

Agenda Item: 6.9

This is a Major Application for which the 13 week period expires on 25/07/2006.

06/01623/P 25/04/2006 Fairfield

Application for outline planning permission

Agent:

Julian Bohling
OSP Architecture
Rosemount House
Rosemount Avenue
West Byfleet Surrey
KT14 6LB

Applicant:

James Caldwell
South East Living
54-56 Mottingham Road
London
SE9 4QR

Location: 2-4 Mulgrave Road, Croydon, CRO 1BL

Description: Demolition of existing buildings; erection of three storey building with accommodation in roofspace to provide 6 one bedroom, 6 two bedroom and 1 three bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): P01, P02, P03

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. It has not been demonstrated that all reasonable attempts have been made to retain the buildings which are on the Council's Local List of Buildings of Special Architectural or Historic Interest. As such the proposal would be contrary to Policy UC11 of the Unitary Development Plan and Policy UC9 of the Adoption Draft Replacement Unitary Development Plan For Croydon (the Croydon Plan).
2. The proposed development, by reason of its depth, siting and height would be unduly prominent and detrimental to the visual character of the area and as such would be contrary to Policies BE1, BE3 and H2 of the Unitary Development Plan and Policies UD2, UD3 and H2 of the Adoption Draft Replacement Unitary Development Plan For Croydon (the Croydon Plan)
3. The development, by reason of its depth, size and siting would appear over bearing, over dominant and visually intrusive when viewed from the adjacent property to the detriment of the amenities of these occupiers. As such, the proposal is contrary to Policy BE17 of the Unitary Development Plan and Policy UD8 of the Adoption Draft Replacement Unitary Development Plan For Croydon (the Croydon Plan).

Informative(s) :-

- 1 The applicant is advised that any future application that may be submitted should be accompanied by a site survey to establish the presence or otherwise

of any protected or rare species, as requested by English Nature.

Ward: Fairfield

PLANNING COMMITTEE

Lead Officer: Head of Planning Control

20 July 2006

Application Number: 06/01623/P, 2- 4 Mulgrave Road, Croydon

1. SUMMARY

1.1 Outline application for :

- Demolition of existing buildings and erection of three storey building with accommodation in roofspace to comprise 13 residential units.
- 2 on-site parking spaces

2. RECOMMENDATION

2.1 Refuse outline permission for the reasons set out on the agenda

3. BACKGROUND

3.1 Site Description

The site:

- Is located on the southern side of Mulgrave Road.
- Comprises a pair of semi-detached, two storey Victorian properties which are on the Council's Local List of Buildings of Special Architectural or Historic Interest.
- There are a number of trees along the western boundary of the site.

3.2 Surrounding Area

- Mulgrave Road is residential in character with a mix of two storey (with accommodation in the roofspace) detached and semi detached Victorian properties.
- Immediately to the east of the site, is a two storey (with accommodation in the roofspace) detached Victorian property that has been converted into 6 flats.
- Opposite the site, on the northern side of Mulgrave Road are two storey (with accommodation in the roofspace) semi-detached Victorian properties and a 3 storey (with accommodation in the roofspace) flatted development to the north west.
- To the west of the site, fronting Park Lane is a two storey (with accommodation in the roofspace) detached Victorian property converted into flats.
- To the south west, also fronting Park Lane is a large three storey flatted development

3.3 Designations

- Archaeological Priority Zone

3.4 Relevant history

- None

3.5 Proposal

Outline application (only access and siting for determination at this stage, all other matters reserved) for:

- Erection of three storey building with accommodation in roofspace comprising 6 x 1 bedroom units, 6 x 2 bedroom units and 1 x 3 bedroom units with floor areas ranging between 47 sq. metres and 111 sq.metres.
- Building would front Mulgrave Road and would be sited 8.5 metres from front boundary with main pedestrian access from frontage
- Communal rear amenity space
- 2 parking spaces at front of property accessed from Mulgrave Road
- Illustrative drawings indicate the building would be a maximum of 17 metres in height.

