

Agenda Item: 6.10

This is a Major Application for which the 13 week period expires on 01/09/2006.

06/02216/P

02/06/2006

Purley

Application for outline planning permission

Applicant:

Mr H. C. Penfold

2 Oaks Way

Epsom Downs

Epsom Surrey KT18 5PU

Location: 22-26 High Street, Purley, CR8 2AA

Description: Demolition of existing buildings; Erection of four storey building with accommodation in roofspace for use as 12 two bedroom flats and for purposes within Class A3 (Restaurants and cafes) on ground floor

Drawing No(s): HSP/P/001,002,003,004,005

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The proposal would amount to an overdevelopment of the site and would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its likely scale and prominent siting and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 2. The siting and massing height and proportions of the development would not respect or improve the development pattern nor maximise the opportunities for creating an attractive and interesting environment and would thereby conflict with Policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 3. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of loss of privacy and visual intrusion and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 4. The development fails to provide on site car parking provision for disabled people contrary to Policies SP14 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
-

APPLICATION NO. 06/2216/P - 22 – 26 HIGH STREET, PURLEY

1. SUMMARY

- 1.1 This report concerns an application for outline planning permission for the demolition of the existing buildings and the erection of a five storey building comprising 12 two bedroom flats including accommodation in the roof space along with a class A3 Restaurant on the ground floor. Only the siting of the building is to be determined at this stage. The design, external appearance, means of access and landscaping of the site are to be considered as reserved matters.

2. RECOMMENDATION

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

3. BACKGROUND

(a) Site Description

- 3.1 The site is situated to the east side of High Street Purley and is surrounded by buildings of varying scale, appearance and design including three storey buildings with active commercial units on the ground floor. The buildings either side of the application site however, are two storeys in height.
- 3.2 The application site has a frontage of some 16m, and a depth that varies between 24m and 29m. The site area is approximately 0.04 hectares. The site is currently occupied by 3 two storey buildings comprising commercial units on the ground floor with residential accommodation above no. 22 is the end of a terrace comprising numbers 16-22.
- 3.3 Numbers 13-23 Whytecliffe Road South is located immediately to the rear of the application site on its eastern boundary. This site was recently granted planning permission for 45 residential units with commercial space on the ground floor. This permission was subject to a legal agreement that would facilitate part of a pedestrian access designed to link Whytecliffe Road South to the High Street. The current application scheme includes the second part of the pedestrian access on to the High Street and would enable direct access from Purley Station.
- 3.4 The whole site lies within the Purley Town Centre regeneration area for which the adopted Purley Town Centre Regeneration strategy applies. This strategy has been drawn up to identify problems and opportunities for improving the town centre. The site also lies within an Archaeology Priority Zone, opposite a Local Area of Special Character and a secondary Retail Frontage. The premises are the Local List of Buildings of Architectural or Historic Interest.

High Street is a Local Access Road.

(b) Planning History

- 3.5 There have been no significant planning application that have any direct bearing on the current proposal under consideration.

(c) Proposal

- 3.6 This is an application for outline planning permission for the demolition of 22 – 26 High Street Purley and the erection of a five storey building with commercial premises on the ground floor. The accommodation would comprise 12 two bedroom flats with floor space of between 58 and 75 sq.m. The total floor space for the development would be 756.73 sq.m.
- 3.7 As part of the proposal the applicant has set aside a strip of land adjoining and to the south as a pedestrian access. This access would be approximately 4m wide linking up with the approved access 13-23 Whytecliffe Road South. The applicant proposes to dedicate this land to the Council in order to allow full access to the High Street from Purley Station and Whytecliffe Road South.
- 3.8 The illustrative drawings indicate the possible floor plans, a section through the building and possible street scene elevation. The building would include a similar width to that of the existing development. However the depth of the building would be 18m at ground floor level which is between 3m and 6m deeper than the neighbouring buildings.
- 3.9 There would be no on street car parking although a cycle store is proposed. The commercial units would occupy a small proportion of the ground floor accommodation. A small amenity area would be provided at the rear of the building.

4. POLICIES

- 4.1 The relevant policies of the adopted Unitary Development Plan are SP1-3, UD2, UD3, UD6-8, UD15, UC5, UC9, UC11-14, SP9, SP17-23, SP10, T2, T4, T8, H2, H3, H10 and SH5.

