

Agenda Item: 6.3

06/03654/P

19/09/2006

Addiscombe

Application for full planning permission

Agent:
ASP Southern Ltd
6 Benthall Gardens
Kenley
Surrey
CR8 5EZ

Applicant:
Barry Vale Ltd
141A Stamford Hill
London
N16 5LG

Location: 2, 8, 10, 18A, 20 & 22, Lower Addiscombe Road, Croydon, CR0

Description: Alterations; use of ground floors as 4 two bedroom flats and erection of single storey side extensions

Drawing No(s): P-01, 05, 06 & 14, (all received 31/08/2006), 03, 10, 12 & 13 (all received 21/11/2006).

Recommendation: Grant Permission

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

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
 - (1) proposed alterations to the shopfronts
 - (2) proposed extract ducting relocation at no.10.Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. Any application for approval of the reserved matters referred to in Condition 1 shall be made prior to the commencement of the development.
Reason: To comply with the provisions of the Town and Country Planning Act 1990
3. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied.
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. 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, UD4, UD8, T2, T8, 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 shopping policies of the development plan
- (h) the employment policies of the development plan
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan
- (k) the transport policies of the development plan
- (l) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Ward: Addiscombe **PLANNING COMMITTEE**
Lead Officer: Head of Planning Control **11th January 2007**

Application Number: 06/3654/P - 2, 8, 10, 18A, 20 & 22 Lower Addiscombe Road, Croydon.

1. SUMMARY

1.1 Full application for :

- Alterations
- Use of the ground floors as 4 two bedroom flats
- Erection of 5 single storey side extensions
- Relocation of extract duct.

2. RECOMMENDATION

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

3. BACKGROUND

3.1 Site Description

- Occupied by a two storey parade, with retail uses and restaurant (no.10) at ground floor level and residential above. The last known uses of the respective sites are as follows – No.2 – A1, No.8 - A1, No.10 – A3 , No.18A – A3, No.20 – A1, No.22 – A1.
- Site area is 0.0418ha

3.2 Surrounding Area

- Uses – retail along Lower Addiscombe Road with residential along Alpha Road to the south. The current or last known uses of the adjacent properties are - No. 4 – A1, No.6 - , No.12 – A1, No.16 – A1, No18 – A1, No20A – A3, No.22A – A1.
- Form – two storey, with rear projections and rear yards fronting onto Alpha road. Two storey residential properties along Alpha Road.

3.3 Designations

Lower Addiscombe Road is a Local Distributor Road. The parade has no shopping designation.

3.4 Relevant history

05/2832/P Alterations; use of ground floors as 4 two bedroom and 1 one bedroom flats; erection of single storey side extensions to 18a and 20 and installation of velux window in rear roof slope of 18a. Refused 10th September 2005

05/4233/P Alterations: use of ground floors as 4 one bedroom and 1 two bedroom flats; erection of single storey side extensions to 18a and 20 and installation of velux windows in the rear roof slope of 18a. Granted 9th September 2005

3.5 Proposal

Full permission is sought for:

- Alterations: use of ground floors as 4 two bedroom flats.
- Erection of single storey side extensions.
- The ground floor of no.10 is to be retained as a restaurant.
- The unit sizes would be 55-56sq.m.
- The alterations would take the form of internal floor layout changes and the creation of new entrances in the front elevations.
- Relocation of an existing extract duct at no.10.
- Single storey side extensions in-filling between the existing rear projections at ground floor at Nos. 8, 10, 18A, 20 & 22.

4 PLANNING POLICIES:

- Unitary Development Plan : SP1, UD4, UD8, T2, T8, H2.
- SPGs : no.1 Shopfronts (addendum)

5. CONSULTATIONS

- Eight adjacent occupiers were notified. One reply received objecting on the following grounds –
 - 1) will exacerbate existing parking problems.
 - 2) changing from shops to flats would affect the commercial character of the area.
- 5.1 Councillor Maria Garcia has referred the application to the Planning Committee for the following reasons –
 “overdevelopment; inadequate parking facilities; detrimental to the character of the area; would result in the decline of the shopping district.”

6. CONSIDERATIONS

Use policies

- 6.1 The application sites are not within any designated shopping areas as identified within the Croydon Plan. Therefore any change of use from retail to a non-shopping area uses does not conflict with any policy. Accordingly the proposed changes of use to residential can be accepted. A precedent has also been established for the change of other units along this parade already under previous, recent permissions.

Townscape and design

- 6.2 The proposed alterations are acceptable in townscape terms. They comprise modest alterations to the existing shopfronts which are in accordance with SPG Note 1.
- 6.3 The rear additions are modest, have no adverse impact on the buildings or area and are therefore acceptable.

Amenities of adjoining and nearby occupiers

- 6.4 The proposals would not give rise to loss of outlook or light to neighbours.
- 6.5 The relocation of the existing extract ducting serving the restaurant at No.10 could be conditioned to ensure that it does not give rise to loss of amenity for neighbours.

Amenities of future occupiers

- 6.6 The floorspace to the proposed flats would be acceptable, as would their outlook and levels of natural lighting. The flats would enjoy access from the frontages of the respective sites.
- 6.7 Adequate sound proofing of the flats would be secured under the Building Regulations.

Highways and parking issues

6.8 Although no parking is indicated, there would be potential for off-street parking on the rear yards to the application sites. In addition, the area has good public transport provision (PTAL rating of 5) and so zero parking would be acceptable.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 None.

8. EQUALITIES CONSIDERATIONS

8.1 Proposal would be built to comply with Part M of the Building Regulations.

Case Officer:	Neil Luxton
Background Documents:	1 letter from an adjoining occupier Referral from Councillor Maria Garcia
Contact Officer:	Mr. P. Mills 020 8760 5419