

**Agenda Item: 6.4**

06/02901/P

13/07/2006

Sanderstead

Application for full planning permission

Agent:

Mr Andrew Bell  
Bell Associates  
Unit J, Lombard Business Park  
20-26 Purley Way  
Croydon  
CR0 3JP

Applicant:

Mr and Mrs Lepine  
72 Court Hill  
Purley  
CR2 9NA

Location: 72 Court Hill, South Croydon, CR2 9NA

Description: Erection of detached three bedroom house at side; formation of vehicular access and provision of parking spaces

Drawing No(s): 158/001/01, 02, 03

Recommendation: **Grant Permission**

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

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters and once approved the works shall be carried out in the form agreed
  - (1) boundary walls and fences  
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
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.
  - (1) parking arrangements  
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon 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 Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. Details of the visibility splays shall be submitted for approval by the Local Planning Authority and once approved the works shall be carried out prior to the occupation of the development and shall be retained for so long as the development remains in existence  
Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no enlargement of the dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the 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
7. No window shall be formed in the following elevation(s) other than as specified in the application and those shown as obscure glazed shall be retained in that form:-  
northern  
southern  
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Guidance Note No.2 on Residential Extensions
8. 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:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD2, UD3, UD7, UD8, UD12, UD13, UD14, NC4, SP18, SP22, H2, T8 and T11.

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
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) sustainability issues
- (l) the urban design policies of the development plan
- (m) the nature conservation policies of the development plan
- (n) the environmental protection policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

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.

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**Ward: Sanderstead**

**PLANNING COMMITTEE**

**Lead Officer: Head of Planning Control**

**7<sup>th</sup> September 2006**

**06/2901/P - 72 Court Avenue, Sanderstead**

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## **1. SUMMARY**

- 1.1 This application is for full planning permission for the demolition of existing garage at No 72 Court Hill and the erection of a two storey three bedroom dwelling house with two car parking spaces and formation of vehicular access.

## **2. RECOMMENDATION**

- 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 application site is roughly rectangular and contains a two storey semi-detached single family dwelling house with brick and render elevations under a plain tiled roof and with a detached single garage on the northern boundary of the site. No 72 Court Hill is on the 'crescent' side of a roundabout junction and is setback by approximately 5 metres from Court Hill. Land levels on the site are fairly even, the existing rear garden length of the application site is approximately 25m however the overall plot size is larger than many others in the locality at some 900 square metres.
- 3.2 Court Hill is deemed a Local Access Road. There are no other policy constraints or Tree Preservation Orders on the site.
- 3.3 The surrounding area is wholly residential in character with the buildings in different architectural designs. The plot sizes and shapes differ somewhat, but are predominantly well spaced with lengthy rear gardens.

### **b) Planning History**

- 3.4 88/2134/P- Planning permission was granted for the erection of single/two storey front/side rear extension to include double garage.

### **c) Proposal**

- 3.5 Planning permission is sought for the demolition of existing detached single garage and erection of a two storey three bedroom detached single family dwelling house with two car parking spaces to the front of the property and the formation of a vehicular access. A Design Statement has been submitted with this application.
- 3.6 The proposed building would sit to the north of the host dwelling and would measure approximately 9.6 metres deep and have a width of approximately 6 metres. The proposed plot size for the proposed dwelling would measure approximately 45 metres deep and have a frontage width of approximately 8.4 metres giving a site area of 378 sq. metres. The gross internal floor area for the ground floor would be 54 sq. metres and 51sq metres on the first floor. The host property would retain a rear garden of approximately 25metres x 8metres.
- 3.7 Two car parking spaces and vehicular accesses are proposed in front of each of the proposed and host dwellings. Screening is proposed along both the northern and southern boundaries in the form of new planting.

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

4.1 The relevant policies of the Adopted Croydon Plan are SP1, SP2, SP3, UD2, UD3, UD7, UD8, UD12, UD13, UD14, NC4, SP18, SP22, H2, T8 and T11.

