

Agenda Item: 6.11

06/02077/P

27/06/2006

Purley

Application for outline planning permission

Agent:
Mr Rix
Graham Rix RIBA
13 Furze Lane
Purley
CR8 3EJ

Applicant:
Mr Shariff
Unique Building Services
7 Brighton Road
Hooley
CR5 3EJ

Location: 61 Foxley Lane, Purley, CR8 3EH

Description: Demolition of existing house; erection of 2 two storey buildings comprising a total of 12 two bedroom flats with parking at basement level; formation of vehicular access

Drawing No(s): 61FL P2(B)

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The development would not provide a high quality sustainable design and layout, nor would it respect the visual character of the area in which it is located and would thereby conflict with Policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The design and layout of the parking and access road would not be safe, nor well designed and appropriate to the development. The proposal would also not make provision for sustainable transport and would thereby conflict with Planning Guidance Note 1 on Planning Obligations and would thereby conflict with Policies UD13 and SP14, T2, T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would result in the loss of or the putting at risk trees and other vegetation some of which are the subject of Tree Preservation Orders and would thereby conflict with Policies UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The development would not incorporate measures to help deter crime and reduce the fear of crime and would thereby conflict with Policy UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. The application does not demonstrate that the proposal will incorporate renewable energy production equipment to provide at least 10% of the predicted energy requirements of the proposal and would thereby be contrary to Policies SP1, UD1, UD8, EP15 and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No.15 on Renewable Energy.

6. The proposal does not provide for the enhancement of nearby open space and would thereby conflict with Policy RO12 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

Ward: Purley
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
12th October 2006

06/2077/P: 61 Foxley Lane, Purley, CR8 3EH

1. SUMMARY

- 1.1 This report concerns an application for outline planning permission for the demolition of the existing building; the erection of 2 two storey buildings with underground parking comprising 12 two bedroom flats and the formation of a vehicular access.

2. RECOMMENDATION

- 2.1 That planning permission be refused for the reasons set out in the agenda.
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3. BACKGROUND

(a) Site Description

- 3.1 The application site is located on the southern side of Foxley Lane, approximately 80m to the east of the junction with The Bridle Road. To the rear of the site is the Webb Estate Conservation Area.
- 3.2 The site is occupied by a substantial, two storey dwellinghouse set in an elevated position above Foxley Lane. The property is an original Webb house, finished in rendering and boarding of the Tudor style. The site is broadly rectangular in shape with a frontage of 40m, an overall depth of approximately 50m and a site area of approximately 0.2 hectare.
- 3.3 Vehicular and pedestrian access is from a driveway and pathway. The Foxley Lane frontage has landscaping with several trees. The Sycamore, Lime, Pine, Yew and Hornbeam are covered by a Tree Preservation Order 13, 2003. There are also trees in 63 Foxley Lane on the boundary with 61 Foxley Lane, in particular a Corsican Pine that is covered by a Tree Preservation Order 20, 2006.
- 3.4 There is a large garden to the rear with various hedgerows and small trees. The garden is situated on higher ground to the house. The land falls from north to south.
- 3.5 The surrounding area is primarily residential in character with large semi detached and detached properties on relatively large plots. Several houses on the south side of Foxley Lane remain in the original Webb design. The property to the eastern side of the application site is an infill detached house. The property to the western side the application forms part of a pair of semi detached properties.
- 3.6 Foxley Lane is a Borough Distributor Road.

(b) Relevant Planning History

- 3.7 03/2668/P- Planning permission was granted in October 2003 for the erection of a detached four bedroom with garage at basement level and the formation of a vehicular access.

(c) Proposal

- 3.8 An application for outline planning permission has been received for the demolition of the existing building; the erection of 2 two storey buildings with underground parking comprising 12 two bedroom flats and the formation of a vehicular access. The siting of the building is to be considered at this stage. All other matters are reserved for subsequent approval.
- 3.9 The proposed buildings would have a maximum width of 11m each and a maximum depth of 14m. The buildings would each provide 6 two bedroom flats. Each flat would comprise a kitchenette and living room, two bedrooms and bathroom.
- 3.10 The application proposes to create a new vehicular access onto the site. It is proposed that 12 underground car parking spaces with a cycle store would be provided.
- 3.11 Various landscaping will be undertaken including the removal of three trees which are not subject to the Tree Preservation Order.

4. PLANNING POLICIES

- 4.1 The policies of the Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD9, UD12, UD13, UD14, UD15, SP4, UC3, RO12, SP8, NC2-4, SP11, SP9, SP10, SP13, EP15, EP16, SP14, T4, T8, T11, SP17-SP22 and H2. Planning Guidance Note 1 on Planning Obligations and Supplementary Planning Guidance Note 15 on Renewable Energy are relevant to this application.

