

Agenda Item: 6.6

This is a Major Application for which the 13 week period expires on 18/12/2006.

06/03870/P 18/09/2006 Fairfield

Application for full planning permission

Agent:	Applicant:
Ms Natalie Thompson	Northstar (2000) Limited
GL Hearn	C/o Agent
20 Soho Square	
London	
W1D 3QW	

Location: 72-74 Addiscombe Road, Croydon

Description: Erection of three/four storey building comprising 12 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 01/0523 04, 01/0523 5F, 01/0523 8D, 01/0523 9E, 01/0523 10E, 01/0523 11D

Recommendation: Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control

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

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
Section A
 - (1) cycle parking arrangements
 - (2) refuse collection facilities
 - (3) security lighting to parking areas
 - (4) any boundary walls and fences or other means of enclosing the site.Section B
 - (5) finished floor levels of the building in relation to existing and proposed site levels
 - (6) any screen walls and fences to terrace areas
 - (7) footpaths and hard landscapingReason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
2. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied and those in Section A thereof shall also be retained for so long as the development remains in existence
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)

3. 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 shall be retained for so long as the development remains in existence:-

- (1) parking arrangements
- (2) vehicular turning area
- (3) vehicular access and egress
- (4) garden and communal areas

Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved planting 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 and shall be maintained for 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 Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved planting 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 and shall be maintained for 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 Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. 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)

8. No service trench or pipeline shall be located within 5 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)

9. The windows in the eastern elevation shall be retained in the form specified in the application for so long as the development remains in existence

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

10. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

11. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

12. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the

foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented

Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

13. 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:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1 – SP3, H1, UD2 – UD3, UD6 – UD8, UD12 – UD16, SP7, RO12, SP8, NC4, SP9 – SP10, SP13, EP2, - EPEP4, EP16, SP14, T2, T8, SP17 – SP22, H2 – H3, H5, H9-H10, H13, H14 and SP27.

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 safety and security of buildings and the spaces around them
 - (j) accessibility to buildings
 - (k) the housing policies of the development plan
 - (l) sustainability issues
 - (m) the recreational open space policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

- 1 That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 2 The applicant's attention is drawn to the following technical documents relevant to the assessment of human health risks arising from contaminants in soil (obtainable from the Environment Agency R&D Dissemination Centre, c/o WRc, Frankland Road, Blagrove, Swindon, Wilts SN5 8YF. (Tel 01793 865000; Fax 01793 865001); they can also be ordered on line via www.webookshop.com/ea/rdreport.nsf):-
 - (1) CLEA (Contaminated Land Exposure Assessment) Contaminated Land Reports (CLR's) 7 - 10,
 - (2) the "CLEA 2002" software, available for downloading from http://www.environment-agency.gov.uk/subjects/landquality/113813/274663/281779/?version=1&lang=_e and

(3) the Soil Guideline Values for individual substances (SGV)

- 3 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.

Ward: Addiscombe PLANNING COMMITTEE
Lead Officer: Head of Planning Control 16 November 2006

Application Number: 06/3870/P - 72-74 Addiscombe Road, Croydon.

1. SUMMARY

- 1.1 Full application for :
- erection of a part 3 - 4 storey building comprising 12 two bedroom flats
 - Provision of vehicular access
 - 12 parking spaces.

2. RECOMMENDATION

- 2.1 Grant: subject to conditions and prior conclusion of legal agreement to secure:
- financial contributions to improvement of public open space in the area, sustainable public transport and education provision.
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3. BACKGROUND

3.1 Site Description

- Occupied by a vacant rectangular area of land located immediately south of Sandilands Tramlink Station.
- Site area is 0.164ha

3.2 Surrounding Area

- Uses - Mainly residential in character.
- Form -Variety of residential accommodation including purposes built flatted development and two storey semi detached and detached houses. The application site is also located immediately to the south of Sandilands Tramlink Station.

3.3 Designations

- Addiscombe Road is a Transport for London Road
- Defined as a proposal site (Policy H3)

3.4 Relevant history

02/02020/P: In May 2003 Planning permission was allowed on appeal for the Formation of access Road onto Woodbury Close (for 72 – 74 Addiscombe Road).

02/02503/P; In May 2003 Outline Planning Permission was allowed on appeal for the erection of a three storey residential building containing 12 two bedroom flats with access road (72 – 74 Addiscombe Road).

04/02802/P; In October 2004 Outline planning permission (siting and means of access) was granted for the erection of a two storey building comprising a total of 13 two bedroom flats, the formation of a vehicular access and provision of associated parking. (This permission relates to the adjoining site at 76 – 78 Addiscombe Road).

06/1466/P: In July 2006 an application for full planning permission was refused for the erection of a three/four storey building comprising 12 two bedroom flats; formation of vehicular access and provision of associated parking. (72 - 74 Addiscombe Road). The refusal reasons were;

1. The applicant has not agreed to an appropriate contribution towards improvement to or provision of public open space in accordance with Planning Guidance Note 1, Policies IMP1 and RO14 of the Unitary Development Plan and Policy RO12 of the Adoption Draft Replacement Unitary Development Plan (The Croydon Plan)
2. The applicant has not agreed to an appropriate contribution towards improvement to or provision of education facilities in accordance with Planning Guidance Note 1 and Policy IMP1 of the Unitary Development Plan

3.5 Proposal

Full permission is sought for:

- Erection of a part 3/4 storey building
- Maximum height 10.5 m.
- Facing materials facing bricks with contrasting bricks, reconstituted stone and render.
- 12 two bedroom flats.
- Unit sizes- 45-70sm
- 12 parking spaces.
- Amenity area to rear with depth of 14.8m
- Incorporates terraces at third floor level

- Applicant agrees to a Section 106 agreement to provide :
 - £14 474 contribution Public Open Space
 - £ 8 400 contribution to Sustainable Public Transport
 - £ 3 684 contribution towards Education Provision

- 3.6 The application is physically identical to 06/1466/O referred to above. The applicants have now agreed to the appropriate financial contributions that were previously absent.

