

Agenda Item: 6.6

This is a Major Application for which the 13 week period expires on 10/11/2006.

06/03335/P

11/08/2006

Fairfield

Application for full planning permission

Agent:

MHK Architects

The Pavilions

35A Brighton Road

South Croydon

CR2 6EB

Applicant:

Silverleaf Developments

P. O. Box 1431

Croydon

Surrey

CR9 6XG

Location: 81 Park Lane, Croydon, CR0 1JG

Description: Demolition of existing building; erection of three/four storey building comprising 12 one bedroom and 2 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 2457-001, 2457-002, 2457-003

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene by reason of its siting and massing and would thereby conflict with Policies SP3, UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its siting and massing resulting in loss of light, dominance, loss of outlook, loss of privacy and visual intrusion and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
 3. The development would not provide satisfactory private amenity space and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 4. Inadequate provision for car parking for disabled drivers would be made within the site and the development would thereby conflict with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note 10 - Designing for Accessibility.
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Application Number: 06/3335/P - 81 Park Lane, Croydon

1. SUMMARY

1.1 Full application for :

- demolition of the existing building
- erection of a three/four storey building comprising 14 flats
- 1 parking space.

2. RECOMMENDATION

2.1 Refuse permission for the reasons set out in the agenda.

3. BACKGROUND

3.1 Site Description

- Occupied by a vacant two storey dwelling house located on the junction of Woodstock Road and Park Lane.
- The site is relatively level.
- Site area is 0.05ha (0.13 acres)

3.2 Surrounding Area
Uses/Form -

- To the north the site adjoins a 3 storey brick built flatted development (Park House).
- To the south the properties mainly comprise two storey buildings some of which have accommodation in the roof space.
- To the east the site adjoins a new 3 storey flatted development.
- To the west on the opposite side of Park Lane is a 4 storey flatted development with accommodation in the roof space, Park Lane Mansions and a 6 storey modern flatted development.

3.3 Designations

- Archaeological Priority Zone
- Area of High Density
- Park Lane is a Borough Distributor Road
- Located just outside the Central Croydon Area Boundary.

3.4 Relevant history

03/0862/P: In May 2003 Planning permission was refused for conversion to form 7 two bedroom flats; erection of single/three storey side/rear extensions at basement, ground and first floor levels; construction of mansard roof extension and provision of associated parking for the following reasons:

1. The development by reason of its size, siting, design and massing would have an adverse effect on the amenities of the existing building and the street scene and would thereby conflict with Policies SP1, BE1, BE3 and H7 of the Unitary Development Plan and Policies UD1 and UD2 of the First Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. The proposal would result in an overdevelopment of the site which would result in a poor standard of accommodation by reason of inadequate private amenity space and poor outlook thereby conflicting with Policies BE1, BE17, H4 and H11 of the Unitary Development Plan and Policies UD6 and of the First Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
3. The development would result in a poor residential environment by reason of poor outlook and insufficient sunlight and thereby conflicts with Policies BE1, BE16, BE17 and H4 of the Unitary Development Plan and Policies UD1 and H6 of the First Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

3.5 Proposal

Full permission is sought for:

- Demolition of existing building
- Erection of a three/four storey building
- Maximum height 12 m.
- Facing materials brick, render and artificial slates
- Includes patio gardens and balconies
- 14 flats -12 one bedroom and 2 two bedroom.
- Unit sizes-One bedroom 45 -52 sqm, Two bedroom 58 – 61sqm
- 1 off street parking space.
- Amenity area provided to the front and sides of the building in the form of private patio gardens.
- Applicant agrees to the following contributions in accordance with Planning Guidance Note 1 on Planning Obligations:
 - £10 377 contribution Public Open Space
 - £ 9 800 contribution to Sustainable Public Transport
 - £ 500 contribution towards Education Provision
 - £18 989 contribution towards Health Care
 - 1% of building costs towards Public Art

4 PLANNING POLICIES:

- Croydon Replacement Unitary Development Plan (The Croydon Plan)
SP1 - SP3, UD1, UD2 – UD3, UD6 – UD8, UD12 – UD16, SP4, UC1, SP7, RO12, SP9 – SP11, SP13, EP2 – EP4, EP16, SP14, T2, T8, SP17 – SP22, H2 and H13 – H14.

5. CONSULTATIONS

- 5.1 Advertised: press notice (major application)
- 5.2 237 adjacent occupiers notified. 5 replies.

