

Agenda Item: 6.8

This is a Major Application for which the 13 week period expires on 01/12/2006.

06/03653/P

01/09/2006

Fairfield

Application for outline planning permission

Agent:

Mr S Downes

21 Westmount Road

Eltham

London

SE9 1JB

Applicant:

Mr J St Romaine

56 South Hill Road

South Croydon

Surrey

CR2 7DW

Location: 79A Lansdowne Road, Croydon

Description: Demolition of existing buildings; erection of 1 two/three and 1 three storey buildings comprising a total of 5 two bedroom and 9 one bedroom flats; provision of associated parking

Drawing No(s): A006/156/P/01 Rev B

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 and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. Inadequate provision is made for car parking within the site and the development would thereby conflict with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would not provide satisfactory visibility splays and would be prejudicial to highway safety contrary to Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The development would result in the loss of an employment generating use and would thereby conflict with Policy EM5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in visual intrusion and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. The development would result in an unsatisfactory residential environment being provided for the occupiers of the proposed dwellings by reason of the inadequate private amenity space and poor outlook and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The

Croydon Plan)

7. The proposed refuse storage facilities would not be suitably located for collection and would thereby conflict with Policy UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. Inadequate provision is made for cycle parking within the site and the development would thereby conflict with Policy T4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
9. The application does not demonstrate that the proposal would achieve Eco Homes Excellent and would thereby be contrary to Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

Ward: Fairfield **PLANNING COMMITTEE**
Lead Officer: Head of Planning Control **2nd November 2006**

Application Number: 06/3653/P - 79A Lansdowne Road, Croydon. CR0 2BF

1. SUMMARY

- 1.1 Outline application for :
- demolition of the existing building
 - erection of 1 two/three and 1 three storey buildings comprising 5 two bedroom and 9 one bedroom flats; provision of associated parking.

2. RECOMMENDATION

- 2.1 Refuse: for the reasons set out in the agenda.
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3. BACKGROUND

3.1 Site Description

- Occupied by a two storey office building (Use Class B1(a)) with a larger single storey storage building (Use Class B8) to the rear.
- There are no significant drops in level.
- Site area is 0.1ha

3.2 Surrounding Area

- Uses - Mainly residential in character.
- Form - two and three storey buildings – flats, houses and houses converted to flats nearby.
- Variety of building styles from 19th to 20th century.

3.3 Designations

- Lansdowne Road is a Borough Distributor Road

3.4 Relevant history

None relevant.

3.5 Proposal

Outline permission is sought for the erection of :

- One frontage building (Block 1) with a height of 11.8m, width of 17.6m and depth of 27m. The building would have a ridged roof and be three storey, with the third storey partly accommodated in the roof. It would be finished in yellow brick with eternate slates for the roof.
- The second, larger building (Block 2) would lie to the rear of the site. It would be 'L' shaped in plan with one arm two and the other three storeys. This building would have a height of 21m (three storey) and 15.4m (two storey), a width of 14m reducing to 8.6m and a depth of 28m. It would be finished in red brick and eternate slate to the roof.
- 14 flats - 5 two bedroom, 9 one bedroom. Unit sizes- with floor areas of 45-55sqm
- 3 parking spaces.
- Amenity area in centre of site comprising two private gardens divided by a shared garden.

3.6 Only layout and access are to be determined at this stage with appearance landscaping and scale reserved for subsequent approval.

4 PLANNING POLICIES:

- Unitary Development Plan : SP1, UD1-3, UD8, UD13, UD15, EP16, T2, T4, T8, EM 4, EM5, H2.

5. CONSULTATIONS

- Advertised: press notice.
- 12 adjacent occupiers notified. 1 reply.
Main grounds of objection:
 1. Loss of light
 2. Privacy
 3. Parking
 4. Poor standard of accommodation
 5. Rear block is too tall and thus out of keeping.

6. CONSIDERATIONS

Use policies

6.1 The proposal would result in the loss of an employment use. Policy EM5 requires the retention of an employment generating use unless a marketing case has been made by the applicants or it is certain that the existing operation is of significant harm to residential amenity. In this case no such marketing case has been forthcoming and the existing use is not demonstrably harmful to residential amenity.

6.2 The applicant has not offered contributions for public open space, sustainable transport, health or education.

Townscape issues

6.3 The buildings would not be of an acceptable design and would not enhance the visual amenity of the area. The proposal would represent an overdevelopment of the site. The three parking spaces at the front would dominate the frontage.

Amenities of adjoining and nearby occupiers

6.4 There would be no material impact on daylight for adjacent occupiers. However, the resulting outlook for the residents of numbers 79 and 81 Lansdowne Road would not be acceptable, being dominated by the two/three storey block to the

rear. Similarly, loss of privacy and overlooking would arise from the rear block in relation to the neighbouring residential properties at 79 or 81. It is also anticipated that noise and disturbance would arise from the number of residents on site, particularly as a result of the communal garden in the centre of the site and pathway running along length of boundary with no.81.

Amenities of future occupiers

- 6.5 Inadequate on-site amenity space for the occupiers of the development is provided by the communal garden. All of the flats would have adequate floor areas. The flats in Block 2 would be single aspect and three would look onto a car park. Some of the bedrooms in Block 2 would have no fenestration with the resultant absence of outlook or natural light. This is not acceptable. A ground floor flat in Block 1 would look onto parking spaces and its lounge would open onto a communal path adjacent to a parking bay. However, the internal layout of the proposed buildings is not for consideration at this stage.

Security

- 6.6 The proposed car park would be overlooked and development would be reasonably secure with regard to designing out crime.

Highways and parking

- 6.7 Visibility splays have not been demonstrated and consequently the vehicular access is not acceptable on highway safety grounds. The PTAL rating for the site is 6a. Despite this it is considered that the provision of 3 spaces would not be adequate for this development which is neither within Central Croydon or a District Centre.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would not attain:

- Eco Homes "Excellent" rating.
- 10% carbon savings by renewable technologies, but the applicant has stated a willingness to achieve this.

8. EQUALITIES CONSIDERATIONS

- 8.1 1 disabled person's car parking space has been provided. The applicant has stated that they would consider designing the internal layouts of flats to meet disabled users needs.

Level Access would be secured under the Building Regulations.

Case Officer: Neil Luxton

Background Documents: 1 letter from adjoining occupier.

Contact Officer: Philip Mills 020 8760 5419