4 PLANNING POLICIES:

- The Croydon Replacement Unitary Development Plan (the Croydon Plan) SP1 – SP3, H1, UD2 – UD3, UD6 – UD8, UD12 – UD16, SP7, RO12, SP8, NC4, SP9 – SP10, SP13, EP2, - EPEP4, EP16, SP14, T2, T8, SP17 – SP22, H2 – H3, H5, H9-H10, H13, H14 and SP27.

5. CONSULTATIONS

5.1 Advertised: press (major application).

5.2 143 adjacent occupiers notified. 2 replies.

Main grounds of objection:

1. Excessive height of building
2. poor aesthetic appearance
3. Over development
4. Flat roof of building is out of character with the area
5. Noise and disturbance
6. Loss of outlook
7. Loss of trees
8. Access road would be dangerous

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.
- Public access should be restricted through the use of electronic gates.
- Site perimeter should be secured by to a minimum height of 2m.
- Landscaping should not impede on natural surveillance.
- Where more than eight household are using a common entrance way either a CCTV entrance system or a concierge system should be incorporated within the development
- All doors and windows should be of a height standard. Doors should comply with BSI PAS 24-1 1999 and windows should comply with BS7950.
- Secure cycle and bin store should be designed so that they can not be climbed.
- Car parking spaces should be clearly marked so that there is no conflict as to the use of the spaces.
- Balconies should be designed to exclude handholds and to eliminate the opportunity for climbing.

6. CONSIDERATIONS

Use policies

6.1 The principle of residential development on this site has been established by previous grants of planning permission, and the development of the site for residential purposes is acceptable in principle. The development density of 219hrh which would be within the required density range of 160 - 300. However, the application size falls below the size threshold set out by Policy H9 and therefore the level of density which can be achieved on this site must be assessed against other policy requirements.

6.2 Because of its size the development would generate a need for public open space that cannot be provided on site. The applicants offered contribution to the improvement to existing areas of public open space or the provision of new open space in the locality, is acceptable. It would be in accordance with Planning Guidance Note No 1

6.3 The development would generate a need for additional Education and Sustainable Transport services. The applicants offered contributions of £500 and £8,400 respectively would be acceptable and in accordance with Planning Guidance Note No 1.

Townscape issues

6.4 Policy UD2 requires that the detailed design of buildings together with the layout, siting, scale and massing is of a high standard and reinforces local character. It is considered that the development would be sympathetic to its surroundings and would comply with Development Plan criteria in respect of character.

Amenities of adjoining and nearby occupiers

6.5 The layout of the proposed development is similar to that which was proposed as part of planning application 02/02503/P. In allowing this appeal the Inspector held that the proposed building would be situated at a sufficient distance from all other existing dwellings in the surrounding area to prevent overlooking or loss of privacy.

6.6 The current application proposes a number of windows within the western elevation however; these would overlook the garage block and communal areas of the adjacent flats at Lynden Hurst. It is therefore not considered that the proposal would result in an unacceptable effect on the amenities of these adjoining occupiers. In considering the appeal reference 02/02503/P the Inspector stated that in order to protect the amenities of future occupiers to the east that all windows in the relevant flank should be obscure glazed. In this instance the windows in the eastern flank are shown to be angled at 45° and obscure glazed. In respect of the roof accommodation, fenestration has been omitted from the flank elevations and restricted to the front and rear terrace areas which are set in from the main bulk of the building. It is therefore considered that the proposal would not have an adverse effect on future occupiers to the east.

Amenities of future occupiers

6.7 All of the flats floor areas are of an acceptable size and have satisfactory circulation space, levels of natural lighting and outlook. Although certain flank windows are obscure glazed or angled to prevent unacceptable levels of overlooking this is not extensive and would not warrant refusal. A communal south facing garden space which is appropriate to the scale of the development has been provided and all flats would either have 'Juliet' style balconies or terraces.

Highways and parking

6.8 The application site has a PTAL rating of 4 (on a scale of 1a – 6b, where 6b is the most accessible). The application proposes car parking at a ratio of 1 car parking space per residential unit. Although this is in excess of the recommended maximum standard for residential development particularly where the site is located immediately adjacent to a Tramlink Station it is necessary for the parking standard to be considered in the light of the outline planning permissions for both this site and the neighbouring site where 1:1 parking ratio was permitted.

6.9 The access to the site from the approved access road from Woodbury Close is acceptable given the location of the site at the end of a cul-de-sac.

Trees

6.10 Sufficient information has been submitted to enable the imposition of appropriate conditions with regard to the protection of the TPO'd tree located at the front of the property and respect of other trees to be retained within the curtilage.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 The proposal would attain:

- Eco Homes "Excellent" rating, which is acceptable.
- 10% renewable energy to offset predicted carbon emissions which is acceptable.

8. EQUALITIES CONSIDERATIONS

8.1 The proposal would attain/provide:

- Each flat would achieve 'Lifetimes Homes Standard'.
- Level access at ground floor level and the provision of a lift would ensure that the building is fully accessible to wheelchair users
- The Staircase would be designed for ambulant disabled users in accordance with Building Regulations 'Approved Document M'.
- 1 car parking space would be designated for disabled drivers.

Case Officer:	Nicola Townsend
Background Documents:	2 adjoining occupier replies 1 letter from the Crime Prevention Design Advisor.
Contact Officer:	Mr. P. Mills 020 8760 5419