

Agenda Item: 6.5

This is a Major Application for which the 13 week period expires on 06/09/2006.

06/02271/P

07/06/2006

Bensham Manor

Application for full planning permission

Agent:

Landmark Architecture Ltd
5 The Listed Building
350 The Highway
London
E1W 3HU

Applicant:

Key Flats Ltd
C/O Parkgate Aspen Property
Management Ltd
Wilberforce House
Station Road London NW4 4QE

Location: Warwick Gardens, London Road, Thornton Heath

Description: Construction of a fourth floor on each block to provide 6 two bedroom and 6 one bedroom flats; demolition of garages at rear and provision 24 car parking spaces using mechanical car stackers

Drawing No(s): 0558 ADO1000, 1001 Rev B, 1002, 1003 Rev B, 1004, 1005 Rev A, 1006 Rev B, 1007

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. No works on site shall commence until the following details 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.
 - (1) sound insulation between the existing building and the additional floor
 - (2) sound attenuation and insulation to garage housing
 - (3) external facing materials
 - (4) boundary treatment to Goston Gardens
 - (5) maintenance plan for mechanical car stackers

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)

2. Details of the following facilities shall be submitted to and approved by the Local Planning Authority before the development commences; the approved facilities shall be installed before the development is occupied and shall be retained for as long as the development remains in existence:

- (1) cycle parking
- (2) refuse storage
- (3) recycling 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 parking arrangements 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)

4. The windows in the northern and southern elevations shall be obscure glazed and retained in that form for as 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) and the Supplementary Planning Guidance Note No.2 on Residential Extensions

5. 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)

6. 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)

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

The policies of the Croydon Replacement Unitary Development Plan which are of relevance to this application are SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD15, SP4, UC3, UC9, RO12, EP1, EP16, T2, T3, T4, T8, T11, SP18, EM5 and H2

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) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) sustainability issues
- (l) the recreational open space policies of the development plan
- (m) the urban design policies of the development plan
- (n) the environmental protection policies of the development plan
- (o) the transport policies of the development plan
- (p) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Ward: Bensham Manor
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
14th December 2006

06/02271/P – Warwick Gardens, London Road, Thornton Heath

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the construction of a fourth floor on each of 3 blocks to provide 6 two bedroom and 6 one bedroom flats; demolition of garages at rear and provision of 24 car parking spaces using mechanical car stackers.

2. RECOMMENDATION

- 2.1 That planning permission be granted subject to the conditions and reasons set out in the Agenda and the prior conclusion of a Section 106 legal agreement relating to Sustainable Transport, Recreational Open Space and Health Facilities.
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3. BACKGROUND

(a) Site Description

3.1 Site Description

- The application site is located on eastern side of London Road, and comprises 3 three storey blocks containing 61 flats. The blocks are roughly rectangular in shape and are sited parallel to each other and London Road.
- The area between the buildings is landscaped, and an access road runs around the outside of the site.
- A collection of 10 garages are located in the north-eastern corner of the site.
- The site has 2 vehicular accesses onto London Road with the most northerly providing an entrance and the other an egress. There is no access onto Goston Gardens to the rear of the site.
- The site measures 0.43 hectares (1.05 acres).

3.2 Surrounding Area

- The surrounding area is primarily residential to the south, east and west characterised by terraced housing.
- Pollards Hill Local Centre is located to the north-east which on the whole comprises ground floor commercial uses with residential on the upper floors.

3.3 Designations

- London Road has been designated as a Strategic Road. Pollards Hill Local Centre has been designated as a Primary Shopping Area.

3.4 Planning History

- None relevant.

3.5 Proposal

Full permission is sought for:

- Construction of a fourth floor on each block to provide 6 two bedroom and 6 one bedroom flats; demolition of garages at rear and provision of 24 car parking spaces using mechanical car stackers.
- The proposed additional floors would be built up on top of the existing parapet walls. The existing chimney stacks located in the corner of each building would be extended in facing brick so as to frame the white rendered finish proposed on the extensions.
- Lifts would be provided within the lightwells of each of the three buildings.
- The proposed one bed flats would have an internal floor area of approximately 50m², and the two bed flats approximately 80m².
- The existing 10 garages and two out buildings, which are approximately 2.2m high would be demolished. They would be replaced with 12 garages, 3.8m in height, containing mechanical stackers that would each provide parking for 2 spaces.
- Storage for 20 cycles would be provided, spread over 3 locations.
- An additional 2 refuse bins would be provided to the existing 7.

