

Agenda Item: **6.1**

This is a Major Application for which the 13 week period expires on 10/06/2005.

05/00244/P 11/03/2005 Ashburton

Application for full planning permission

<p>Agent: Howard Fairbairn & Partners 439 London Road Croydon Surrey CR0 3PF</p>	<p>Applicant: Mr A Crilly Moongate Homes 90 Chatsworth Road London NW2 5QU</p>
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Location: Land at Glade Gardens, Croydon, CR0

Description: Erection of 2 two storey buildings with accommodation in roofspace comprising 10 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 5188 - P01 Rev B, P02 Rev B, P03 Rev B, P04

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) vehicular access
 - (3) refuse collection facilities
 - (4) cycle store

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

2. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-
 - Section A
 - (1) security lighting
 - (2) access control method to main entrance doors
 - Section B
 - (3) roads, footpaths and access routes within the site including levels and gradients
 - (4) any boundary walls and fences or other means of enclosing the site
 - (5) finished floor levels of the building(s) in relation to existing and proposed site levels

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

3. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 2 shall be provided before any part of the development is occupied and those in Section A shall be retained for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of development is provided and retained

4. 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 UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. 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 UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

6. 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

7. A scheme of protective fencing to be erected around each tree or group of trees referred to in the foregoing condition shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the

commencement of any demolition, site clearance or development works. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:1991. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either "Heras" panel fencing or 20 mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:1991 section 8.2.3). The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

8. 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

9. 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

10. The hardstanding area shall be constructed in accordance with arboricultural research note APN1.

Reason: To ensure that the trees to be retained including those protected by the Tree Preservation Order are not damaged by construction.

11. Plans of the new street including details of levels, gradients, surface water drainage, source control methods and construction shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development and no part of the development shall be occupied until the approved details have been fully implemented.

Reason: To prevent the increased risk of flooding and to improve water quality.

12. 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. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development.

Reason: To accord with Policies UD1 and UD18 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

13. 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 energy requirements generated by the development will be achieved by renewable energy production methods. 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 and Policies EP22 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

14. The windows in the south elevation of annotated Building 'A' on the drawings hereby approved shall be retained in the form specified in the application for so long as the development remains in existence

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

15. The development shall be begun within five years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990

In granting permission the local planning authority had regard to the following policies:-

1. The policies of the Unitary Development Plan which are of relevance to this application are SP1, SP2, BE1, BE3, BE4, BE6, BE10-BE14, BE16, BE17, BE18, BE23, SP9, RO15, SP12, SP13, EP16, SP18, SP25, T6, T23, SP30-SP32, H2, H8, H11, and IMP1.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are: SP1 - SP3, UD1, UD2, UD4 - UD6, UD10, UD11, UD13, UD14, SP8, RO15, SP11, SP12, SP15, EP22, EP23, SP16, T14, T30, T43, SP19-SP22 and H2.

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 housing policies of the development plan
- (l) sustainability issues
- (m) the recreational open space policies of the development plan
- (n) the open land and outdoor recreation policies of the development plan
- (o) the urban design policies of the development plan
- (p) the environmental protection policies of the development plan
- (q) the transport policies of the development plan

(r) the provision of satisfactory living accommodation for future residents of the flats
and having regard to all other matters raised.

Ward: Ashburton

DEVELOPMENT CONTROL COMMITTEE

Lead Officer: Head of Planning Control

21st September 2006

05/244/P: LAND AT GLADE GARDENS, CROYDON

1. SUMMARY

- 1.1 This supplementary report concerns an application for full planning permission for the erection of 2 two storey buildings with accommodation in the roofspace comprising 10 one bedroom flats; formation of vehicular access and provision of associated parking.
- 1.2 The application was deferred by the Development Control Committee at its meeting on 17 November 2005 so that Committee Members could undertake a site visit to enable a more informed decision to be made. Members visited the site on 3 December 2005.
- 1.3 At the site visit Members requested clarification regarding the planning status of the application site and various hoardings that had been erected around the site to prevent public access.