4. PLANNING POLICIES:

- Unitary Development Plan:
SP1, SP2, BE1, BE3, BE4, BE5, BE7, BE8, BE9, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE18, BE23, BE26, AR1, UC11, RO15, SP12, SP13, EP8, EP16, SP18, SP23, T2, T6, T31, T23, T31, T37, T46, SP31, SP32, H2, H8, H11, H15, H16
- Adoption Draft Replacement Unitary Development Plan For Croydon (the Croydon Plan):
SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, RO12, SP9, SP13, EP2, EP16, SP14, T2, T4, T8, T11, SP17, SP18, SP20, H2, H9, H14, UC9, UC11

Planning Guidance Note 1 'Planning Obligations'

5. CONSULTATIONS

5.1 The application advertised in the local press and by a site notice as a major application.

5.2 78 adjacent occupiers notified. 25 letters of objection have been received on the grounds of:

- Loss of historic locally listed buildings which are valuable to the streetscene
- Inadequate evidence to justify loss of buildings
- Proposal would change the historic character of the road
- Proposed building would be cramped and visually dominant in street and out of character with existing buildings
- Overdevelopment of the site
- Characterless and ugly building which would be detrimental to streetscene
- Set precedent for further loss of Victorian houses

- Exacerbate existing parking stress
 - Additional vehicle access would be dangerous
 - More family sized flats should be provided
 - Loss of privacy and light to adjacent occupiers
 - Increase in noise and disturbance
 - Inadequate amenity space
 - Lack of green principles
 - Loss of trees and wildlife habitats
- 5.3 The Croydon Society have also objected to the proposal on the following grounds:
- Demolition of attractive and well-maintained period houses
 - 4 storey block would be out of character with the predominant scale of development in street
 - Illustrative design would be inappropriate
 - Conversion scheme would be better
- 5.4 A letter has been received from English Nature requesting that the applicant undertakes a survey of the site to establish if there are any protected or rare species.
- 5.5 English Heritage have requested that any permission be subject to conditions to secure a programme of archaeological work.

6 CONSIDERATIONS

6.1 Use policies

- There is no objection to the principle of some intensification of the residential use of the site. However there are objections to the demolition of the locally listed buildings which is discussed in section 6.2 below.
- A contribution of £7, 770 would be required towards the enhancement of a nearby recreational space to comply with Policy RO12 of the Adoption Draft Replacement Unitary Development Plan and PGN1. The Fairfield Ward is deficient in both primary and secondary education places and a contribution of £25,011 would be required in line with PGN1. The applicant has indicated that they are willing in principle to provide such contributions.

6.2 Townscape issues

- This pair of Victorian properties are on the Council's Local List of Buildings of Special Architectural or Historic Interest. It is not considered that the applicant has demonstrated that all reasonable attempts have been made to retain the buildings as required by Policy UC9 of the Adoption Draft Replacement UDP and the demolition of this pair of locally listed buildings is considered unacceptable.
- It is considered that a three storey building (with accommodation in the roofspace) to a maximum height of 17 metres as shown on the illustrative plans would be unduly prominent in the streetscene and detrimental to the character of the area.

- The proposed siting of the replacement building would extend further back than the established rear building line of the properties on this side of Mulgrave Road. This would be detrimental to visual amenity when viewed from the rear.

6.3 Amenities of adjoining and nearby occupiers:

- The proposal would appear overbearing and over dominant from the rear habitable rooms and rear garden of number 6 Mulgrave Road.
- There would be no adverse impact in terms of loss of daylight or privacy to adjacent occupiers.

6.4 Amenities of future occupiers

- The rear amenity space would be adequate to serve future residents.
- The floor plans indicate that an adequate standard of accommodation could be provided within the building.

6.5 Trees

- It is not considered that any trees on the site are worthy of a Tree Preservation Order. Therefore there is no objection to the loss of trees that may result from the proposed development.

6.6 Highways and parking

- The site has a PTAL rating of 5. With this high accessibility to public transport links, the proposed number of parking spaces (2) is considered acceptable.
- Adequate visibility splays could be provided on each side of the access.
- The location of the refuse store to the front of the building is considered unacceptable.
- A cycle parking area is proposed.
- A contribution of £9,400 would be required towards sustainable transport initiatives to comply with PGN1. The applicant has indicated that they are willing to provide such a contribution.

7. ENVIRONMENTAL CONSIDERATIONS

- Although no information has been provided on Eco Homes rating and renewable energy, further information could be provided at the reserved matters stage.
- A historical review of the site would be required to assess the potential for contaminated land.

8. EQUALITIES CONSIDERATIONS

- Both of the parking spaces proposed would be suitable for use as disabled spaces.
- Information relating to access, lifetime homes and wheelchair accessible housing could be accessed at the reserved matters stage.

Case Officer: Samantha Maxted

Background Documents: 25 Letters of objection
1 letter of objection from the Croydon Society
1 letter from English Nature
1 letter from English Heritage

Contact Officer: Phil Mills 020 8760 5419