- Design, environmental and sustainability statements were submitted with the application.

4. PLANNING POLICIES

- 4.1 The policies of the Croydon Replacement Unitary Development Plan which are of relevance to this application are SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD15, SP4, UC3, UC9, RO12, EP1, EP16, T2, T3, T4, T8, T11, SP18, EM5 and H2.

5. CONSULTATIONS

- 5.1 The application was advertised as a Major Application with a site and press notice.
- 5.2 The occupiers of 112 adjoining and nearby properties have been notified of the application. Six letters of objection have been received detailing the following concerns:-
- Inadequate parking for existing residents
 - Cycle parking is not secure
 - The extensions would result in a reduction of light penetrating lightwells
 - Would result in loss of light for neighbouring properties
 - Additional noise and disturbance
 - Potential loss of privacy
 - Visual intrusion
- 5.3 Councillor Paula Shaw has referred the application on the following grounds:-
- Effect of garages demolition on adjoining gardens
 - Loss of privacy to neighbours
 - Additional noise pollution
 - Traffic impact on adjoining roads
- 5.4 One letter supporting the application has been received.

6. CONSIDERATIONS

- 6.1 The principal considerations are:
1. a) Whether the principle of development would be in accordance with the Development Plan Policies;
b) The effect of the proposal on the visual amenities of the locality and whether it will be detrimental to the appearance of the streetscene;
c) The effect of the proposal on the residential amenities of the nearby occupiers by reason of its form and siting;
d) The impact on parking and highways conditions;
 2. The living conditions for future occupiers;
 3. Planning obligations; and

4. Sustainability Issues.

- 6.2 Policies H2 of the Croydon Replacement Unitary Development Plan (CRUDP) states 'the Council will permit housing development within the existing built up area provided this does not conflict with its aim of respecting the character of residential areas and there is no loss of other protected uses'.
- 6.3 The application is proposing that an additional floor would be added to each of the three buildings that make up Warwick Gardens. The extension would have a flat roof and sit on top of the existing parapet walls, thereby only increasing the height of each of the buildings by 2m. The walls of the extension (that rise above the parapet) would be finished in a white render. The existing chimneys in the four corners of each building would be increased in height by 1.2m, in brick to match existing. The white coloured extension, framed by the dark coloured brick chimneys would ensure the extra floor would appear as a light addition to the existing building. The windows of the additional flats would also align with and be of a similar style to the existing windows. The proposal would not be detrimental to the appearance of Warwick Gardens or the streetscene of London Road.
- 6.4 The increase in height of the building would not have any impact on the amenities of the existing occupiers of Warwick Gardens. There is a separation of 20m between the blocks. It is therefore considered that the construction of an additional floor would not result in a loss of light, privacy or the creation of any new overlooking views. The 20m distance also means that the proposed extension would not be visually intrusive when viewed from between the buildings. The increase in height of the building would result in less light penetrating the existing lightwells. However these lightwells do not provide light to habitable rooms (mostly internal stairwells), and the increased height would therefore be acceptable.
- 6.5 It is proposed that a lift would be installed in each building within the southern lightwell. The only windows which would be blocked by the proposed lift serve the communal stairwells. It is not considered that the blocking of these windows, in order to provide a lift shaft would be detrimental to the occupiers of existing flats.
- 6.6 It is proposed that any windows located along the northern and southern side of the extensions would be obscure glazed. The site plan indicates that these windows would serve only bathrooms, kitchens or form secondary windows to living areas. Therefore the proposal would not result in a loss of privacy for the occupiers of adjoining properties along London Road and Oaklands Avenue. The rear building line of the properties fronting Oaklands Avenue would be located 24m from the buildings of Warwick Gardens. It is not considered that increasing the height of the buildings by 2m would result in loss of light or visual intrusion.
- 6.7 The applicant has confirmed in writing that the level of sound insulation between the existing and proposed flats would meet the requirements of Part E of the

Building Regulations 'Resistance to the Passage of Sound'. A condition confirming the provision and retention of sound insulation has been added to the agenda. The Council's Specialist Pollution Team have advised that this would be acceptable.

