

Agenda Item: **6.11**

This is a Major Application for which the 13 week period expires on 04/01/2007.

06/04137/P

05/10/2006

Broad Green

Application for planning permission under Regulation 3

Applicant:

Sharon Williams

London Borough of Croydon

(Director of Housing)

Location: Junction of Sumner Road and, Mitcham Road, Croydon

Description: Retention of 10 relocatable homes (29-38 (inc) Sumner Gardens)
retention of vehicular access and 10 parking spaces

Drawing No(s): OS Map

Recommendation: **Grant Permission under Regulation 3 of the Town and Country Planning General Regulations 1992**

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

1. The following shall be retained for so long as the development remains in existence:-

- (1) parking arrangements
- (2) boundary fences
- (3) vehicular turning area

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

2. This permission is granted for a limited period expiring on 01/12/2011 when the buildings and/or works shall be removed.

Reason: To allow the Local Planning Authority to reconsider the proposal in the light of circumstances existing at the expiry of the limited period

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, UD1 – UD3, UD6 – UD8, UD12 – UD16, UC11, SP14, T8, T11, SP17 – SP22, H1, H2, H9 – H10, and H13 – H14.

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 safety of pedestrians and motorists on the adjacent highway
 - (h) accessibility to buildings
 - (i) the housing policies of the development plan
- and having regard to all other matters raised.

Ward: Broad Green
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
30th November 2006

Application Number: 06/04137/P – Junction of Sumner Road and Mitcham Road, Croydon.

1. SUMMARY

- 1.1 Full application for :
- Retention of 10 re-locatable homes
 - Retention of 10 parking spaces.

2. RECOMMENDATION

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

3.1 Site Description

- Occupied by 10 single storey re - locatable dwellings.
- Located on the junction of Sumner Road and Mitcham Road.
- Site area is 0.18ha (0.44 acres)

3.2 Surrounding Area Uses/Form -

- To the north west on the opposite side of Sumner Road is a 3 storey public house. To the rear of the Public House is a scrap yard.
- To the east are three and four storey flatted properties fronting Sumner Gardens.
- To the west on the opposite side of Mitcham Road are two storey residential terrace properties.

3.3 Designations

- Archaeological Priority Zone
- Area of High Density
- Mitcham Road and Sumner Road are London Distributor Roads

3.4 Relevant history

90/0237/P; In April 1991 temporary planning permission was granted for temporary erection of 10 single storey re-locatable dwellings and the provision of 10 car parking spaces. This permission expired in April 1996.

96/0011/P; In October 1996, temporary planning permission was granted for the retention of 10 re-locatable homes; retention of vehicular access and 10 parking spaces. This permission expired on 7th October 2001.

01/1807/P; In October 2001, temporary planning permission was granted for the retention of 10 re-locatable homes and the retention of vehicular access and 10 parking spaces. This permission expired on 18th October 2006.

3.5 Proposal

Full permission is sought for:

- Retention of 10 re-locatable homes
- Retention of 10 parking spaces.

3.6 The applicant has written in support of the application;

There is a continuing need for temporary accommodation for homeless persons within the Borough. During October 2005 and October 2006 1-226 people presented themselves as homeless. The applicants state that there is a continuing and pressing need for permanent accommodation and at present there are currently 11, 000 people waiting for permanent homes.

If the Council accepts a duty to house a homeless persons they are housed in demountable properties for 2 years. However, the average waiting time can be between 2 – 5 years.

Demountable homes are not suitable for permanent accommodation and the Director of Housing has advised that it is the long term strategy to demolish a number of demountable homes within the Borough (and retain others as hostel accommodation), and that the Council's aim is to build new Council housing. As yet the appropriate sites have not been identified.

4 PLANNING POLICIES:

- Croydon Replacement Unitary Development Plan (The Croydon Plan) SP1 – SP3, UD1 – UD3, UD6 – UD8, UD12 – UD16, UC11, SP14, T8, T11, SP17 – SP22, H1, H2, H9 – H10, and H13 – H14.

5. CONSULTATIONS

5.1 Advertised: press notice (major application)

5.2 68 adjacent occupiers notified. 0 replies.

6. CONSIDERATIONS

Principle of Development

- 6.1 When the previous temporary permission was granted in 2001 the Unitary Development Plan 1997 was the Development Plan for the Borough. The Council has subsequently adopted the Croydon Replacement Unitary Development Plan "The Croydon Plan". It must now be considered whether the development would conflict with the relevant policies of the adopted Croydon Plan. Furthermore, it needs to be considered whether the retention of the temporary accommodation for a further five year period is acceptable, bearing in mind these building have now been on site for 15 years.
- 6.2 The policies of the Croydon Plan seek to ensure that housing is available in the Borough to meet all housing needs. In the light of the continuing demand for this type of accommodation within the Borough and the statement from the Director of Housing that the Council intends to identify appropriate sites for the redevelopment of new Council houses, it is recommended that a further temporary consent be granted. However, it is recommended that the temporary consent be limited to 5 years in order to allow an appropriate timescale for the relevant assessments, funding and planning permission for the development of new Council houses.

Townscape issues

- 6.3 The quality of the design and siting of the dwellings is lower than that which would be expected for permanent accommodation/development. However, the site is screened from the roads and from adjoining residential properties by 1.8m close boarded boundary fences. The buildings do show some signs that they are in need of renovation, however, the applicant has advised that maintenance works are undertaken as and when requested by the residents.

Amenities of future occupiers

- 6.4 The dwellings are located adjacent to Mitcham Road, a busy road carrying large volumes of traffic as defined by the Croydon Plan. However, the 1.8m high boundary fence does provide some screening from the road and the front of the dwellings face onto an internal courtyard, providing at least some protection from the activity of the surrounding roads. The Director of Environmental Health has not raised any objection to the retention of these dwellings.

Amenities of adjoining and nearby occupiers

- 6.5 The dwellings are largely screened by 1.8m high boundary fences. It is not considered that their retention for a further temporary period would have an adverse effect on the amenities of the adjoining occupiers.

Highways and parking

- 6.6 The application seeks to retain the 10 car parking spaces which serve the dwellings. There are no objections on traffic or other highway grounds.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The form of accommodation has a minimum impact on the local environment.

8. EQUALITIES CONSIDERATIONS

- 8.1 The development provides temporary accommodation for homeless families, for which there is a significant demand.

Case Officer: Nicola Townsend

Background Documents: None

Contact Officer: Mr. P. Mills 020 8760 5419