2. BACKGROUND

- 3.1 Reference was made in the report to the Committee of 17 November 2006 as to the lawful use of the land and whether it constituted Local Open Land as defined in the then Draft Replacement UDP. To clarify the matter the Council has sought external legal advice which has confirmed that the application site should not be defined as Local Open Land. Furthermore its lawful status should be seen to be ancillary to the adjacent residential uses. As such the development of the land for residential purposes would not in principle be contrary to the land use policies of the Draft Replacement UDP or the recently Adopted Replacement UDP (The Croydon Plan)
 - 3.2 In relation to the hoardings which have been erected to prevent public access to the application site, these were originally constructed to a height of over 2m and as such required planning permission. Following an investigation by Council Enforcement officers the owners of the site reduced the hoardings to a height not exceeding 2m, as such they do not now require the benefit of planning permission. With regard to the Planning Acts the loss of public access is not breach of control.
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05/00244/P

11/03/2005

Ashburton

Application for full planning permission

Agent:

Howard Fairbairn & Partners
439 London Road
Croydon
Surrey
CR0 3PF

Applicant:

Mr A Crilly
Moongate Homes
90 Chatsworth Road
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Location: Land at Glade Gardens, Croydon, CR0

Description: Erection of 2 two storey buildings with accommodation in roofspace comprising 10 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 5188 - P01 Rev B, P02 Rev B, P03 Rev B, P04

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) vehicular access
- (3) refuse collection facilities
- (4) cycle store

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

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

Section A

- (1) security lighting
- (2) access control method to main entrance doors

Section B

- (3) roads, footpaths and access routes within the site including levels and gradients
- (4) any boundary walls and fences or other means of enclosing the site
- (5) finished floor levels of the building(s) in relation to existing and proposed site levels

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matters approved in compliance with Condition 2 shall be provided before any part of the development is occupied and those in Section A shall be retained for so long as the development remains in existence.

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Reason: To comply with Policy EP16 of the Unitary Development Plan and Policies EP22 and EP23 of the Second Deposit Draft Replacement Unitary

Development Plan (the Croydon Plan)

14. The windows in the south elevation of annotated Building 'A' on the drawings hereby approved shall be retained in the form specified in the application for so long as the development remains in existence

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

15. The development shall be begun within five years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990

In granting permission the local planning authority had regard to the following policies:-

1. The policies of the Unitary Development Plan which are of relevance to this application are SP1, SP2, BE1, BE3, BE4, BE6, BE10-BE14, BE16, BE17, BE18, BE23, SP9, RO15, SP12, SP13, EP16, SP18, SP25, T6, T23, SP30-SP32, H2, H8, H11, and IMP1.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are: SP1 - SP3, UD1, UD2, UD4 - UD6, UD10, UD11, UD13, UD14, SP8, RO15, SP11, SP12, SP15, EP22, EP23, SP16, T14, T30, T43, SP19-SP22 and H2.

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- (a) the appearance of the development in the street scene
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- (e) the light and outlook of occupiers of adjacent and nearby properties
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- (o) the urban design policies of the development plan
- (p) the environmental protection policies of the development plan
- (q) the transport policies of the development plan
- (r) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

05/00244/P; Land at Glade Gardens, Croydon

1. SUMMARY

- 1.1 The application proposes the erection of 2 two storey buildings with accommodation in the roofspace comprising 10 one bedroom flats; formation of vehicular access and provision of associated parking.
- 1.2 The application was included on the agenda of the Development Control Committee on 25 July 2005, but prior to the meeting was withdrawn from the agenda to enable analysis against the Council's Local Open Land policies.