- 6.8 The existing 9 garages and additional stores in the eastern corner of the site are proposed to be demolished, and replaced with 12 new garages. The garages would contain mechanical car stackers providing 24 parking spaces, to replace the existing 9. The existing garages are 2.7m in height, while the proposed replacements would be 3.8m. The ground would be excavated to a depth of approximately 1.7m to accommodate the stackers and 2 levels of parking. Manufacturers details relating to the stackers has been submitted and confirms that if the required insulation is installed, the noise emanating from the stackers would not exceed 30dB(A). Specialist Pollution Officers have confirmed this level of noise is acceptable and would not result in a noticeable loss of amenity for adjoining occupiers. A condition has been attached to confirm that the required levels of sound insulation are achieved. The loss of the existing stores would create adequate space to provide a further additional parking space within the site.
- 6.9 The existing store located adjacent to No. 27 Goston Gardens, is 2.7m in height, and projects 8.6m beyond the front building line. The replacement garage is 3.8m in height and would project 3.6m beyond the front building line. The occupants of Goston Gardens, from which there is no access into the site (either pedestrian or vehicular), would see a brick wall. It is not considered that the increased height of the garages would be so visually intrusive as to warrant refusal.
- 6.10 The subject site is shown to be in an area with a PTAL accessibility rating of 2, which is considered poorly accessible despite the number of bus routes running past the site. The site currently accommodates a total of 20 parking spaces on site for 59 flats (0.3 spaces per unit), and as a result of the proposals the provision would be increased to 36 spaces for 71 flats (0.48 spaces per unit). Overall the proposal would result in an improvement of the amount of car parking available per unit. The application would not warrant refusal on transportation grounds.
- 6.11 The proposed flats would be of an acceptable size and layout for a new building, and the stacking arrangements are also satisfactory. The CRUDP aims to provide adequate amenity space as part of any new residential building. No new amenity space is proposed but it is considered that the areas of existing communal garden between the buildings would be sufficient.
- 6.12 The existing refuse bins are located along the southern boundary of the site, adjacent to the vehicular exit. It is proposed that 2 additional refuse bins would be added to the existing 7. This level of provision is considered acceptable.
- 6.13 The Supplementary Planning Guidance Note on Planning Obligations recommends contributions towards Sustainable Transport for residential

developments of more than 10 dwellings. These contributions are based on £700 for each 1-2 bed unit which equates to a contribution of £5,500 which the applicant has agreed to meet.

- 6.14 The subject site lies within a Local Park Deficiency Area. Therefore in accordance with Policy RO12 of the CRUDP the applicant has been asked to make a contribution towards the recreational needs arising from the development. The level of contribution is based on the cost of laying out an area of open space equivalent to, that which would have been expected to have been provided on-site and amounts to £7,036. The applicants have agreed to this figure, which would be secured via a Section 106 legal agreement.
- 6.15 Contributions towards the provision of health facilities in the local community would also be required with this particular application. A contribution of £6,625 has been requested and agreed by the applicant.
- 6.16 Policy UD1 of the CRUDP requires applicants for large housing schemes to submit an environmental performance statement. The applicants have submitted an environmental performance statement, and in the information supporting the application they confirm that the preliminary Eco Homes rating would be 'Excellent'.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The requirement of Policy EP16 of the CRUDP states that the Council will require residential development comprising 10 or more units to incorporate renewable energy production equipment to off-set at least 10% of the predicted carbon emissions. The applicant has stated that they intend to install a solar water heating system to achieve the 10% requirement.

8. EQUALITIES CONSIDERATIONS

- 8.1 As part of the proposal the applicant has confirmed that the existing ground floor entrances would be adapted so as to be suitable for wheelchair users. The proposal also incorporates a new lift in each of the three buildings ensuring accessibility to all floors.

Background Documents: Six letters of objection
Members Referral from Councillor Paula Shaw
Specialist Pollution Team memo
Case Officer: Michael O'Brien
Contact Officer: Mr P Mills Tel: 020 8760 5419