5. REPRESENTATIONS

- 5.1 The application has been advertised in the local press as a "major application" under Article 8 of the Town and Country Planning (General Development Procedures) Order 1995.
- 5.2 The owner/occupiers of adjoining and nearby premises along the High Street and Whytecliffe Road South were notified. One letter has been received from the Purley & Woodcote Residents' Association objecting to the proposal for the following reasons:-
- (a) overdevelopment;
 - (b) lack of amenity space;
 - (c) The ground floor should be totally dedicated to a retail use

- (d) The building would be overly dominant in the street scene

6. CONSIDERATIONS

6.1 The principal issues to be considered are:-

(a) the effect of the development on:-

- (i) the character of the area and the appearance of the street scene;
- (ii) the amenities of adjoining and surrounding occupiers
- (iii) transportation and highways implications

6.2 The application site forms part of a key site in Purley Town Centre. Land at 10-30 High Street and 1-23 Whytecliffe Road South is identified in the Purley Town Centre SPG 13 as a site that provides an opportunity for a gateway building and a local landmark which would be highly visible from Purley Station. This aspect of SPG 13 has been partially fulfilled by the approval for development at 13-23 Whytecliffe Road South. Development of numbers 22-26 High Street would not represent the comprehensive development required in the guidance but would include the remaining part of the pedestrian link that would allow access from Whytecliffe Road South. This aspect of the proposal represents an important objective contained within the Council's supplementary guidance and as such is to be welcomed in principle.

The character of the area and the appearance of the street scene

6.3 Policies UD2 and UD3 of the newly Adopted Replacement Unitary Development Plan requires that new development should respect the existing development pattern along with the height and proportions of surrounding buildings while also accommodating higher densities in areas of high public transport accessibility.

6.4 In the context of its setting however, the development would be significant in terms of its scale and height. The buildings immediately adjoining the application site are only two storeys in height. While the height of these buildings should not be allowed to completely dictate the height of new development, it is considered that the development of the site by what is effectively a five storey building would represent too significant a departure from the existing pattern of development in the High Street and would be an overdevelopment of the site.

6.5 In support of the application the applicant has submitted a statement in which he points to taller buildings at Purley Point and Astoria House. It states further, that any reduction in height would affect the feasibility of the development. It is submitted however that the height and proportions of new developments must relate to the surrounding buildings and the street scene that it forms part of. The proposal fails to achieve this as the proposed building would be out of keeping with both neighbouring buildings and the street scene in general.

The amenities of adjoining and surrounding occupiers

6.6 With regard to the likely impact of the proposal on surrounding premises, it is

considered that the siting of the development and in particular its rearward projection between 3 and 6m beyond the rear wall of the adjoining buildings, the development is likely to result in undue visual intrusion contrary to policy UD8 of the adopted plan.

- 6.7 In addition the available amenity space allocated to the 12 dwellings would be only 45.78 square metres. This represents 3.8 square metres for each two bed flat proposed. This amenity space is considered insufficient for the development proposed.

Transportation and highways implications

- 6.8 No car parking spaces are proposed within the scheme. However given the awkward nature of this High Street location and the difficulty in achieving any vehicular access to the site it is considered that given the good public transport facilities within close walking distance, low car parking provision is considered acceptable for the site. However the absence of parking for drivers with disabilities is not acceptable. Cycle storage facilities have been indicated as part of the proposal. Moreover, Government guidance contained within PPG 13 and Policy T8 of the adopted Croydon Plan supports the principle of lower, more sustainable transport choices in locations with good public transport accessibility. The application site complies with this requirement in that it is within walking distance of Purley station on Whytecliffe Road South and bus routes nearby.

Conclusion

- 6.9 It is considered that the principle of a mixed development at the site is acceptable, particularly as it would include provision for a pedestrian walkway that would allow direct access from Whytecliffe Road South to the High Street. However the proposal as submitted would represent over development of the site. In site layout terms the scheme does not achieve the right balance between the pedestrian walkway width, size of commercial units, parking and amenity space.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The development would represent an overdevelopment of the site with minimum amenity space allocated for occupants.

8. EQUALITIES CONSIDERATIONS

- 8.1 No car parking provision is made within the site for people with disabilities. However, there would be a lift serving all floors of the building.

Case Officer: David Alabi

Background Documents: One letter from the Purley & Woodcote Residents' Association

Contact Officer: Philip Mills Tel. 0208 760 5419