2. RECOMMENDATIONS

- 2.1 That planning permission be granted subject to the conditions and reasons set out in the agenda and to the prior completion of a Section 106 legal agreement relating to the provision of a replacement tree and for the contribution towards the provision/enhancement of recreational open space.
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3. BACKGROUND

(a) Site Description

- 3.1 Glade Gardens is a residential cul-de-sac which is accessed from The Glade. The application site lies on the west side of Glade Gardens and commences at a point approximately 60 metres from the junction with The Glade.
- 3.2 The site measures 0.2 hectares (0.4 acre) with a frontage of approximately 25 metres facing onto Glade Gardens. The site is bounded to the south west by Nos.20–40 The Glade, to the north by Nos.55 and 53 Ham View and 16–20 Glade Gardens. On the opposite side of Glade Gardens to the east are Nos. 6–10 Glade Gardens.
- 3.3 There is an existing right of way on the south side of the site which serves nos.20-34 The Glade. Part of the site is hardsurfaced having been used as a vehicle hardstanding. The site has a close boarded timber fence to its frontage, chain link fencing on the northern boundary and a combination of rear garden fencing to the boundary of the houses that abut the site. The site is free of buildings, part is hardsurfaced and part is grassed with several trees some of which are the subject of a Tree Preservation Order No.16, 2002. These include 3 Oak, 1 Lime and a group of 8 Ash trees. There is a piped watercourse which runs generally adjacent to the eastern (Glade Gardens) boundary of the site.
- 3.4 The surrounding area is residential in nature with the immediate surroundings characterised by semi-detached and detached two storey houses. Beyond the immediate dwellings to the north of the site there is more intensive development of

Ham View where there are small blocks of three storey flats interspersed within what is a predominantly two storey houses.

(b) Relevant Planning History

3.5 Application Site: -

Planning permission (66/3583) was granted in December 1966 for vehicle access and hardstanding on land at the rear of 20-34 The Glade. The plans show that the proposed access would be from Glade Gardens across the stream, and the hardstanding would be at the southern end of the site. The site was described as allotments and access to it was by a footpath between 34 and 38 The Glade. The hardstanding car parking area was completed in 1968. An aerial photograph taken in 1971 shows the hardstanding with an area of grass and trees on the rest of the site. It appears that the land ceased to be used as allotments between 1967 and 1971. They were not owned by the Council, so are not recorded in Council Minutes for the period. The site was 'Crown Land' owned by the Metropolitan Police Authority prior to 2000. It is now privately owned land.

3.6 Adjacent Land: -

Planning permission (60/275) was granted in March 1960 for the erection of 20 houses and garages off The Glade. The plans show the houses would be built on the east and north sides of the proposed road, now called Glade Gardens, and a strip of land between the road and the stream, which formed the western boundary of the development, would be amenity land. The plans show that the site in question did not form part of the development.

(c) Proposal

3.7 This application is made for full planning permission for the erection of two blocks accommodating 10 one bedroom flats over two floors with accommodation in the roof space. 10 parking spaces would be provided with one space to a disabled standard. A bin store and cycle storage lock up for 10 cycles would be provided adjacent to the north eastern boundary. The application makes provision for an access path to serve the rear of Nos.20-34 The Glade, in order to retain a right of way across this land for existing residents.

3.8 The application proposes two building types. Both are similar in design, form and massing. The buildings would be built of brick with concrete roof tiles. At the widest point, Building A would have a building envelope of 12.2m by 12.5m, with a total floor area of 134.6m². In this block four flats are proposed on the ground and first floors with floor areas between 42.8m² and 54m². The roof level flat would have a floor area of 54m².

3.9 Building B would have a rectangular building envelope measuring at its maximum 14.8m by 10.5m with a total floor area of 124.6m². This block would similarly comprise five flats, the floor areas of which are: two flats at 45.8m² and two at 46.4m². The roof level flat would have a floor area of 56.3m².

3.10 The access point to the new development would remain at the southern end of the site where it is at present. However, it is proposed to be widened to 4.1m metres from its present 2.4m, which necessitates the removal of a maple tree located on the grass verge. A new access road would be formed within the site to serve both blocks. It would run parallel from the site entrance for a distance of 17m and then rotate at an

angle of 90° to run between the two proposed buildings finishing at a point approximately 6.4m short of the rear boundary of the site.

