

**Agenda Item: 6.3**

06/01797/P

05/05/2006

Kenley

Application for full planning permission

**Agent:**

Fulcrum Design  
136 High Street  
Guildford  
Surrey  
GU1 3HJ

**Applicant:**

Croydon Project Services  
Unit 18, The Redlands Centre  
Redlands  
Coulsdon Surrey  
CR5 2HT

Location: Tansleys, 159 Welcomes Road, Kenley, CR8 5HB

Description: Demolition of existing dwelling; erection of 2 five bedroom detached houses with detached double garages

Drawing No(s): 03-17-20; 03-17-21; 03-17-22; 1620-1.

**Recommendation: Grant Permission**

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

1. 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 and those in Section A shall also be retained for so long as the development remains in existence.

## Section A

- (1) parking arrangements
- (2) vehicular turning area

## Section B

- (3) finished floor levels of the buildings in relation to existing and proposed site levels
- (4) any boundary hedging or fences

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Details of the pedestrian visibility splays to the existing access shall be provided before development is commenced and when approved 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)
3. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting and details of any boundary fencing and refuse collection areas shall be submitted to and approved by the Local Planning Authority; the approved planting and any boundary fencing and refuse storage areas 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. In addition, the new planting shall be maintained for

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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 Policies UD14 and UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. A scheme of protective fencing to be erected around each tree or group of trees to be retained 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 5837:2005. The fencing shall be not less than 1.2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either cleft chestnut pale fencing (in accordance with British Standard 1722: Part 4) or chain link fencing (in accordance with British Standard 1722: Part 1). 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. No cement, diesel, oil or tar, bitumen or other similar material shall be stored within 10 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. No window shall be formed in the following elevation(s) at or above first floor level other than as specified in the application:-

(1) north-eastern - plot 1

(2) south-western - plot 2

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. The bathroom/en-suite windows in the following elevations shall be glazed in

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obscure glass and retained in that form for so long as the development remains in existence:-

(1) north-eastern - plot 1

(2) south-western - plot 2

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. 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 any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any 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

10. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window shall be inserted or constructed in the roof of any dwelling without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

11. 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 SP1-3, UD1-3, UD8, UD13-15, SP5, RO6, SP8, NC4, SP9, EP4, SP14, T8, T11, SP18, SP20, 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 housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

- 1 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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**APPLICATION NO. 06/1797/P: TANSLEYS, 159 WELCOMES ROAD, KENLEY**

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**1. SUMMARY**

- 1.1 This report concerns an application for full planning permission for demolition of the existing dwelling and the erection of two detached 5 bedroom houses with detached double garages.
- 1.2 The application is referred to Planning Committee in view of an objection from the Welcomes and Uplands Road Association.

**2. RECOMMENDATIONS**

- 2.1 Grant planning permission subject to the conditions and reasons set out in the Agenda.
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**3. BACKGROUND**

Site and Surrounding Area

- 3.1 The site has a frontage width of 30m and comprises a large detached house set back 25m from the front with brick and rendered elevations and a plain tiled roof. It is sited in a large rear garden, which is bounded by 1.7m-1.9m high hedging. The house would be demolished.
- 3.2 There are a number of trees at the site, mainly within the rear garden and along the frontage. Beyond the line of the rear gardens of properties in Welcomes Road, the land is designated as Metropolitan Green Belt. The site is mainly level, although the land falls to the north-west by approximately 1.5m
- 3.3 The surrounding area is residential in character, comprising large detached houses set in spacious grounds. No. 157 Welcomes Road has been demolished to the north-west, and the site is under construction for 2 new detached 5 bedroom houses. There is a bridleway to the north-east of this site which connects Welcomes Road with Golf Road. Welcomes Road is private road.

Relevant Planning History

- 3.4 05/4821/P- In March 2006, planning permission was refused for the erection of 2 detached 5-bedroom houses behind 157 and 159 Welcomes Road with detached double garages and utilisation of the existing access drive of no. 159 onto Welcomes Road. The dwellings were shown each with a floor area of 307sq.m. The grounds of refusal were that by reason of their size, siting, and massing they

would result in an unsatisfactory cramped backland development out of keeping with the character of the area; would be detrimental to the residential amenities of occupiers of adjoining property by reason of poor outlook, visual intrusion and noise and disturbance from the access road; would put at risk a protected Beech tree; would harm the visual amenity and open character of the Green Belt; would prejudice implementation of a previous planning permission by reason of the potential loss of rear garden amenity space; and would provide no pedestrian visibility splays and a narrow crossover width.

- 3.5 At 157 Welcomes Road, planning permission has been granted for demolition of no.157 and erection of 2 detached 5 bedroom houses with detached double garages, and the development is currently under construction. (Ref nos. 04/2346/P and 06/2017/P). The floor area of each house was given as 374sqm and each garage as 31sq.m.

#### Proposal

- 3.6 The two new frontage dwellings would be staggered and sited behind the rear line of the demolished house. Plot 1, to the north-east, would be 30m from the frontage and 1.6m from the north-east boundary. Plot 2, to the south-west, would be 27m from the frontage and 1.8m from the south-west boundary. They would have rear garden depths of 44m and 45m respectively. The double garages would be 17m and 16m from the frontage respectively. The total gross floor area of each house would be approximately 383sq.m and each garage would have an area comprising 31sq.m.
- 3.7 Plot 1 would have a front bay window feature to the ground and first floor and a hipped roof. It would have Coleridge yellow multi-stock brickwork with a plain red brick stretcher course and Marley smooth grey plain interlocking roof tiles. Plot 2 would have a front gable feature and bay windows. It would be finished in Hamsey mixed stock brickwork with a plain red stretcher course and Marley Thaxden burnt orange vertical hanging tiles with Marley dark red plain interlocking roof tiles. This house would have a gable end roof design. Plot 2 would have a finished floor level marginally higher than Plot 1. The garages would have pitched roofs and would be finished in the same external materials.
- 3.8 Both plots would utilise the existing vehicular access onto Welcomes Road. New planting would be carried out at the front of the site, but a detailed landscaping scheme will follow as a condition of any planning permission, to include siting of refuse storage areas.
- 3.9 The application has been amended during its consideration to provide a detailed land survey, together with details of finished floor levels, external materials and sustainability measures.

