

## Agenda Item: 6.3

**This is a Major Application for which the 13 week period expires on 24/05/2006.**

06/00745/P

22/02/2006

South Norwood

Application for full planning permission

Agent:

Stephen Shakeshaft

MMM Architects

The Banking Hall

26 Maida Vale

London

W9 1RS

Applicant:

Tower Homes &amp; Berrylake Ltd

22 Silver Lane

Purley

Surrey

CR8 3HG

Location: 307, 309, 311, 313 Whitehorse Lane, and, 111 South Norwood Hill,  
South Norwood, London, SE25

Description: Demolition of existing buildings; erection of three/four/five storey building to include basement parking comprising 21 two bedroom and 22 one bedroom flats; formation of vehicular access and provision of associated parking (Amended Description)

Drawing No(s): Ex-01a,02a,03a, PA-01b,02b,03b,04b,05b,06b,07b,08b,09b,11b,12b

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. 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) cycle provision

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development plan

2. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-

(1) visibility splays

(2) any boundary walls and fences or other means of enclosing the site

(3) refuse collection provision

(4) screening to balconies

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan

3. 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 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

4. 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 UD14 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

5. 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 carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. 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 .

6. 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 with certification at Design Stage. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes Post Construction Review, or alternative verification agreed with the Planning Authority, shall be provided, verifying that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policy UD1 of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan)

7. Details of a Travel Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Once approved the Travel Plan shall be implemented prior to the first occupation of the building.

Reason: To ensure compliance with T2 of the Adoption Draft Replacement Unitary Development Plan ( the Croydon Plan)

8. 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)

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 Unitary Development Plan are SP1, SP2, BE1, BE3-14, BE16-18, BE23, SP12-14, EP1, EP7, EP10, T23, T37, T46, SP30-32, H2, H8, H10, and H18.
2. The relevant policies of the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1, UD2, UD3, UD6, UD8, UDI5, RO8, EP2-4, T2, T4, T8, H2, H4, H9, H10 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 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
- (n) sustainability issues

and having regard to all other matters raised.

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**Application Number 06/00745/P: 307-309,311-313 Whitehorse Lane and 111 South Norwood Hill**

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**1. SUMMARY**

- 1.1 This application relates to the demolition of the existing five properties and the erection of three/four/five storey building to include basement parking comprising 21 two bedroom and 22 one bedroom flats; formation of vehicular access and provision of 22 parking spaces.

**2. RECOMMENDATIONS**

- 2.1 Grant planning permission subject to the conditions and reasons set out in the agenda and the prior completion of a Section 106 legal agreement relating to contributions towards local open space, nurseries, health and sustainable transport.
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**3. BACKGROUND**

(a) Site Description

- 3.1 The site is located on the corner of Whitehorse Lane and South Norwood Hill. The site comprises 5 adjacent properties that rise steeply (approximately 6m) from street level to the rear of the site. Nos. 307-309 Whitehorse Lane are 1920s semi-detached white rendered properties. Nos 311- 313 are a pair of three bedroom 3 storey properties constructed in the 1970s with a tarmac parking area to the front. No 111 South Norwood Hill is a two storey 1920s detached white rendered detached building converted into 2 flats. The rear of the site adjoins a communal garden area known locally as "The Meadow". The site has an area of 0.23 hectares.
- 3.2 Whitehorse Lane and South Norwood Hill are both London Distributor Roads and the area is residential characterised by family housing and flats.

(b) Relevant Planning History

- 3.3 05/1478/P-Demolition of existing buildings; erection of three/four/five storey building to include basement parking comprising 20 two bedroom, 22 one bedroom and 1 three bedroom flats; formation of vehicular access and provision of associated parking- withdrawn July 2005.

(c) Proposal

- 3.4 This application is for the demolition of the 5 existing buildings and their replacement with a development of three/four/five storey building to include basement parking comprising 21 two bedroom and 22 one bedroom flats; formation of vehicular access along Whitehorse Lane ( adjacent to no.305) and provision of 22 parking spaces in an underground carpark.