- 3.11 A total of 10 parking bays are proposed one of which would be to disabled standard. A bin store and cycle store are proposed, they would have a combined floor area of 24.4m². The bin/cycle stores, access road, footpaths and vehicular hardstanding areas would have a site coverage of 526m². The combined coverage of proposed buildings, hard surfaced areas and new structures would have a site coverage of 786m². The remainder of the site comprising 839m² would be landscaped as amenity area for the residents of the flats. The landscaped area corresponds to approximately 51.6% of the site area. The density of the proposed development would be 123 habitable rooms per hectare.
- 3.12 The proposed development would require the removal of an existing maple tree at the site entrance which forms part of the Council controlled adopted highway. A replacement tree would be secured via a Section 106 legal agreement with the applicant. The proposal does not include any felling of trees that are the subject of Tree Preservation Order (TPO) No.16, 2002, which affects the site.
- 3.13 The application has been amended during the course of consideration. The amendments to the proposal have included slight re-siting of Building A to provide for the retention of trees on the site.

4. PLANNING POLICIES

- 4.1 The policies of the Unitary Development Plan (UDP) which are of relevance to this application are SP1, SP2, BE1, BE3, BE4, BE6, BE10-BE14, BE16, BE17, BE18, BE23, SP9, RO11, RO15, SP12, SP13, EP16, SP18, SP25, T6, T23, SP30-SP32, H2, H8, H11, and IMP1.
- 4.2 The policies of the Second Deposit Draft Replacement Unitary Development Plan (the draft Croydon Plan) are: SP1 - SP3, UD1, UD2, UD4 - UD6, UD10, UD11, UD13, UD14, SP8, RO11, RO15, SP11, SP12, SP15, EP22, EP23, SP16, T14, T30, T43, SP19-SP22 and H2.

5. CONSULTATIONS

- 5.1 The application has been advertised in the local press as a major application.
- 5.2 35 nearby and adjacent properties were notified of the application. 28 letters of representation and 1 petition containing 34 signatories have been received objecting to the development on the following grounds:
- The existing footpath is inadequate for pedestrians and the proposal makes no provision for a footpath.
 - The development proposes insufficient parking, would displace existing parking and consequently would exacerbate existing parking stress.
 - The development proposes a danger to pedestrians because of poor visibility into Glade Gardens.
 - The development proposes inadequate visibility splays which are substandard and dangerous.
 - The applicants describe the site as brownfield land when it is not built on and never has been built on
 - The site is a grassed area covered by mature trees and used by residents

as a playing field, this facility would be lost.

- The application proposes three storey houses which are out of character with the two storey nature of surrounding housing.
- The front of Glade Gardens is a storm drainage not a domestic drain
- There is a stream that runs under part of the site building on top of this would increase risk of flooding.
- Chain link fencing is inappropriate boundary treatment and would result in a loss of privacy.
- Mature trees on the site would be lost and those retained would suffer because of the extent of development.
- Concerned at the removal of a tree to widen the access road. A replacement tree would take 40-50 years to reach the height of the current tree.
- This land is owned by the residents of Glade Gardens. Noise and disturbance would result both while the site is being developed and from increased traffic after occupation of the flats.
- The development of single person households is not in keeping with the family oriented nature of this area.
- Since this part of the Glade was built in the mid 1950's all of Glade Gardens have enjoyed this small parcel of land as a communal garden. Its loss would totally devastate our community and result in the loss of a valuable wildlife habitat.
- Loss of outlook.
- Loss of privacy - these flats would have a direct view into our homes. The three storey heights of these buildings would restrict sunlight to our properties.
- The area is poorly served by public transport and therefore cannot accommodate this type of development.
- Proposed bin and cycle store very close to boundary.

5.3 The same residents were notified of the revised plans and 9 letters were received from residents reiterating their previous concerns and in addition commenting that the loss of a street tree would be unacceptable.

5.4 10 additional letters of objection have been received to the proposal since the withdrawal of the application from the Agenda of the Development Control Committee on 25 July 2005.

5.5 Councillor Avril Slipper has referred the application to the Development Control Committee stating the reasons for referral as: unsuitable development which will impinge on existing residents' parking rights.

