

Agenda Item: 6.3

06/03976/P

25/09/2006

Ashburton

Application for full planning permission

Agent:
Allplans Ltd
"Hartley Court"
Hartley Down
Purley Surrey
CR8 4EA

Applicant:
Mr L Hanbury
244 Hillbury Road
Warlingham
Surrey
CR6 9TO

Location: 60 Teevan Road, Croydon, CR0 6RN

Description: Demolition of existing building; erection of two storey building with accommodation in roofspace comprising 4 three bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 12318 Rev B and 12318/1 Rev A

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 shall be retained for so long as the development remains in existence:-
 - (1) parking arrangements
 - (2) visibility splays
 - (3) garden areas
 - (4) boundary fencing

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

2. 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) security lighting
 - Section B
 - (2) refuse collection facilities
 - (3) cycle parking facilities

Reason: To ensure an acceptable standard of development 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 matters approved in compliance with Condition 2 shall be provided before any part of the development is occupied and those items in Section A shall 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)
4. No works on site shall commence until details of the external facing materials including hardstanding areas 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. No window shall be formed in the following elevation(s) at or above first floor level other than as specified in the application and those specified shall be permanently obscure glazed:-
 - (1) north-eastern
 - (2) south-westernReason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Guidance Note No.2 on Residential Extensions
7. 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 UD1, UD2, UD3, UD7, UD8, UD13, UD14, UD15, T2, SP19, SP20, H2, H10 and H11

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

and having regard to all other matters raised.

Ward: Ashburton
Lead Officer: Head of Planning Control.

PLANNING COMMITTEE
30 November 2006

Application Number: 06/03976/P 60 Teevan Road, Croydon

1. SUMMARY

1.1 Full application for:

- Demolition of existing building; erection of two storey building with accommodation in roof space comprising 4 three bedroom flats; formation of vehicular access and provision of associated parking.

2. RECOMMENDATIONS

2.1 Grant planning permission subject to conditions and reasons set out in the agenda.

3. BACKGROUND

3.1 Site Description

Site Description & Location

- The site is located on the south east side of Teevan Road within a wholly residential area of Croydon.
- The site is rectangular in shape with a width of 15.5m, a depth of 30m, and an area of 0.06ha.
- The site is occupied by a detached bungalow with single storey rear and side projections and is sited towards the south western side of the plot, a detached garage occupies the space to the north east side.

- The boundaries to the south west and rear are screened by limited vegetation whilst the boundary to the north east is marked by low level chain link fencing.

3.2 Surrounding Area

- There are residential properties surrounding the site, with the exception of a sub station located adjacent to the north west. The surrounding properties comprise a mixture of detached, semi-detached and terrace buildings all of which are two storeys.

3.3 Planning History

- No relevant site history.

3.4 Proposal

Full permission is sought for:

- Demolition of the existing bungalow and detached garage and the erection of a two storey building with accommodation in the roof space comprising 4 three bedroom flats
- The main bulk of the building has a width and depth of 13.5m and 8.7m respectively, a central rear projection would have a width of 7.5m and project a further 4.5m. The overall floor area would be 151.2 sq m.
- The internal floor area of the flats would be 134m² for the 2 ground floor units and 167m² each for the 2 first floor units (including roof accommodation above)
- Along with the formation of vehicular access parking spaces would be provided to the front for each of the flats.
- Bin and cycle stores would be provided to the front of the building and rear of the site respectively.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are UD1, UD2, UD3, UD7, UD8, UD13, UD14, UD15, T2, SP19, SP20, H2, H10 and H11.

5. CONSULTATIONS

- 5.1 20 surrounding occupiers have been notified. 22 letters of objection have been received including one from the Black Horse Residents Association, commenting as follows:
- block out light to neighbouring house
 - increase in noise nuisance
 - removal of mature fruit trees
 - local roads not suitable for increase in traffic
 - overlooking and loss of privacy
 - overdevelopment and cramped
 - no flats in road or demand for them – appearance out of character for road
 - paving over garden would increase flooding

- four parking bays not sufficient
- health concern due to proximity of sub station
- visual intrusion
- security concern regarding access from Teevan Road
- disturbance from use of side footpath
- local infrastructure cannot cope with increase in housing

5.2 The Black Horse Residents Association objecting on the following grounds.

- no provision for visitor parking will create congestion in road
- overlooking from second floor leading to a loss of privacy
- overdevelopment

6. CONSIDERATIONS

6.1 The principal issues are:

1)The acceptability of the proposed use within the context of the policies of the Croydon Plan.