- 3.5 The proposal would have a frontage width of 44m along Whitehorse Lane and 10.4 along South Norwood Hill and an overall height of 14.8m and an overall depth of 16.4m. Along South Norwood Hill this would be 10.2m in width, 13.5m high and 10.8m in depth.
- 3.7 The materials to be used would be primarily brickwork with timber cladding, galvanized steel and aluminum roofs.
- 3.8 The application has been accompanied by a Planning and Design Statement, Sustainability Report and a Transport Assessment.
- 3.9 The application has been amended with regard to the provision of affordable housing.

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

- 4.1 The relevant policies of the Unitary Development Plan are SP1, SP2, BE1, BE3-14, BE16-18, BE23, SP12-14, EP1, EP7, EP10, T23, T37, T46, SP30-32, H2, H8, H10, and H18.
- 4.2 The relevant policies contained within the Adoption Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1, UD2, UD3, UD6, UD8, UDI5, RO8, EP2-4, T2, T4, T8, H2, H4, H9, H10 and H13.

#### **5. CONSULTATIONS**

- 5.1 The application has been advertised in the press as a major application and 222 adjoining properties have been consulted. A site notice has also been displayed. 184 letters of objection have been received. The issues raised are as follows:
  - (a) It would increase overlooking and loss of privacy to bedrooms to the adjoining building
  - (b) It will restrict natural light and sunlight into the adjoining properties and gardens
  - (c) It would lead to increased noise in the area and reduced security- there is a lack of car parking for the development and the car club is likely to be only a gimmick.
  - (d) subsidence work has already been carried out at adjoining housing and new excavations will increase the likelihood of further movement in the subsoil
  - (e) It would result in further traffic congestion which would be even worse when there is football at Crystal Palace; it would increase the number of accidents and be a danger to pedestrians especially as it is close to a junction and bus stop
  - (f) The excessive height and design will over dominate the surrounding properties and are not appropriate to the general housing of the area
  - (g) The design is completely out of character and not sympathetic with the area
  - (h) The loss of 5 well designed family houses should be resisted and there would be a lack of open amenity space for the additional residents
  - (i) It would result in the loss of well established trees
  - (j) The additional dwellings would put an unacceptable strain on the private leisure land and result in intensive housing in the general area
  - (k) It would result in an overdevelopment of the site
  - (l) There is at present an irregular water supply and problems with water seepage
  - (m) Pollution would be increased at the junction and could cause health problems for asthmatics.
  - (n) The extra people will overstretch demand for dental and hospital appointments and schools are already oversubscribed

- (o) It would be difficult for emergency vehicles entering and exiting the site
- (p) It will result in an overuse of the shared garden area at the rear

- 5.2 The Meadow Community Association objects to the scheme. A summary of the issues raised are as follows:
- (a) there would be a dramatic increase in the height of the development in comparison with existing properties; the scale and massing is unacceptable.
  - (b) the surrounding area is generally family housing.
- 5.3 A letter of objection has been received from the Elm Park Estate Residents Community Association. A summary of the issues raised are as follows
- (a) the scale of development is too much
  - (b) it would increase congestion at the busy junction
  - (c) the basement parking would impede water dispersal
- 5.4 A letter of objection has been received from the Norwood Society. A summary of the issues raised are as follows.
- (a) the loss of family house would spoil the family nature of the area
  - (b) The character of the area would change forever and result in overdevelopment; the height is excessive.
- 5.5 Former Councillor Bagnall has requested that the application be referred to Committee on the grounds that the scheme is contentious and residents should have the opportunity to have their say at Committee.
- 5.6 Councillor Avis has requested that the application be referred to Committee on the grounds that it would result in overdevelopment, visual impact and traffic problems on a busy corner.
- 5.7 GLA member Andrew Pelling has requested that the application be referred to Committee on the grounds of changed density resulting from the development and the impact upon local amenities in the immediate locality