5.5 The Monks Orchard Residents' Association have written commenting: 'The site is a greenfield site surrounded by low density detached houses and bungalows which enjoy considerable private amenity space. Small scale development would be appropriate but the proposed erection of high housing blocks is completely out of character. Only one type of purchaser would be attracted and the development therefore fails to be inclusive as is envisaged by the UDP. Insufficient parking is proposed for the development. Mature trees on the site the subject of TPO's will be damaged or lost. The proposal makes no provision for paths for pedestrians or wheelchair users. There is insufficient access for emergency vehicles. 10 flats would increase the load on local services especially water drainage and sewage and no details of the impact of the development have been provided.'

- 5.6 The Environment Agency were notified of the application. They have confirmed they have no objection in principle to the development, subject to compliance with their standard surface water drainage condition.
- 5.7 Thames Water were consulted. Their response confirms that they would be unaffected by this proposed development and therefore they have no comments to make.

6. CONSIDERATIONS

- 6.1 The principal considerations relating to this application are;
- 1) Whether the development would comply with the Land Use Policies of the UDP and the draft Croydon Plan.
 - 2) Whether the site is Local Open Land.
 - 3) The effect of the development on:
 - a) The visual amenities of the street scene;
 - b) The amenities of the adjoining occupiers;
 - c) The amenity of future occupiers of the development;
 - d) Parking and highway issues;
 - e) Trees some of which are subject to a Tree Preservation Order, and
 - 4) The provision of recreation open space contributions;
- 6.2 Policy H2 of the UDP and H2 of the draft Croydon Plan permit housing development within built up areas provided that it does not conflict with the aims of respecting the character of residential areas and there is no loss of other protected uses.
- 6.3 The application is to establish a residential development in a built up residential environment. The proposed buildings would be of a generally similar scale, size and appearance to the surrounding development. Given this, the proposed development is considered to respect the character of the residential area.
- 6.4 The proposal would not result in the loss of a protected use. This matter is addressed in paragraphs 6.5 to 6.12, below.

Whether the site qualifies as Local Open Land

- 6.5 Policies RO11 of the UDP and the draft Croydon Plan seek to resist the loss of Local Open Land (LoL). The UDP and draft Croydon Plan do not include an exclusive list of LoL within the Borough. Rather, large LoL sites (greater than 0.25ha) are shown on the UDP and draft Croydon Plan Proposals Maps, while small sites (less than 0.25ha and too small to be shown on the Proposals Maps) are categorised as LoL if they meet one or more of the designation criteria included in the explanation to Policies RO11. The designation criteria most relevant to this site include:
1. Sites of less than 2 hectares in or adjacent to areas deficient in Local Parks which could have a qualitative, rather than a quantitative impact on deficiency in Local Parks.
 2. Sites with valuable functions such as amenity, sports, recreation or kick-about

- areas, or allotments.
3. Open land within or on the edge of the built-up area which adds character to the fabric of the urban area.
- 6.6 In respect to No.1 above, the site is in an area of Local Park deficiency. It is approximately 840 metres walking distance from Parkfields Recreation Ground to the south east. However, it is only 1,625m² in area and covered in a combination of trees (some of which are subject to TPO's), grass, and a hardstanding area used for car parking and access. It is also fenced on all boundaries and has an approximate 1.8m high close boarded wooden fence fronting The Glade, excluding the vehicle accessway. Given these characteristics it is considered that the site has very limited or negligible qualitative impact on the deficiency in Local Parks.
- 6.7 In respect to No.2 above, the site history (described above in paragraphs 3.5 and 3.6 of this report) indicates that the application site was not part of the original development of Glade Gardens. While local residents have stated that their children have played on the site and have enjoyed the use of the site as a communal garden, it is not included in their title deeds. The site is private land. The applicant has advised that the solicitors to the Metropolitan Police Authority (the previous landowner) have confirmed that aside from the established right of way (which is maintained and provided for by the application) the local residents have no rights of any kind over this land. Should planning permission be refused the land would not have a function as a communal amenity area or allotment.
- 6.9 In respect to No.3 above, the site is located towards the end of a cul-de-sac, and has a high fence around its road boundary, excluding the vehicle accessway. It is therefore relatively hidden from public views and is not of strategic value. Although the area of trees and grass provide some amenity they are not considered to significantly add to the character of the urban fabric.
- 6.10 Paragraph 7.40 of the draft Croydon Plan refers to smaller parcels of LoL. It states that most small sites will fall into one of six broad categories:
1. Playgrounds managed by the Council and others
 2. Public and private sports facilities (e.g. bowling and tennis clubs)
 3. Amenity land laid out in public and private housing estates
 4. Land between Metropolitan Green Belt and Metropolitan Open Land and built-up areas
 5. Land adjacent to the highway (e.g. widening strips never used, land left after road schemes and land where roads merge)
 6. Adopted highway managed by the Highway Authority as if it were open space.
- 6.11 The land at Glade Gardens does not fall within any of these categories. This is considered to further reinforce that the site is not LoL. Whilst the land may have had an informal amenity function in the past, this would relate to how previous owners have managed it. It is private land that does not correspond with the LoL criteria.
- 6.12 On the basis, that the site is not LoL the proposal is not contrary to Policy RO11 of the draft Croydon Plan.