5. CONSULTATIONS

- 5.1 The occupiers of 21 adjoining and nearby properties have been notified of the application and the application has been advertised in the local press. 10 letters of objection have been received, including one from the South Woodcote Residents Association and one from the Furze Lane Road Committee. The following concerns have been raised:

- 1) There will be loss of privacy
- 2) There will be an increase in noise and disturbance
- 3) Flats are out of character with the area and the Webb Estate
- 4) The proposal will lead to traffic and highway issues
- 5) The strain on local services

- 5.2 The Crime Prevention Design Advisor stated that the Secure by Design principles should be applied and no safety and security issues have been included in this application.

- 5.2 English Heritage has stated that on balance it does not appear likely that this development would affect archaeology and therefore it is recommended that an archaeological requirement is not needed.

6. CONSIDERATIONS

6.1 The principal considerations relating to this application are;

- 1) The acceptability of a residential development on this site
- 2) The effect of the proposed development on:
 - a) The character of the area and the visual amenities of the street scene
 - b) The amenities and the privacy of the occupiers of the adjoining residential properties and future occupiers
 - c) Trees and vegetation
 - d) Traffic and highway conditions in the locality

Principle of Residential Development

6.2 Policy H2 of the Croydon Plan permits housing development within built up areas provided that the development does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. New residential development should only be permitted where it maintains the character of the area and protects the amenity of adjoining properties.

6.3 It is likely that sites in the near vicinity could be subject to redevelopment proposals in the near future and it is therefore important that consideration is given to the cumulative effect of development in the area.

Impact on the Streetscene and the Character of the Area

6.4 The proposed buildings would be two storey. Bearing in mind that this is an outline application only the siting and indicative information can be taken into account. However, the development would include excavation for the basement parking and the appearance of this aspect to the design would likely to be out of keeping with the character of the area and would have an adverse affect on the visual amenity of the street scene. In addition, the depths of buildings where they face each other would be a characteristic not prevalent in the Foxley Lane area.

6.5 This part of Foxley Lane has retained much of the 1900's design. Many of the properties are the original Webb housing finished in rendering and boarding of the Tudor Style, including the existing house on the application site. There have been several house infill developments but these have preserved the present character and at the same time allowed for some development potential to be realised.

Impact on Amenities of Adjoining Occupiers

6.6 On the basis of the information available it is considered that the proposal would not have a significant adverse effect on the amenities of the adjoining occupiers sufficient to warrant a refusal. Block A would follow the rear building line of 59A Foxley Lane and Block B would be situated over 18m from 63 Foxley Lane.

Parking and Highway Implications

6.7 12 car parking spaces would be provided and it appears from the plans that 2 disabled persons spaces are proposed as part of the development and this is deemed to be acceptable. Details of the cycle store have not been provided.

6.8 Visibility splays and sight lines have not been provided and it is unclear where these are achievable due to the frontage vegetation. The proposed new access would be 3.1m wide and this should be 4.1m in width to accommodate two cars passing each other. Planning Policy Guidance Note 1 on Planning Obligations requires a contribution of £8,400 towards sustainable transport. This has not been

addressed by the applicant.

Trees and Vegetation

- 6.9 The applicant has indicated that no preserved trees would be removed as part of the development. However, there is concern over the impact the scheme would have upon the Corsican Pine Tree on the boundary of 63 and 61 Foxley Lane. Due to the processes of demolition and construction of new buildings, it is considered that there would be significant harm caused to the root system of this tree.
- 6.10 It is accepted that the proposed removal of the two Cypress trees and one Sycamore in the frontage is acceptable due to the poor health and condition. Although, further clarification is required showing that the cutting in through the bank at the front would not remove significant portions of the roots of the other trees that are to be retained.

Proposed Standard of Accommodation

- 6.11 It appears from the illustrative layouts that the proposed two bed flats would have a satisfactory internal layout and size. The amenity space would be to the rear of the building and would be some 20m in length. This would be acceptable.
- 6.12 The applicant has not addressed principles of Secure by Design. There is no safety and security included in the application. As defined in UD4 of the Croydon Plan this should be an integral part of the design process from the outset.
- 6.13 Policy RO12 of the Croydon Plan requires a contribution towards the enhancement of recreational open space. This matter has not been addressed by the applicant.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would result in the redevelopment of an existing developed site.
- 7.2 An full Environmental Performance Statement has not been submitted with the application.

8. EQUALITIES CONSIDERATIONS

- 8.1 Level access should be provided to the entrances to the proposed buildings at the detailed design stage and 2 disabled bays are proposed.

Case Officer: Laura Millar

Background Documents: 10 adjoining occupier letters
English Heritage Comments
Tree Officer Comments
Transportation Team Comments
Urban Design Comments
Crime Prevention Design Advisor Comments

Contact Officer: Mr. P. Mills 020 8760 5419