

Agenda Item: **6.13**

**This is a Major Application for which the 13 week period expires on 02/11/2006.**

06/03200/P

03/08/2006

Thornton Heath

Application for full planning permission

Agent:

M E Lloyd

Mel Design Associates

Rosemere Cottage

Outwood Lane

Chipstead Surrey

CR5 3NG

Applicant:

Mr M Woods

Location: 76A Beulah Road, Thornton Heath, CR7

Description: Erection of a two storey building with accommodation in roofspace comprising 5 one bedroom 3 two bedroom and two studio flats; provision of associated parking.

Drawing No(s): 06/969/01, 06/969/02

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The development would result in the loss of this site as an employment generating use and would thereby conflict with Policy EM5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The proposal would result in an overdevelopment of the site out of keeping with the character of the area resulting in an unsatisfactory relationship with adjoining residential property and would thereby conflict with Policies UD2, UD3, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would not provide any accessible public open space and no contribution has been offered in lieu of providing or improving public open space in the vicinity. The development would therefore be contrary to Policy RO12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note 1 on Planning Obligations
4. The application is not supported by an environmental performance statement and does not satisfactorily address sustainability criteria under the BREEAM Eco-Homes assessment or demonstrate that the proposal will incorporate renewable energy equipment to off-set at least 10% of the predicted carbon emissions generated by the proposal and would thereby be contrary to Policies

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**Ward: Thornton Heath**  
**Lead Officer: Head of Planning Control**

**PLANNING COMMITTEE**  
**12<sup>th</sup> October 2006**

**06/03200/P – 76A Beulah Road, Thornton Heath, CR7**

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**1. SUMMARY**

- 1.1 This report concerns an application for full planning permission for the erection of a two storey building with accommodation in roofspace comprising 5 one bedroom 3 two bedroom and two studio flats; provision of associated parking.

**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 Site Description

- The application site is located on land to the rear of 72-78 Beulah Road and is occupied by a car repair workshop. The garage specialises in crash repair and involves panel beating and paint spraying.
- The site is accessed via a 3.6m alleyway between No. 76 and 78 Beulah Road. The existing buildings comprise workshops along three sides of the site, one of which is comparable in height to a two storey building.
- The site measures 0.1 hectares (0.25 acres).

3.2 Surrounding Area

- The surrounding area is mixed in character with commercial and residential uses. Directly to the south is an additional car repair workshop. Further to the south is a rectangular single storey building, which is used in association with the funeral directors fronting Heath Road. To the west are two storey terraced properties which front Beulah Road with commercial use on the ground floor and residential above. To the north is the playing fields for Beulah Infants School and to the east are two storey family housing with long rear gardens.

### 3.3 Designations

- The properties that front onto Beulah Road have been designated as Shopping Parades.

### 3.4 Planning History

- 98/1346/P - Full planning permission was granted in 1998 for use of ground floor as MOT testing station and for the repair of motor vehicles; alterations to include installation of shutter doors.
- 04/3788/P - Full planning permission was granted in October 2004 for retention of replacement spray booth, including extraction flues.

### 3.5 Proposal

*Full permission is sought for:*

- Erection of a two storey building with accommodation in roofspace comprising 5 one bedroom 3 two bedroom and two studio flats; provision of associated parking.
- The two storey building would measure approximately 14.5 wide, 17m deep and would have a maximum height of 10.5m. The building would be constructed of a mixture of yellow stock brick and rendered brickwork with slate tiles. Other features would include quoins and sliding sash windows.
- The internal floor area of the 2 studio flats would be 32m<sup>2</sup>, the 5 one bed flats would range between 43m<sup>2</sup> - 52m<sup>2</sup>, and the two bed flats would all exceed 55m<sup>2</sup>.
- The building would be sited centrally along the south eastern boundary, shared with the properties on Heath Road. The building would be separated from the south western and north eastern boundaries by 8m.
- Parking spaces would be provided for each of the flats along the north western boundary.
- Bin stores and cycle stores would be provided at the entrance to the site and the front of the building respectively.
- No design statement or environmental and sustainability statement have been submitted with the application.

## 4. PLANNING POLICIES

- 4.1 The policies of the Croydon Replacement Unitary Development Plan which are of relevance to this application are SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD15, SP4, RO12, EP1, EP16, T2, T3, T4, T8, T11, SP18, EM5 and H2.