The visual amenities of the street scene

- 6.13 The local character is defined by predominantly two storey housing set in deep

plots. However, higher density housing, with three storey elements is found at Ham View to the north of the site. The application proposal has been designed in the form of two blocks with each having a plan form and building massing which approximates to that of a pair of semi-detached houses. The ground to eaves height would be 5.6m and the ground to ridge 8.7m. The upper floor would be wholly contained within the roof void of each building with modestly sized dormer windows measuring 1.5m x 1.5m serving the second floor flats. Each building would have the appearance of a two storey building, albeit with roof level dormer windows. In terms of layout, just over 50% of the site area would remain as grassed and planted open landscaped amenity area. In addition to which a significant part of the site would remain open area but hardsurfaced serving pedestrian and vehicular traffic. The design of the proposed blocks is therefore considered to be in keeping with these surroundings and the setting of the buildings and their landscaping to achieve a development which is sympathetic to the character of these surroundings.

The amenities of the adjoining occupiers

- 6.14 Policy BE17 requires that developments should not lead to undue overlooking or visual intrusion. The standards set out in the adopted plan give guidance on the required distances to ensure against a loss of privacy. A distance of 20m is required between facing two storey buildings with an additional 5m for each additional floor. Therefore 25m would be required between the proposed roof level accommodation windows and any existing accommodation.
- 6.15 The minimum distance that would separate the proposed Block A from the nearest house to the east on the opposite side of Glade Gardens is over 47m. The minimum separation to the south, between the side flank of the proposed building and the nearest houses on this side, Nos.20-26 The Glade, would be 30m. Four windows are proposed to this elevation, they would be to kitchens and bathrooms and are proposed to be obscure glazed and annotated as such on the application drawings. The closest point between the rear of the block (the west facing elevation) and the houses to the west Nos.28-36 The Glade would be 27m and this would be an oblique view and not direct into habitable accommodation. The orientation between buildings on this elevation would then increase the separation to between 27m and 32m.
- 6.16 Block B would be 20m from No.20 Glade Gardens and 27m from 55 Ham View the nearest neighbouring properties to the north. No windows are proposed in the elevation facing this direction. A minimum distance of 38m would separate Block B's west elevation from Nos.34-44 The Glade (the closet houses to the west of this block) and over 40m would separate this Block from the nearest dwellings to the east and north east within Glade Gardens.
- 6.17 The application proposal would therefore be sufficiently distanced from existing residential accommodation so as to comply with Policy BE17 and the separation distances required by the Unitary Development Plan. The application proposal is therefore considered not to result in a material loss of privacy.
- 6.18 In terms of sunlight and daylight, Building A would be set in from its southern boundary by between 3.8m and 5.0m, and would be between 8.2m and 9.5m from the west boundary of the site. The building would be set back from the road frontage by over 24m. Block B would be set back from the north boundary of the site by between 3.0m and 5.0m. Taking into account the building to boundary

distances and separation between buildings, the proposed development would not, it is considered, result in a material loss of sunlight or daylight to adjoining properties and is therefore considered to comply with Policy BE16.