#### **5. CONSULTATIONS**

5.1 Six adjoining and nearby owners/occupiers have been notified in writing of the application. Five letters of representation have been received from residents raising the following points:

- The proposal would be out of keeping with the area and would not respect plot and frontal widths.
- The plot will not be able to be given a house number.
- Loss of privacy
- Objection to the dwelling fronting a roundabout.
- Loss of views
- The proposed dwelling would not be built of the same materials as to the dwellings in the locality.
- Increased parking likely to result in a traffic hazard.
- Demolition of garage could result in possible parking on the roundabout
- The proposed hard surface parking area would result in lack of drainage.
- The plot would be too small and would have an adverse impact on the streetscene.
- This proposal would result in a terracing affect
- The proposal would result in a strain in water and sewage treatment and disposal
- Certain covenants regarding the land are still valid

5.2 Councillor Yvette Hopley has referred the application on the grounds of the plot being too small for proposed development; loss of privacy to neighbours; overdevelopment of the area; close to a roundabout and hazardous.

## 6. CONSIDERATIONS

6.1 The principal planning considerations are:

- (a) The effect of the proposal upon the character of the area and the visual amenities of the street scene.
- (b) The effect of the proposal upon the amenities of the owners/occupiers of adjoining/nearby properties.
- (c) Traffic and highway safety implications.

6.2 Policy BE3 of the UDP states that “the siting and massing of development should respect or improve the existing pattern of buildings and the spaces between them and maximize opportunities for creating an attractive and interesting environment”. Policy H2 of the UDP states that housing will be permitted “within the existing built up area provided it does not conflict with protecting the character of the residential area”. Additionally, government policy encourages windfall sites including the use of previously developed land. This too is reflected in the policies of the Replacement UDP.

6.3 The Sanderstead area, and in particular Court Hill is characterised by a mixture of detached and semi detached properties of varying design and character, both single and two storey which sit on plots of various sizes with varied separations at the boundaries.

6.4 The proposed development would be situated on land adjacent to the host property on a crescent facing a roundabout and opposite Brian Avenue. Due to its prominent position it would be noticeable in the streetscene. The proposed dwelling would be setback by 10m from the road and the separation between buildings would be acceptable. The separation between the proposal and No70 would be approximately 4.2m which is consistent with the relationships between some of the other houses in the area. In terms of the plot size the proposal would be 378 sq metres and therefore smaller than other plots in the wider area. The building line between nos 70 and 72 is staggered and the proposed building would be siting in between the two. Overall, the proposal would be of a size and sited in a position that be acceptable and help meet PPG3 and local plan Policies that seek to make the best use of urban land.

6.5 The proposed dwelling is set forward of the front elevation of No72 by 3metres with a 1m gap from the boundary and would be 6.5m behind the front elevation of No 70 with a 4.2 metre gap between the properties. It follows that the new building would be partly behind No 70. Notwithstanding the position of the building behind No 70, the two storey part would not be within a 45 degree angle projecting from the habitable rooms of No 70. Due to the spacing between the adjoining occupiers and the proposed dwelling there would be no undue visual intrusion, loss of outlook or loss of light from the new dwellings. No habitable room windows would be positioned in the flank elevations and conditions to help with screening could be imposed. Whilst there would be some effects on neighbouring occupiers arising from this proposal, these would not be sufficient to provide grounds for refusal.

- 6.6 In terms of traffic and highway safety, the application site is within an area with a PTAL (Public Transport Accessibility Level) rating of 1a, as indicated by TfL (Transport for London). Therefore it is considered poorly accessible to public transport links. Appendix 2 of the Croydon Plan requires a maximum of 2 parking spaces to be provided per detached dwelling, the quantity of car parking provision is considered acceptable.
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## **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 The development would make efficient use of an existing developed site and would be consistent with the objectives set out in PPG3.

## **8. EQUALITIES CONSIDERATIONS**

- 8.1 Level access could be provided to the principal entrance. There are no other equalities issues arising from this application.

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Report Author: Priscilla Nhembe

Background Documents: 5 letters of representation from local residents;  
Referral letter from Councillor Yvette Hopley;

Contact Officer: Phil Mills Tel 020 8760 5419