## **6. CONSIDERATIONS**

- 6.1 The main considerations of this proposal are:
- (a) the impact of the development on the visual amenity of the locality
  - (b) the impact of the development on the residential amenity of adjoining occupiers and on the future occupiers
  - (c) parking and highway issues
- 6.2 Visual Amenity of the Locality  
The massing and the height of the building fronting Whitehorse Lane is considered to be acceptable and to be appropriate at this prominent corner location. The contemporary design of the proposed flats is also considered to be acceptable. There are purpose built flats in the surrounding area and the principle of redevelopment for flats is considered acceptable. The appearance of the development would contrast with that of the more traditional houses adjacent to the site but there would be an acceptable transition in the street scene. It is considered that the proposal accords with Policy H2 of the Croydon Plan with regard to housing development that respects the character of residential areas. No trees are retained but a comprehensive landscape scheme would ensure a satisfactory appearance to the development.

6.3 Residential Amenity of existing and future Occupiers

The proposed development generally respects the footprint of the existing buildings along Whitehorse Lane and South Norwood Hill. The flank of the proposed development would be approximately 1.8m from the flank of 113 South Norwood Hill and a sunlight report indicates that the scheme would not adversely affect the light to this property. It is also not considered that the scheme has a detrimental impact on adjoining properties with regard to overlooking or visual intrusion.

6.4 The floor areas of the flats vary from 46m<sup>2</sup> to 87m<sup>2</sup> and in principle the internal layouts are satisfactory. All of the flats would have balconies or access to the garden areas including a shared garden area for exclusive use of residents (607m<sup>2</sup>). This would be next to the communal garden area known as the Meadow that is shared by the residents surrounding it. The occupiers of the existing dwellings have access to the Meadow and the applicant is seeking to have access for the occupiers of the proposed flats too. However, irrespective of this the rear amenity provision for this development is considered to be acceptable.

6.5 Parking and Servicing

The site is in an area with a PTAL accessibility of 2 and is therefore considered to have a moderate to poor level of accessibility to public transport links. A total of 22 car parking spaces will be provided comprising of 5 car club spaces, 2 visitor spaces, 2 disabled spaces and 13 private resident parking spaces. It is considered that due to the provision of a car club, cycle parking and provision of a Travel Plan, (this being made a condition of any planning permission granted), that this level of car parking would be acceptable.

6.6 Cycle parking is proposed for 44 cycles. and is also considered to be satisfactory. A refuse collection strategy is proposed which would be an improvement on the existing situation for the 5 separate dwellings. The proposed access gates are to be located approximately 11m back from the highway boundary and this will enable a vehicle to park in front of the gates while they are being opened without obstructing either the carriageway and/or the public footway. The vehicular access along Whitehorse Lane is considered to be acceptable. The developers have offered a contribution of £30,100 towards sustainable transport – of which £20,100 would be used for the setup of the car club.

6.7 Affordable Housing

The proposal is intended to be 100% shared ownership housing for Tower Homes. A financial assessment has been provided and the Housing Department has indicated that they are satisfied with this provision. As a result, it is considered this satisfies Policy H18 of the UDP and Policy H13 of the draft Croydon Plan.

6.8 Other Section 106 Contributions.

The applicants have also agreed contributions of £25,000 towards open space, £11,576 to education (nurseries), and £26,500 to health.

## 7. ENVIRONMENTAL CONSIDERATIONS

7.1 It is considered that the Sustainability report is very good in terms of demonstrating its commitment to Ecohomes Excellent and renewable energy at this stage. It includes the use of green roofs and photovoltaic panels. The usual conditions regarding EcoHomes and renewables are suggested.

## **8. EQUALITIES CONSIDERATIONS**

8.1 The entrances to the flats have ramped disabled access and flats 2 and 3 at ground floor level are designed for wheelchair residents. 2 disabled parking spaces are provided.

Case Officer: Kieran Gilmore

Background Documents: 184 letters of objection  
Letters of referral from Councillors Avis and Bagnall  
Letters of referral from GLA member Andrew Pelling  
Letter from Meadow Community Association  
Letter from Elm Park Estate Residents Community Association  
Letter from the Norwood Society

Contact Officer: Phil Mills 020 8760 5419