

Agenda Item: 6.4

07/03361/P

28/08/2007

Fairfield

Application for full planning permission

Agent:

Random Greenway Architects
Soper Hall
Harestone Valley Road
Caterham Surrey
CR3 6HY

Applicant:

Random Greenway Architects
Soper Hall
Harestone Valley Road
Caterham Surrey
CR3 6HY

Location: 57 Park Hill Road, Croydon, CR0 5NG

Description: Demolition of existing building; erection of three storey building with basement comprising 8 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 07276/TP/21 ; 07276/TP/22/B ; 07276/TP/23 rev1 ; 07276/TP/24rev1

Recommendation: Grant Permission

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

1. 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 unless otherwise agreed by the Local Planning Authority in writing.

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)

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) visibility splays
- (2) refuse store (elevation detail)
- (3) security lighting
- (4) any screen walls or fences

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

3. No development shall take place until the applicant has provided to the Local Planning Authority for approval a design stage report, verified by a Code for Sustainable Homes assessor, confirming that the design will achieve Code for Sustainable Homes Level 4. The approved scheme shall then be provided in accordance with these details. Prior to the first occupation of the development, the developer will provide a report and certification, confirming that Code for

Sustainable Homes Level 4 has been achieved in construction.

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

4. Prior to the commencement of works on site including those for drainage and foundations, a scheme shall be submitted for approval to the local Planning authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.
Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. Prior to the commencement of the development, a landscaping scheme to include front boundary wall 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. Details of entrance and exit points in the rear and side boundary fencing for a badger pathway shall be submitted for approval to the Local Planning Authority before the development commences. Once approved the entrance and exit points to the pathway shall be maintained for so long as the development remains in existence.
Reason: To protect a specially protected animal in accordance with Policy NC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. Details of a permeable surface to protect the Horse Chestnut tree identified as No.6 on the tree schedule shall be submitted to and approved by the Local Planning Authority. The surfacing shall only be provided in accordance with such approval.
Reason: To protect a tree of amenity value in accordance with Policies UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. No window shall be formed in the northern flank and southern flank elevations at or above first floor level other than as specified in the application unless otherwise agreed by the Local Planning Authority in writing.
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. 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 relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, UC11, EP1, EP2, EP3, EP4, T2, T4, T8, T11, H2, 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
- (l) sustainability issues
- (m) the transportation policies of the development plan
- (n) the nature conservation 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.

Ward:	Fairfield	PLANNING COMMITTEE
Lead Officer:	Head of Planning Control	Meeting Date: 06/12/07

Application No. 07/03361/P – 57 Park Hill Road, Croydon.

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the demolition of the existing building; erection of a three storey building with basement comprising 8 two bedroom flats; formation of vehicular access and provision of associated parking.

2. RECOMMENDATION

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

(a) Site Description

- 3.1 The site is occupied by an Edwardian detached three storey large dwelling comprising four flats, although it is not fully occupied. The front entrance is located approximately 2m above ground level. It has a large terraced rear garden with a number of trees. It also has a forecourt area which is used for ad-hoc off-street parking and which has an in-out horseshoe driveway. There is a Horse Chestnut tree on the forecourt which is adjacent to the back edge of the pavement. The house has a ground area of 250m² and the site covers an area of 1000m².
- 3.2 Park Hill Road is residential and the properties to the south of the site are a row of 6 detached dwellings. To the north of the site is 23 and 25 Reynolds Way. These are two storey town houses with their frontages facing east. They are set on a significantly higher gradient (3m+) than the subject site. Many of these town houses have timber inlays on their elevations. Cleve Cross, 100m to the north east of the site, is a three storey contemporary design timber clad flat development on Selbourne Road. Directly opposite the site, to the west, the footway comprises a wide grass verge and beyond that the rear gardens of terraced houses on Minister Drive.
- 3.3 Park Hill Road is classified as a local distributor road and is served by a bus route. The site has a PTAL rating of 2, although this rapidly changes to 3 – 4 to the north of the site. The site is within walking distance of South Croydon Train station.

(b) Relevant Planning History

- 3.4 There is no planning history for the site.