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

- 4.1 The relevant policies of the Croydon Replacement UDP are SP1-3, UD1-3, UD8, UD13-15, SP5, RO6, SP8, NC4, SP9, EP4, SP14, T8, T11, SP18, SP20 and H2.

## **5. CONSULTATIONS**

- 5.1 Eleven occupiers of adjoining and nearby property have been notified of the application. Replies were received from 2 occupiers objecting on the following grounds:-
- (a) area subject to constant infilling and noise/disturbance from construction traffic;
  - (b) would be overbearing and bring trees into risk;
  - (c) the development would lead to a loss of privacy;
  - (d) out of keeping with the character of area by reason of narrow plot frontages;
  - (e) detrimental to adjoining occupiers by reason of dominance, visual intrusion due to size, siting, height and design;
  - (f) would lead to increase in density of development in area.;
  - (g) lack of infrastructure in area to support new developments.
- 5.2 The Welcomes & Uplands Road Association are concerned at yet another increase in housing putting further strains on the local services in the area. They consider further developments lead to increased traffic along this narrow, unsurfaced road, which is designated as a public footpath. They are also concerned about the trend of demolishing large houses along this side of the road to be replaced by new dwellings, as seen at 157 Welcomes Road, and would not want this trend continued along a substantial length of the road. However, If permission is granted, the existing frontage trees should be retained.
- 5.3 The Contaminated Land Officer raises no objection to the proposal following a historical review of the site.

## **6. CONSIDERATIONS**

- 6.1 The principal issues are:-
- (a) the effect on the character of the area and the street scene;
  - (b) the effect on the amenities/privacy of occupiers of adjoining property;
  - (c) the effect on trees;
  - (d) the impact on the setting of the Green Belt.
- 6.2 Policy UD2 of the Replacement UDP states that “development proposals will be permitted provided they reinforce and respect the existing development pattern, plot and building frontage widths, where they contribute to local character....” The two houses would be sited on plots having a width of approximately 15m for each, and would provide a distance of 1.5m-2m to the flank boundaries allowing for a 3m gap between the new buildings. Although the majority of plot frontages in the immediate locality are greater than this, the development would mirror that under construction at 157 Welcomes Road. In addition, the existing houses are set well back within their plots, and so frontage widths are not readily apparent in the street scene. The proposed houses would be staggered to generally follow the building line of houses to the north-east. This line would also follow the existing street pattern formed by the relatively new houses at nos. 151a, 151,

153a and 153 Welcomes Road. The spacing between the new buildings and between the buildings and the boundaries would generally respect those relationships found at nos. 151a-157 Welcomes Road. The size and height of the new houses would also be acceptable. Although the garages would be forward of the new houses, they would not be so conspicuous in the street scene having regard to the existing trees along the frontage, which would be retained and partly screen these buildings. The occupiers of the new dwellings would have generous rear gardens to complement those in the locality.

- 6.3 The design and appearance of the new dwellings would be satisfactory and with similar external materials to those houses being constructed at 157 Welcomes Road. Consequently, the development would not look out of place in the street scene.
- 6.4 The siting of the new dwelling on Plot 1 would be 3-4m from the flank wall of one of the new houses at 157 Welcomes Road. In addition, the siting of the house on Plot 2 would be 12-13m from the flank wall of no. 161. There would be no principal windows in the north-eastern or south-western flank walls of the houses, and those first-floor windows shown would be obscure glazed. It is considered that the siting of the houses would not result in any significant loss of amenity or privacy for adjoining occupiers. However, in view of the proposed floor space for each dwelling, it is recommended that permitted development rights to extend the properties further should be withdrawn, in the interests of protecting the amenities of the neighbouring occupiers and the spacing between buildings when viewed from the street scene.
- 6.5 The development would result in the loss of 2 trees at the front of the site, but these are of no particular merit. The frontage trees would be retained and not affected as the existing access would be utilised to serve the development.
- 6.6 The siting of the two new houses would be marginally nearer to the boundary line of the Metropolitan Green Belt than the existing house; however the rear gardens would abut but not encroach into the Green Belt at the rear. The development would not impact on views of the Green Belt from the surrounding area, and would not significantly affect the amenity of the Green Belt when viewed from the Green Belt.

## **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 The development would involve building on already developed land and would not significantly impact on the visual amenity of the Green Belt. The applicant has confirmed that the use of above ground water storage butts will be incorporated to encourage rainwater to be recycled for garden watering. The glass atriums and high level glazed windows to the south elevation have been introduced to maximise passive solar gain.

## **8. EQUALITIES CONSIDERATIONS**

- 8.1 The applicant has confirmed that there would be full level threshold access to the main entrance doors to the dwellings, in accordance with Part M of the Building Regulations. There are no other equality issues arising from this application.

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Case Officer:	John Lawson
Background Documents:	Two letters from adjoining occupiers Letter from Welcomes & Uplands Road Association E mail from Contaminated Land Officer
Contact Officer:	Philip Mills, Tel 0208 760 5419