

**Agenda Item: 6.5**

06/01824/P

08/05/2006

Croham

Application for full planning permission

Agent:  
Mr Les Burke  
Howard Fairbairn and Partners  
439 London Road  
Croydon  
CR0 3PF

Applicant:  
Mr Geoff Flook  
Croham Hurst School  
79 Croham Road  
South Croydon Surrey  
CR2 7YN

Location: Croham Hurst School, Croham Road, South Croydon, CR2

Description: Erection of two storey building to provide early years classroom facilities and provision of parking area for 18 cars and 10 bicycles

Drawing No(s): 5133-PO1, P02, P03, P04, P05, P06

**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 car and cycle parking 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.  
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:-
  - (1) finished floor levels of the building in relation to existing and proposed site levels
  - (2) boundary fences
  - (3) retaining wall to car park
  - (4) store for play areaReason: 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.  
Reason: To ensure than an acceptable standard of development is provided 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 hard and soft landscaping scheme to include existing and proposed planting, and details of the access road surface 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. 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)

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. The high level windows in the north elevation specified in the application shall be retained in that form 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)

9. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

10. A Travel Plan shall be submitted to and approved by the Local Planning Authority before the building is occupied and the measures identified in the Plan shall be implemented and brought into use for so long as building remains in existence

Reason: To comply with Policies SP14 and T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

11. No parking shall take place at any time in the turning area specified on plan no. 5133-P03 to the rear of "The Limes".

Reason: To ensure safe conditions for pedestrians and vehicles in Pilgrim's Way and to comply with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

12. 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, UD6-8, UD13-14, SP6, RO6, RO9, RO10, SP8, NC4, SP9-10, SP13, EP1, EP4, EP13, EP16, SP14, T2, T4, T8, T11.

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 urban design policies of the development plan
- (l) the environmental protection policies of the development plan
- (m) the transport policies of the development plan
- (n) the open land and outdoor recreation 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.
- 2 In considering any request to vary Condition 8 attached to this permission, the Local Planning Authority will need to be satisfied that the purpose, position,

design and glazing of a proposed window is such that the amenities and privacy of adjoining occupiers will be maintained

- 3 The applicants attention is hereby drawn - (i) to sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970; and (ii) to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State

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**Ward: Croham**  
**Lead Officer: Head of Planning Control**

**PLANNING COMMITTEE**  
**30 November 2006**

**Application Number: 06/1824/P - Croham Hurst School, Croham Road/Melville Avenue, South Croydon**

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## **1. SUMMARY**

### **1.1 Full application for:**

- Erection of 2-storey building to provide early years classroom facilities and provision of car park for 18 vehicles and cycle rack for 10 bicycles
- Provision of play areas at rear of building with landscaped "nature conservation area"

## **2. RECOMMENDATION**

### **2.1 Grant permission subject to the conditions and reasons set out in the Agenda**

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## **3. BACKGROUND**

### **3.1 Site Description**

- The site is occupied by a tennis court, swimming pool, changing room and plant room for Croham Hurst School. The school buildings and grounds cover a large area from Croham Road to the east of Melville Avenue. The school is an independent day school for approximately 500 girls aged 3-18. It comprises the junior school at the northern end of the site (for girls aged 3-11) and a senior school/Sixth form at the southern end (for girls aged 11-18).
- The school currently accommodates 169 pupils at the junior school and 327 pupils at the senior school
- There are 4 trees along the frontage of the site and other trees in the north-eastern corner. A narrow unmade access drive runs along the southern boundary and serves an existing car park to the south of the tennis court. This road leads into Pilgrim's Way.
- The site area is 0.24ha.

### **3.2 Surrounding Area**

- To the south of the site is the 2-3 storey junior school building, known as "The Limes". Further to south are the playing fields and the remainder of the school buildings and play areas. The whole of this area is designated as Educational Open Space in the UDP.
- To the north and west of the site are large residential dwellings set in spacious gardens
- To the east the open land is designated as Metropolitan Green Belt and is also within an Archaeological Priority Zone

### 3.3 Relevant history

- 78/20/1850- permission refused for new indoor swimming pool and changing rooms
- 80/20/360- permission granted and implemented for an extension to the existing swimming pool with new pump house building
- 90/1793/P- permission granted and implemented for a single-storey building to provide changing room facilities.

### 3.4 Proposal

Full planning permission is sought for:

- The erection of a two-storey building to provide early years accommodation for pupils from pre-nursery age up to 7 years old. The building would house a further 70 pupils and an additional 8 members of staff. The increase would be phased in over 4-5 years. The total gross external floor area of the building is given as 699sq.m.
- The ground floor would comprise 5 classrooms, including a pre-nursery room and an admin/staff room. The first floor would provide 2 Year 1 classrooms and a hall. There would be toilets on both floors and a disabled W.C on the ground floor.
- The building would have a contemporary design with mono-pitched roofs. It would be constructed with a mixture of rendering and facing blocks with a standing seam aluminium roof. There would be aluminium curtain walling and windows. Full details of the external materials would be submitted for further approval as a condition on any grant of permission.
- To the front and rear of the new building would be secure play areas surfaced with a synthetic play carpet.
- At the eastern end of the site would be a new car park for 18 cars (including 2 disabled spaces) and beyond a covered cycle rack accommodating 10 bicycles. The area around the car park would be landscaped and designated as a “nature conservation area” for use by the pupils.
- There would be two glazed entrances/stair lobbies with the main entrance off the access road leading to Pilgrim’s Way and the nursery entrance off Melville Avenue. The existing access road would be resurfaced.

## 4. **PLANNING POLICIES:**

- Replacement Unitary Development Plan: SP1-3, UD1-3, UD6-8, UD13-14, SP6, RO6, SP8, NC4, SP9-10, SP13, EP1, EP4, EP13, EP16, SP14, T2, T4, T8, T11.