(c) Proposal

- 3.5 Demolition of existing building; erection of three storey building with basement comprising 8 two bedroom flats; formation of vehicular access and provision of associated parking (7 seven underground parking spaces including one disabled space and a lift would provide access to the upper floors). The basement would have natural ventilation.
- 3.6 The flats would range in size from 57m² to 72.69m². Three would be located on the ground floor, three on the first floor, and two on the second floor.
- 3.7 The residential density of the proposed scheme would equate to 25 habitable rooms per hectare.

- 3.8 The building would be constructed of facing Hanson brickwork (a warm medium textured brick , timber and render and the portico would be constructed of glass and metal.
- 3.9 The rear garden area would be landscaped.
- 3.10 The applicant / agent has indicated that it would not be economic to refurbish the existing building given it current state of repair.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) are UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, UC11, EP1, EP2, EP3, EP4, T2, T4, T8, T11, H2, H11.

5. NOTIFICATIONS AND CONSULTATIONS

- 5.1 9 adjoining occupiers were consulted. 10 representations were received. 4 support the proposal and 6 object to the proposal.

- 5.2 Reasons for objecting (summarised) :

- a. Inappropriate siting and massing
- b. Loss of light (to garden)
- c. Loss of privacy
- d. Adverse affect on road safety
- e. Increased demand on on-street parking
- f. Increased amount of traffic
- g. Out of character with area
- h. Poor design
- i. Excessive density
- j. Will prejudice road widening scheme
- k. Will have adverse affect on badgers

- 5.3 Reasons for supporting (summarised) :

- a. Will keep to framework of existing house
- b. Will have underground parking
- c. Will encourage sustainable transport (cycling)
- d. Rear garden will be retained
- e. Existing building is in a poor state of repair
- f. Will be a much safer building
- g. Area has constantly undergone change
- h. Would be in keeping with newer dwellings in Reynolds Close and Cleve Cross.

- 5.4 English Heritage were consulted and their comments are included in the Environmental Considerations part of this report.

6. CONSIDERATIONS

6.1 The principal issues to be considered are:

- 1) the land use policies of the UDP
- 2) the effects of the development on :

- a) the visual amenity of area
- b) the effect on residential amenity
- c) future occupiers of the scheme
- d) highway and parking conditions

Use Policies

6.2 The property is already in use as flats, so the principle of residential development on site is established.

6.3 The density of the proposed scheme would equate to 25 habitable rooms per hectare. This is a very low density and so therefore no overdevelopment of the site would occur.

a) Visual amenity of area.

6.4 The footprint, height, siting and massing of the new building would be comparable to that of the existing building on site and would respect the spaces between buildings. Furthermore, the existing property is in a poor state of repair.

6.5 The new building would have a number of contemporary elements included in its design, it would also be similar to the existing Edwardian appearance. For example, it would include gables to its front and rear, and have a distinctive portico entrance. Therefore, although the proposed building would look more modern than properties to the south, it would still reflect the characteristics and general appearance of the existing building on site. There are contemporary design residences at Cleve Cross on Selbourne Road to the north-east, while the town houses in Reynolds Way date from the 1970's. It should be noted that these respective properties have some form of timber inlays or cladding. The ridge height of the building would be lower than the height of the adjacent building at 23 Reynolds Way, due to the change in land levels between these sites. It should be noted that the highest ridge height of the existing building is at a level of 83.29, whereas the highest ridge height of the proposed building would be at a level of 82.72. Similarly, the next lowest ridge on the existing house is at a level of 81.74, whereas the next lowest ridge on the proposed building would be at a level of 81.72. The Eaves height would be the same as the existing building, being at a level of 77.99. As such, the size of the building would be comparable to that already on the site and the development would not be out of keeping with the properties on the eastern side of Park Hill Road and its area.

b) The effect on residential amenity.

- 6.6 The proposed development would have no adverse affect on the amenities of the adjoining occupiers. The two storey rear element would be set in from the sides of the building by 2.5m on both sides. For adjoining properties it would only be visible from oblique angles. It should be noted that 23 Reynolds Way to the north of the site is set on a significantly higher ground level than the subject property. The difference is at least 2m. Furthermore, the adjoining occupier at 59 Park Hill Road has written in to support the proposed development. There are no habitable room windows on the southern flank elevation of 23 Reynolds Way or 59 Park Hill Road. Furthermore, the windows in the flank elevations of the development would be obscure glazed and serve bathrooms and/or kitchens. Therefore, no loss of light would occur to adjoining properties. The proposal would not adversely affect the amount of light to the rear garden of 23 Reynolds Way.
- 6.7 The footprint of the proposed building would bring the northern flank wall closer to the boundary of 23 Reynolds Way by 0.90cm. This would have no detrimental affect on the amenity of its occupiers, again due to the significant difference in ground levels between the properties. On the southern flank, the elevation of the building would be set 84cm further away from the side of 55 Park Hill Road, which would benefit the amenity of that occupier.
- 6.8 The development would not result in any loss of privacy for adjoining occupiers.
- 6.9 Some construction noise would be inevitable but not so adverse to warrant a reason for refusal. However, it is recommended an informative is attached to any grant of permission to inform the applicant of the Council's Code of Conduct for Noise from Construction Sites.