The amenity of future occupiers of the development

- 6.19 The application proposes 10 two habitable room flats comprising; 2 x 42.8m², 3 x 54m², 2 x 45.8m², 2 x 46.4m² and 1 x 56.3m². The accommodation is arranged to achieve good quality residential accommodation and privacy between buildings.
- 6.20 Policy H11 requires development such as this to have access to either a balcony or sitting out area which is not overlooked from the street or other public places. The emerging Policy UD6 of the draft Croydon Plan in addition requires amenity space as part of a schemes visual enhancement. The application scheme proposes landscaped amenity areas on both sides and between each of the buildings that would amount to approximately 839m². Significant separation between boundaries and each building would be maintained and a distance of 16m would separate each new building.
- 6.21 The siting of the building would allow for natural surveillance of both the parking and communal areas in accordance with the requirements of Policy BE18 of the UDP.
- 6.22 The application proposal would therefore achieve a standard of development that would not harm the amenity of future occupiers.

Parking and highway issues

- 6.23 A total of 10 car parking spaces would be provided, one of which would be to disabled standard. Standards in the draft Croydon Plan suggest a maximum of 1 space per flat would be appropriate in this case. The parking provision is considered appropriate for this location. Cycle storage is proposed which meets UDP standards.
- 6.24 The access to the site has been revised since its initial submission and is now proposed to be widened to comply with the Council's standards. Adequate visibility splays have been demonstrated as achievable and can be secured by condition. There are no highway objections to the proposed development.

Impact on trees some of which are subject to a Tree Preservation Order

- 6.25 The trees on the western boundary of the site are included within Tree Preservation Order No.16, 2002. Many of these have suffered from vandalism. The condition of some of these trees restricts their useful life expectancy and increases the chances of failure. A number of the poorer specimens could be removed and replaced with native tree species in order to maintain the western boundary screen and to allow better integration of the new building. There would be no objection to this. The canopy of the tree in proximity to Building A in the initially submitted location was such it was likely to engage with the building. The revised application re-sites the building approximately 0.9 metres to the east to clear the canopy and minimise its impact. The revised location is considered acceptable. Parking bays and hardstandings would be within 6m of the centre of this tree. The type and method of construction is recommended to be conditioned. Due to the required access modifications required, the adjacent maple tree will

have to be removed. The maple tree is mature and has high public visibility. The tree has been the subject of poor management which has resulted in a poorly balanced branch structure. The removal of the tree would be mitigated by the presence of a second larger maple situated a few metres to the north and an oak tree situated to the north west. The applicants propose a replacement tree which would it is considered maintain public amenity.

The provision of open space contributions

- 6.26 Policy RO15 of the UDP states that in areas deficient in Local Open Land the Council requires large housing schemes to include open space provision. In addition Policy RO15 of the draft Croydon Plan requires developers of schemes of between 10-29 units within areas deficient in Local Open Land to make a commuted payment for the appropriate enhancement of nearby recreational space or the purchase of land equal to the cost of creating on-site recreational open space. The applicant is prepared to make a full contribution of £11,692, which would be secured via a Section 106 legal agreement.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 Policy EP23 of the draft Croydon Plan aims to ensure that a development of this scale includes sustainable building forms and construction techniques.
- 7.2 The development would be constructed to achieve an Eco Homes rating of 'Excellent' and that 10% of energy demand will be produced from renewable energy equipment. A condition of planning permission is recommended which requires the submission of details showing how this would be achieved. The proposal is therefore considered consistent with Policies EP23 and UD1 of the draft Croydon Plan.

8. EQUALITIES CONSIDERATIONS

- 8.1 Level access to the buildings would be provided. In addition, disabled person parking spaces would be provided. The proposal is therefore considered consistent with Policy H15 of the UDP and UD5 of the draft Croydon Plan.

Case Officer: Alistair Talbot

Background Documents: 26 letters of objection
1 petition with 34 signatures objecting to the development.
Referral from Councillor Avril Slipper
Letter from Environment Agency
Letter from Thames Water

Contact Officer: Philip Mills 020 8760 5419