## 5. **CONSULTATIONS**

- 24 adjacent occupiers notified. 7 replies.  
Main grounds of objection:
  - 1 may result in more vehicles and congestion in Pilgrim’s Way
  - 2 loss of light and privacy from building
  - 3 possible removal of trees and hedges on boundaries
  - 4 design would not be in keeping with the character of older properties in Melville Avenue and would not respect the existing development pattern
  - 5 would be a large increase in traffic leading to heavy congestion

- 6 noise and disturbance during building construction and from use of children's play area at rear
  - 7 building should be turned so that play areas are to the south and shielded by the new building
- Croham Valley Residents Association is concerned about the use of the narrow access road to serve the car park and the implications for the safety of users of Pilgrim's Way (including children having to cross this road). They feel that the access road should be widened to relieve congestion. They also raise concern on behalf of residents in Melville Avenue about the inevitable increase in noise at times of arrival and departure and during play times and the loss of privacy for these residents when in their gardens.

## **6. CONSIDERATIONS**

### Use policies

- 6.1 Although the site is not designated as Educational Open Space on the UDP proposals map, the land has been used as part of the school since the 1960's when the swimming pool and tennis court were constructed. The proposal would result in the loss of these facilities; however the school point out that the open air pool is used only for less than 8 weeks per year and that there are other tennis courts available on the school site adjacent to the senior school. In addition, swimming facilities are currently being utilised at the nearby Royal Russell school. There are no policies in the Croydon Plan relating to the retention of private sports facilities.

### Townscape issues

- 6.2 The building would be of an acceptable contemporary design which would not look out of place in the street scene. It would provide an acceptable contrast between the large three-storey school building to the south and the two-storey detached houses to the north.
- 6.3 The building would be approximately 36m from the rear eastern boundary with the Green Belt and at this distance would not have any material impact on it. The proposed car park would be adjacent to this boundary but would be screened by new landscaping.

### Amenities of adjoining and nearby occupiers

- 6.4 The building would project between 5-8m beyond the rear of the adjoining house to the north (10 Melville Avenue), however it would be between 8-10m away from the south facing elevation of this house, and there is some existing evergreen screening along this boundary. The two-storey element of the building would be 14-16m away. It is not considered at these distances that there would be significant harm to the amenities of this occupier. There would also still be adequate outlook and daylighting from windows in the south facing elevation of no.10.
- 6.5 There would be high level windows to 2 ground floor classrooms and the first floor landing of the building facing 10 Melville Avenue. These would not result in any significant loss of privacy for this occupier. The larger windows to the hall and a classroom would be secondary windows and would be 12m from the flank boundary. At this distance there would also be no significant loss of privacy for the adjoining occupier.

- 6.6 It is accepted that there would be some loss of amenity from the noise and disturbance of children playing outside the building, but this is likely to be at short intervals during the day and would not in itself provide sufficient grounds to refuse permission. Likewise the movements to and from the new car park would be at intermittent intervals and would not result in harm sufficient to refuse permission.

#### Trees

- 6.7 A mature Sycamore would be lost at the front of the site as result of providing a new pedestrian footpath to the building. A further Sycamore on the roadside boundary is of poor quality, and may not survive the construction of the front play area. Neither tree would be worthy of inclusion in a Tree Preservation Order. There are no other major trees on the site, although some smaller ones would be retained as part of a future landscaping scheme.

#### Highways and parking

- 6.8 The existing car park in front of the tennis court could accommodate 13-15 vehicles and the new replacement car park shows 18 spaces. The access to the car park will remain unchanged, but upgraded.
- 6.9 A Transport Assessment has been submitted where parking and traffic impact surveys have been undertaken. In terms of traffic impact, it has demonstrated that the anticipated number of vehicle trips would be in the range of 20-30 movements each way per day during the peak hours (the peak evening hour for the school being between 3-4pm). In addition, the number of additional trips would be at the most 2% of the existing flows which is considered acceptable. In terms of parking, surveys reveal that whilst parking is heavy during a half-hour peak in the morning, the road has reasonably constant parking throughout the day. However, the single yellow line on the road allows for temporary loading and unloading of passengers and the number of new spaces proposed is considered adequate to accommodate the additional staff plus additional visitors. The provision of a cycle rack for 10 bicycles would be satisfactory for both staff and students given the survey shows that 5% of children cycle to school at present.
- 6.10 The Assessment recommends the submission of a Green Travel Plan to reduce car travel and a target of a 17% reduction in car trips would be applied to this Plan (equivalent to a reduction of 27 car movements). The provision of a Travel Plan would be the subject of a condition of any planning permission granted.

## **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 The applicant is currently in discussion with a leading solar energy company and will advise on the eligibility of this project for a grant under the DTI's low carbon buildings programme (April 2006). A condition to ensure the building meets the renewable energy target to offset 10% of predicted carbon emissions is suggested to comply with Policy EP16 of the UDP. The applicant has indicated that the proposed pond in the nature conservation area could be used as a balancing pond to reduce the amount of storm water entering the surface water drain. The use of soakaways may also be appropriate to achieve a sustainable drainage system. Building materials would be obtained from renewable sources wherever possible.

**8. EQUALITIES CONSIDERATIONS**

- 8.1 Two disabled car parking spaces have been provided in the car park  
Level Access would be secured at each entrance and external door under the Building Regulations.  
A disabled W.C. is located on the ground floor and a lift in the main entrance lobby.
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Case Officer: John Lawson

Background Documents: 7 letters/e-mails from nearby occupiers  
2 letters from Croham Valley Resident's Association

Contact Officer: Mr. P. Mills 020 8760 5419