c) The amenities of future occupiers

- 6.10 All of the flats would provide an adequate standard of accommodation for future residents in terms of floorspace, layout, light, outlook, and privacy. The Council generally seeks minimum floorspaces of 55m² for two bedrooms flats. The flats proposed would exceed this minimum. The flats would all have access to the rear communal garden.

c) Highways and Parking Issues

- 6.11 The proposal makes provision for 7 off-street parking spaces in the basement (including 1 designated for disabled use). This number would be considered acceptable.
- 6.12 The underground car park would have sufficient space for vehicles to manoeuvre safely and has an acceptable layout. The gradient to the ramp would be 1:8 and there would be a horse-shoe driveway. The respective in-out accesses to/from the driveway would each have flow-plates and this would enhance the safety of pedestrians on the adjoining footway.

- 6.13 Details of the vehicle crossover and visibility splays for the site would be required, but this could be achieved by condition.
- 6.14 The development would make provision for cycle storage of 16 cycles within the site in the basement area.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 Some of the trees to the rear garden will be removed to create a new garden area. However, they are of poor quality or form and have little amenity value. Furthermore, all of the boundary trees will be retained and several new trees will be planted. A Horse Chestnut tree in the front of the property has a significant prominence on the roadside boundary. The new access drive must be permeable to protect the tree and the applicant must show the position of the proposed tree protection fencing. These matters can be achieved through conditions.
- 7.2 The Code for Sustainable homes pre-assessment shows development would achieve a Code Level 4 standard.
- 7.3 The development would utilise a brown-field site, use a bio-mass system for heating and hot water. The new planting to the rear garden would be designed to encourage wildlife and gaps would be left in the boundary fences to provide a path for local badgers.
- 7.4 English Heritage require no archaeological investigation.
- 7.5 A Historical Site Review accompanied the application and there are no contaminated land issues present on the site which would require further investigation.
- 7.6 An enclosed refuse store will be provided to the side / front and this will include space for recycling bins.
- 7.7 With regard to drainage, it is proposed to use a deep-bore soakaway to dispose of rainwater from the building, as well as the use of permeable pavements where there is hard landscaping. The hard surfaces would comprise resin-bonded gravel, with pre-cast concrete pavings used for footpaths and terraced areas. The central banking between the entrances would be cleaned up and planted. New shrub planting would be planted to the southern and northern boundaries.
- 7.8 New trees would be planted on the northern boundary to infill the existing tree screen gap. The proposed planting to the rear has been specifically designed a diverse amount of wildlife. This includes Mountain Ash trees to attract birds, bluebells to attracts bees, honeysuckle to attract butterflies. Nesting boxes would be provided to trees. This is alluded to in the design and access part of the application, but further detail would be required in a plan format. This could be achieved by condition.

7.9 The existing boundary fences and wall on site would mostly be retained, although the front boundary may need to be altered to achieve adequate visibility splays to the vehicle entrance exit. Also, some alteration would need to be made to the rear and side boundary fences to allow an entrance and exit point for a badger pathway. This could be achieved through condition.

8. EQUALITIES CONSIDERATIONS

8.1 A disabled parking space would be provided and a lift would provide access from the basement to the upper floors. The entrance to the property would be ramped.

8.2 The site would have secure entry through use of an entry phone and lighting would be provided to the forecourt (1.1m height bollards on entrance path and downlighters fixed to face of building onto forecourt). Low defensive planting would separate the front boundary from the footway to discourage trespass. Secure by Design principles would be implemented.

Background Documents:

10 Letters of representation

Case Officer: D A Gibson

Contact Officer: Mr P Mills Tel: 020 8760 5419