Main grounds of objection:

1. Out of character
2. Loss of existing building
3. Unduly prominent due to size, bulk and position.
4. Modern design is out of keeping.
5. Footprint of building is too large
6. Height of building – 4 storeys is too high.
7. Proposed density of housing is excessive.
8. The existing property should be renovated
9. Regard should be given to original properties within this area.
10. Insufficient parking in an area which is already heavily parked
11. Surveys by English Nature and English Heritage should be carried out.
12. Development on this site should not extend further north than the existing building.
13. Details of landscaping should be submitted to the Council prior to works commencing.
14. Occupation of building should not occur until all conditions have been completed
15. New planting should be maintained for the life of the property.
16. A scheme of archaeological work should be submitted to the Council for approval before work commencing.

5.3 Croydon Police Crime Prevention Design Advisor has commented as follows;

- Secured by Design principles should be incorporated.
- Lighting should be provided.
- Defensible space should be provided.
- Parking area needs to display clear demarcations so there is no conflict between residents and visitor use
- Site perimeter railings should be designed to eliminate the opportunity for climbing.
- Segregation of gardens space is positive as it allows ownership and clearly defines private space.
- Landscaping should not impede on natural surveillance.
- Appropriate lighting should be designed to reduce potential risks
- All rear windows and doors should be of a high quality especially if the site is to be open.
- Where more than eight households are using a common entrance way either a CCTV entrance system or a concierge system should be incorporated within the development
- Refuge and cycle areas are cause for concern as they are open to abuse by those with the intention to cause anti social behavior.
- Entry path should have railings to show private areas.
- All balconies should exclude hand holds and eliminate opportunities for climbing.

5.4 English Heritage have commented on the application and stated that they do not require any archaeological field work to be undertaken prior to the determination of the application however, if the Council is minded to grant planning permission they would request that two archaeological conditions be attached to the permission.

6. CONSIDERATIONS

Principle of Development

- 6.1 The existing building is neither statutorily nor locally listed and therefore there is no objection in principle to the demolition of the existing building. The redevelopment of the site for residential purposes is acceptable. The development would have a density of 379 hrh which would exceed the required density range of 160 – 375hrh. However, the size of the application site falls below the size criteria set out by Policy H9 and therefore the acceptability of the density of development on this site should be determined by its ability to meet other policy requirements of the Development Plan.

Townscape issues

- 6.2 The proposed building would have a greater massing and footprint and be sited significantly further forward compared to the existing building. It is considered that these factors would result in the over development of the site which would have an adverse effect on the visual amenities of the street scene.

Amenities of adjoining and nearby occupiers

- 6.3 The proposed building would be sited closer to the northern boundary of the site and have a greater massing than the existing building on the site and would result in loss of amenity for the occupiers of the adjoining Park House flats in terms of visual intrusion, loss of outlook, dominance and loss of privacy.

Amenities of future occupiers

- 6.4 The proposed amenity space would be located to the front and side of the property and adjoin Park Lane and Woodstock Road and be divided into 3 separate areas serving the 3 ground floor flats. Each of the upper floors would be provided with a small balcony area. The amenity space is considered of an unsatisfactory size and quality for the potential number of future residents. Furthermore, being provided fronting Park Lane and Woodstock Road they are unlikely to be used as a private sitting out space, due to the proximity of the main road.

Highways and parking

- 6.5 The application site has a PTAL rating of 6(a) (on a scale of 1a – 6b, where 6b is the most accessible). Therefore the site is in an area of high accessibility; the surrounding roads are designated as a Controlled Parking Zone and are heavily parked. The application proposes that one off street car parking space would be provided for the future occupiers of the development; however, this space is not suitable for designation for disabled drives which is considered to be unacceptable.
- 6.6 The application fails to provide standard 1.5m by 1.5m pedestrian visibility splays. However, it would appear that there is sufficient space for these to be provided and these could be secured by a condition.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 The proposal would attain:

- Eco Homes “Excellent” rating, which is acceptable.
- Aims to provide 10% renewable energy which is acceptable and could be secured by a condition.

8. EQUALITIES CONSIDERATIONS

8.1 Level access would be provided and a lift would provide disabled access to all floors however, the site would not provide off street car parking for disabled drivers.

Case Officer: Nicola Townsend

Background Documents: 5 letters from adjoining occupiers
1 letter from the Crime Prevention Design Advisor
1 Letter from English Heritage

Contact Officer: Philip Mills 020 8760 5419