rear garden of the adjoining property no.16a Hook Hill.
- 6.7 There are two windows on the ground floor of the adjoining property 16a Hook Hill along with two small first floor windows. These windows serve a secondary role and are not main windows. In addition the separation between this and the proposed building would be at least 10 metres which is considered acceptable.

#### Parking and transport considerations

- 6.8 A new access would be formed to serve both new houses and this access would include a turning head to allow vehicles to manoeuvre within the site. The access would measure approximately 4m in width and includes a turning head and is considered acceptable.

#### Effect of the proposal on trees

- 6.9 To the rear boundary of the site there is a row of trees subject to a tree preservation order no. 24. The likely impact of the development on these trees has been assessed and it is considered that subject to appropriate tree protection measures during construction should this application be approved, the distance from the proposed house B to the trees is considered adequate to prevent any adverse effects.

## **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 The proposal would make more efficient use of this brownfield site in a manner that is in keeping with the character of the area.

## **8. EQUALITIES CONSIDERATIONS**

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8.1 A ramp would be provided for access into the building.

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Case Officer: David Alabi

Background Documents: Fourteen letters from occupiers of adjoining premises  
Referral from Councillor Pollard.

Contact Officer: Phil Mills 020 8760 5419