2)The effect of the proposal on:

- a)The character and appearance of the area
- b)The amenities and privacy of the occupiers of adjoining properties;
- c)The amenities of the future residential occupiers, and
- d)Parking, traffic and highway conditions in the locality.

6.2 The acceptability of the proposed use

Policy H2 of the Croydon Plan permits housing development within built up areas provided that it does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. There is no objection in principle to new development in urban areas

6.3 Policy H11 seeks the retention of small households, which are those with a gross internal floor area of less than 130 m². Whilst the existing bungalow falls beneath this threshold with a gross floor area of 92 sqm the small housing stock would not be reduced with the replacement building providing additional dwellings.

6.4 Character and appearance

In terms of the visual impact of the proposed development, the building would be set just behind the existing building line of the properties along Teevan Road and there would also be sufficient space for the proposed development to be accommodated without resulting in a cramped appearance. A gap of 1m either side of the dwelling is considered to be a sufficient distance so that the building would not appear out of character within the site and local context. Furthermore, it would not be inconsistent with the pattern of development in the area and with a frontage of some 13.5m it does not represent a departure from the established width of built frontage prevailing in the vicinity. It is considered that the scale, bulk and massing of the proposed development is acceptable in relation to the adjoining properties along Teevan Road.

- 6.5 Whilst the introduction of flats would be a new feature within a street dominated by semi detached and terraced dwellings the proposal has been designed in such a way as to appear in keeping with the properties in the immediate locality, particularly the adjoined properties No. 58 and 56 Teevan Road. The building would be set slightly further back than the existing bungalow to allow 4 parking spaces to the front, including a disabled space. Whilst this is not a common feature in the locality a landscaping condition would soften the impact, making it acceptable within the street scene. The principal of flats as opposed to single dwellings is not a sufficient reason for refusal of permission.
- 6.6 The amenities and privacy of the occupiers of adjoining properties
The siting of the proposed development is considered to be acceptable in relation to the amenities of the adjoining occupiers. The main rear elevation of the proposal would be set some 2.9m beyond the rear wall of the neighbouring house (No.58), and the ground floor rear projection extends a further 4.5m. However, the main rear elevation of the proposal would align with the single storey extension to the rear of No. 58 and the additional rear projection is removed from the boundary by some 4m, and both are set within a 45 degree angle from the neighbouring house. Likewise, at first floor level both the main wall and rear projection are set within a 45 degree angle from the corner of the neighbouring house. As such the siting and layout of the development is not considered to appear unduly prominent or would harm the outlook of the neighbouring property.
- 6.7 It is acknowledged that the increase in building height would create greater overshadowing of the side elevation of No. 58. However, with a gap introduced between the buildings the windows and door on this elevation would still receive ambient light. Moreover, the development at ground floor level would be moved further from the neighbour than the existing arrangement, which currently has a side projection abutting the boundary. Furthermore, the first floor window on No.58 forms part of a dual aspect feature and therefore the room it serves would still receive sufficient light from the second window in the front elevation. For the above reasons this issue is not considered harmful enough to warrant a refusal.
- 6.8 The neighbouring house No.62 is sited beyond an adjoining sub station; as such there is sufficient distance for the amenities of this neighbouring property not to be harmed.
- 6.9 The proposed flats have an outlook to the rear of the site, potentially overlooking the gardens of the properties on Woodside Court Road. However, there would be a distance of approximately 15.5m from the closest first floor rear windows of the proposal and the boundary of these properties to the rear, which is considered to be a sufficient distance to prevent an unacceptable level of overlooking, particularly when these properties are sited a further 16m beyond the boundary.

- 6.10 The amenities of the future residential occupiers
It is considered that all the flats are of a reasonable size and would provide a satisfactory living space for future occupiers. Furthermore, the plans indicate that there would be an area of amenity space to the rear which would be divided into four by fencing and landscaping. It is considered that this provision would be sufficient to meet the needs of the future occupiers of the flats.
- 6.11 Parking, traffic and highway conditions in the locality
This site is considered to be moderately accessibility to public transport links and therefore the 4 car parking spaces provided are considered to meet the needs for this development. The applicant has specified that there would be 4 cycle spaces, which is considered to be satisfactory, these spaces are also a suitable size.
- 6.12 The crossing widths of the access, pedestrian visibility splays and the size of the parking spaces are considered acceptable for a development in this location.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal results in the development and re-use of land in accordance with national guidance encouraging the use of brownfield sites.

8. EQUALITIES CONSIDERATIONS

- 8.1 Level access and one disabled space would be provided.

Background Documents: 21 objection letters
Objection from Black Horse Residents Association

Case Officer: James White
Contact Officer: Philip Mills Tel: 020 8760 5419