

Agenda Item: 6.3

06/02017/P

17/05/2006

Kenley

Application for full planning permission

Agent:
Fulcrum Design
136 High Street
Guildford
Surrey
GU1 3HJ

Applicant:
Croydon Project Services
Unit 18, The Redlands Centre
Redlands
Coulsdon Surrey
CR5 2HT

Location: Chestnuts, 157 Welcomes Road, Kenley, CR8 5HB

Description: Demolition of existing house; erection of 2 detached five bedroom houses with detached double garages

Drawing No(s): SL/157/30-06-06 (received 03/07/2006); and 03/17/05/A and 03/17/06 (received 11/07/2006).

Recommendation: Grant Permission

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

1. 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 those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) parking arrangements
- (2) vehicular turning area
- (3) visibility splays

Section B

- (4) finished floor levels of the building(s) in relation to existing and proposed site levels
- (5) boundary fences and hedging

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

2. 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 Policy UD3 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

3. The new planting and/or other landscaping treatment specified in the application 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 ensure that the new planting becomes established and thereby enhances the appearance of the development and contributes to the visual amenity of the locality in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
4. 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 UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
5. Prior to the commencement of works on site including those for 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 the 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 UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
6. 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 UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
7. 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 UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

8. No window shall be formed in the following elevation(s) at or above first floor level other than as specified in the application:-
 - (1) north-eastern - plot 1
 - (2) south-western - plot 2Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

9. The bathroom/en-suite windows in the following elevations shall be glazed in obscure glass and retained in that form for so long as the development remains in existence:-
 - (1) north-eastern - plot 1
 - (2) south-western - plot 2Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

10. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement therefore, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area.

11. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window shall be inserted or constructed in the roof of any dwelling without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area.

12. 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 Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, SP8, SP17, SP20, UD1, UD2, UD3, UD8, UD13, UD14, UD15, RO6, NC4, T8, T11, H2 and H9.

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 urban design and housing policies of the development plan
 - (l) maintaining the open character of the Metropolitan Green Belt
- and having regard to all other matters raised.

Informative(s) :-

- 1 The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

Ward: Kenley PLANNING COMMITTEE
Lead Officer: Head of Planning Control Meeting Date: 27/07/2006

Application No. 06/02017/P – Chestnuts, 157 Welcomes Road, Kenley

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the demolition of the existing house, and erection of two detached five bedroom houses with detached double garages.
- 1.2 This application has been included on the Planning Committee agenda due to a Councillor's referral.

2. RECOMMENDATION

- 2.1 That planning permission be granted subject to the conditions and reasons set out in the agenda.

3. BACKGROUND

- (a) Site Description

- 3.1 The application site consists of a large well separated plot of land, devoid of any buildings. The site previously contained a large detached house (known as 'Chestnuts') with attached garages to the south-west and a single detached garage and outbuilding to the north-east; however the house/garage and all outbuildings have now been demolished in accordance with planning application 04/02346/P. The site is screened by hedging and mature trees.
- 3.2 There are a number of trees at the site, mainly along the north-eastern boundary, including seven Beech trees at the rear, adjacent to a track/bridleway, which are protected under Tree Preservation Order no. 190. Beyond the line of the rear gardens of properties in Welcomes Road, the land is designated as Metropolitan Green Belt.
- 3.3 The surrounding area is residential in character, comprising large detached houses set in spacious grounds. There is a bridleway to the north-east of the site which connects Welcomes Road with Golf Road. Welcomes Road is a private road.

(b) Relevant Planning History

- 3.4 03/02971/P: Demolition of existing house; erection of detached four bedroom house with attached triple garage and a detached five bedroom house with attached triple garage; construction of new drive to existing vehicular access onto Welcomes Road – refused (08 March 2004); and appeal dismissed (21 January 2005).
- 3.5 04/00205/P: Demolition of existing house; erection of detached four bedroom house with attached triple garage and a detached five bedroom house with attached triple garage; construction of new drive to existing vehicular access onto Welcomes Road – refused (11 March 2004).
- 3.6 04/02346/P: Demolition of existing house; erection of two detached five bedroom houses with detached double garages – granted (19 November 2004).
- 3.7 05/04821/P (157-159 Welcomes Road): Erection of two detached four bedroom houses at rear with detached double garages – refused (16 March 2005).

(c) Proposal

- 3.8 Permission is sought for the demolition of the existing house, and erection of two detached five bedroom houses with detached double garages. The proposal varies slightly from the earlier approved scheme. As noted earlier the house/garage and all outbuildings have now been demolished in accordance with planning application 04/02346/P. The foundations have been laid for the proposed houses and garages, which are also, largely in accordance with planning application 04/02346/P.

- 3.9 The two dwellings would be staggered and sited behind the rear line of the demolished house. Plot 1, to the north-east, would be approximately 34m from the frontage, and 1.6m from the north-east boundary. Plot 2, to the south-west, would be approximately 31m from the frontage, and 1.8m from the south-west boundary. They would have approximate rear garden depths of 37m and 40m respectively. The double garages would be approximately 16m and 15m from the frontage respectively. The total gross floor area of each house would be 374m², and each garage would have an area comprising 31m². Both plots would be mirror images of each other (in terms of layout and appearance).
- 3.10 Both plots would utilise the existing vehicular access onto Welcomes Road. New planting would be carried out at the front of the site. No details of external materials have been submitted with the application.
- 3.11 To summarise, the differences between the proposed development and the approved development associated with planning application 04/02346/P are:
1. Both houses would have single storey rear elements (approximate depth of 4-4.5m);
 2. The detached double garage linked with Plot 2 would be moved slightly closer to the house, and the adjoining boundary with 159 Welcomes Road; and
 3. Elevational alterations (e.g. change in window size, style, placement, etc.), and changes to the appearance of both houses.