## 5. CONSULTATIONS

- 5.1 The application was advertised as a Major Application with a site and press notice.

- 5.2 The occupiers of 84 adjoining and nearby properties have been notified of the application. Five letters of objection have been received detailing the following concerns:-

- Increased congestion around access point.
- Inaccurate description
- Potential safety problems demolishing existing building
- Insufficient access
- Potential loss of privacy
- Impact on existing trees
- Removal of existing buildings could compromise safety
- Increased noise and disturbance

5.3 Three letters of support for the application have been received claiming that the proposal would improve the appearance of the area, and reduce the level of noise emanating from the site.

## 6. CONSIDERATIONS

6.1 The principal considerations are:

1. a) Whether the principle of erecting a residential building would be in accordance with the Development Plan Policies;
- b) The effect of the proposal on the visual amenities of the locality and whether it will be detrimental to the appearance of the streetscene;
- c) The effect of the proposal on the residential amenities of the nearby occupiers by reason of its form and siting;
- d) The impact on parking and highways conditions;
2. The living conditions for future occupiers;
3. Open Space requirements; and
4. Sustainability Issues.

6.2 Policy H2 of the Croydon Replacement Unitary Development Plan (CRUDP) states 'the Council will permit housing development within the existing built up area provided this does not conflict with its aim of respecting the character of residential areas and there is no loss of other protected uses'.

6.3 Policy EM5 of the CRUDP aims to protect sites or premises last used for employment uses which are outside of the Employment Areas and Town, District and Local Centres. The applicant has not demonstrated that there is no demand for an appropriate alternative employment use. The principle of residential development on this site is therefore not acceptable.

6.4 The footprint of the proposed building would be roughly rectangular in shape with two storey projections in the front and rear elevations. The building would be orientated so as the flank elevation would be facing the proposed accessway from Beulah Road. The main ridge of the building would be 10.5m

high with the eaves level on the flank elevations at a height of 8m. The western flank would contain 2 balcony style doors and other habitable and non-habitable room windows. The building would appear as three storeys in height with a half-hipped roof style, and would be out of character with the surrounding area, the majority of which comprises two storey terraced properties. The back land development would be larger in scale than the buildings fronting Beulah Road.

- 6.5 The proposed windows in the flank elevation would look towards the rear of properties fronting Beulah Road. There would be a distance of approximately 20m between facing windows which is an acceptable distance to prevent loss of privacy. However the three storey development so close to the rear of the site would be visually intrusive and provide new overlooking views of the yards to the rear of properties fronting Beulah Road. The opposite eastern flank elevation would face the rear gardens of properties on Heath Road. The 8m high eaves level would be visually intrusive for the occupants of these single family dwellings. In addition the high level windows in this flank elevation would again create a perception of being overlooked. The proposal would be detrimental to the amenities of adjoining occupiers.
- 6.6 The proposed access is via an existing driveway located between 76 and 78 Beulah Road. The driveway is currently shared and is approximately 34.6m in length measured from the highway. At the front building line of Beulah Road the width of the accessway is 3.8m and gradually narrows to 3m at the entrance to the site. No alterations to the driveway are proposed as part of the application and no passing bays exist. However it is considered that from a highway point of view the proposal does not represent a major intensification of use, and would have a similar if not less of an impact on the highway. The level of parking provision is considered to be acceptable.
- 6.7 The proposed flats are of an acceptable size for a new building, and the stacking arrangements are also satisfactory. The CRUDP aims to provide adequate amenity space as part of any new residential building. It is considered that the two areas of communal garden to the front and rear of the building would be acceptable.
- 6.8 Policy RO12 of the CRUDP states that 'planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided'. Commuted off site payments are acceptable but details have not been provided by the applicant. A contribution of £11,433 would be required.

## **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 Policy UD1 of the CRUDP require applicants for large housing schemes to submit a sustainability/environmental performance statement. Furthermore, Policy EP16 of the CRUDP requires the applicants to incorporate renewable energy production equipment to off-set at least 10% of predicted carbon emissions. Neither of these policies have been addressed.

## **8. EQUALITIES CONSIDERATIONS**

- 8.1 The provision of level access at the ground floor entrances has not been indicated in the application. In addition not one of the proposed parking spaces has been designated for disabled use.
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Background Documents: Five letters of objection and three of support

Case Officer: Michael O'Brien

Contact Officer: Mr P Mills Tel: 020 8760 5419