4. PLANNING POLICIES

- 4.1 The policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, SP8, SP17, SP20, UD1, UD2, UD3, UD8, UD13, UD14, UD15, RO6, NC4, T8, T11, H2 and H9.

5. CONSULTATIONS

- 5.1 Twenty adjoining and nearby occupiers were notified of the application. Two representations have been received. The following concerns and objections associated with the proposal have been raised:-
- (a) Density of development would not respect the surroundings;
 - (b) Development would have adverse impact on the character of the area, on the visual amenity of the area, and on the amenity of adjoining occupiers, by reason of visual intrusion and dominance due to the size, siting, height and design of the proposed houses;
 - (c) Noise and disturbance during construction, and from future occupiers of the site;

- (d) Overlooking/loss of privacy;
- (e) Single storey rear aspects would appear unsightly and dominant –thereby increasing the footprints of the houses “significantly”;
- (f) Single storey rear aspects would not complement the character of the proposed houses; and
- (g) Roof forms and pitch would not respect the character of nearby buildings.

5.2 Councillor Steve O’Connell has referred the application and considers that the proposed development, by reason of additional size and inappropriate massing would result in “a marked increase in footprint”. Councillor O’Connell also considers that the proposed development would be detrimental to the amenities currently enjoyed by adjoining properties, and would be out of keeping with the street scene.

6. CONSIDERATIONS

6.1 The principal issues are:

- (a) The effect on the character of the area and the street scene;
- (b) The effect on the amenities/privacy of occupiers of adjoining property;
- (c) The effect on trees; and
- (d) The impact on the setting of the Green Belt.

6.2 Policy UD2 of the Croydon Plan states that development proposals should “reinforce and respect the existing development pattern, plot and building frontage widths” and Policy UD3 states that development proposals should “respect the height and proportions of surrounding buildings which play an important role in determining the character of the street”. The two houses would be sited on plots having a width of 15m for each, and would provide a distance of 1.5m-2m to the flank boundaries allowing for a 3m gap between the new buildings. Although the majority of plot frontages in the immediate locality are greater than this, the existing houses are set well back within their plots, and so frontage widths are not readily apparent in the street scene. The proposed houses would be set back behind the line of no. 159 to the south-west, but forward of no. 153 to the north-east. However, the proposed houses would follow the existing street pattern formed by the relatively new houses at nos. 151a, 151, 153a and 153 Welcomes Road. The spacing between the new buildings, and between the buildings and the boundaries would generally respect those relationships found at nos. 151a-153 Welcomes Road. The size and height of the new house would also be acceptable. Although the garages would be forward of the new houses, they would not be so conspicuous in the street scene having regard to the existing planting along the frontage, which

would partly screen the buildings. The siting of the garages would replicate the garages provided for nos. 151a and 153 Welcomes Road. The occupiers of the new dwellings would have generous rear gardens to complement those in the locality.

- 6.3 The design and appearance of the new dwellings would be satisfactory and with appropriate external materials would not look out of place in the street scene. It is considered that the resulting residential density would not be excessive for this area.
- 6.4 The siting of the new dwelling on Plot 1 would be 12m from the flank wall of no. 153 Welcomes Road and separated by the bridleway and existing tree screening. In addition, the siting of the house on Plot 2 would be 11-12m from the flank wall of no. 159. There would be no principal windows at or above first floor level in the north-eastern or south-western flank walls of the houses, and those first floor windows shown would be obscure glazed. It is considered that the siting of the houses would not result in any significant loss of amenity or privacy for adjoining occupiers. However, in view of the proposed floor space for each dwelling, it is recommended that permitted development rights to extend the properties further should be withdrawn, in the interests of protecting the amenities of the neighbouring occupiers and the spacing between buildings when viewed from the street scene.
- 6.5 The protected trees at the rear of the site would not be affected by the siting of the new dwellings. There are no other trees on the site which are of particular merit that would be significantly affected by the siting of the houses or garages.
- 6.6 The siting of the two new houses would be nearer to the boundary line of the Metropolitan Green Belt than the existing house; however the rear gardens would not encroach into the Green Belt in view of the agreed re-positioning of the rear boundary fence. In addition the development would not impact on the views of the Green Belt from the surrounding area, and would not significantly affect the amenity of the Green Belt when viewed from the Green Belt.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The development would involve building on previously developed land and would not significantly impact on the visual amenity of the Green Belt.

8. EQUALITIES CONSIDERATIONS

- 8.1 The applicant has confirmed that there would be full level threshold access to the main entrance doors to the dwellings, in accordance with Part M of the Building Regulations. There are no other equality issues arising from this application.
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Report Author: Simon Taylor

Background Documents: Referral from Councillor Steve O'Connell
Two representations from interested parties

Contact Officer: Philip Mills Tel 020 8760 5419