

**Agenda Item: 6.4**

**This is a Major Application for which the 13 week period expires on 23/01/2007.**

06/04410/P

24/10/2006

Purley

Application for outline planning permission

Agent:  
Ron Terry  
Howard, Fairbairn and Partners  
439 London Road  
Croydon  
Surrey  
CRO 3PF

Applicant:  
Pampisford Homes Ltd  
60 Upper Montagu Street  
London  
W1

Location: 29-37 Pampisford Road, Purley

Description: Demolition of 5 houses and erection of 2 four-storey buildings consisting of 51 flats; provision of vehicular access and parking in basement.

Drawing No(s): 5377/PL01A, 02A, 03A, 04A and 05A.

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The development would result in an overdevelopment of the site that would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its layout, scale, and likely form and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of overlooking, loss of privacy and visual intrusion and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would result in the loss of or the putting at risk trees some of which are the subject of a Tree Preservation Order and would thereby conflict with Policies UD2, UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. It has not been demonstrated that the number of parking spaces and the proposed access is appropriate to the development and in the absence of a Transport Assessment or Travel Plan to demonstrate otherwise the provision of such is likely to prejudice the freeflow of traffic and impact on pedestrian and highway safety in the vicinity of the site. The proposal therefore conflicts with Policies T2, T8, T11, UD12 and UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. The proposed housing mix would be inappropriate for the site and the level and type of affordable housing would be inadequate. The proposal would therefore be contrary to Policies H4, H9, H10 and H13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

---

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

**PLANNING COMMITTEE**  
**11th January 2007**

**06/04410/P -**  
**29-37 PAMPISFORD ROAD, PURLEY**

---

**1. SUMMARY**

- 1.1 This report concerns an application for outline planning permission for the demolition of the existing buildings on the site and the erection of a new residential development comprising a total of 51 residential units in two separate four storey blocks, together with a new access off Pampisford Road leading to a basement parking area for 52 cars. The application is in outline form with access, layout and scale to be determined, with appearance and landscaping being reserved matters.

**2. RECOMMENDATION**

- 2.1 That planning permission be refused for the reasons set out in the Agenda.
- 

**3. BACKGROUND**

a. Site Description

- 3.1 The site is located on the north-western side of Pampisford Road, close to its junction with Christchurch Road, and to the north of Purley Town Centre.
- 3.2 It is 0.4 hectare in area and is broadly rectangular in shape, with a frontage of 75m and a depth of 53m. The site is relatively level, although rises by around 2m from front to rear.
- 3.3 The site is currently occupied by five, 2 storey, 1930's, detached houses, all set back approximately 21m from the site frontage. Front gardens are generally well landscaped with elements of hardstanding to provide off street parking and access to garages. A group of three trees to the front of 33 and 35 are protected by Tree Preservation Order No 03, 2005.
- 3.4 Rear gardens are 32m to 34m in length with mature vegetation including trees, which back onto the rear gardens of houses in Hereward Avenue. The Hereward Avenue properties are two storey dwellings with substantially shorter gardens of around 14m in depth.

- 3.5 The surrounding area is primarily residential in character. The properties on this side of Pampisford Road are outside of the Purley Town Centre as identified in the Croydon Plan, and comprise the original family dwellings of one and two storeys in height. This character continues along the entire stretch of this part of Pampisford Road.
- 3.6 Opposite the site is Bourne Court, a flat roofed four storey residential block of flats, the ground floor of which is set below the level of Pampisford Road. Two terraces of 4 two storey houses also form part of this development on the corner with Christchurch Road.
- 3.7 A vehicular access serves the Bourne Court flats, which also provides access to Purley Nursery School beyond. A separate children's day nursery occupies the other corner of Christchurch Road in a single storey building.
- 3.8 The grounds of Purley Hospital lie slightly to the south of the site on the opposite side of Pampisford Road. This includes a vehicular access to a staff car park and facilities at the rear of the hospital. Buildings within the hospital along the Pampisford Road frontage are generally low key, although the site is subject to redevelopment proposals following a resolution to grant planning permission for redevelopment in 2004 (still subject to the completion of a legal agreement).
- 3.9 Pampisford Road is a Local Distributor Road, with restricted parking on its western side preventing daytime parking, and marked pay and display bays on its eastern side.
- 3.10 The site is partly within an Archaeological Priority Zone and is outside of Purley Town Centre as identified in the Croydon Plan.
- b. Relevant Planning History
- 3.11 The properties the subject of this application have been subject to various residential extensions and alterations over the years, none of which are particularly relevant to this application. However, the following applications are of relevance:-
- 3.12 04/4497/P – In December 2004 planning permission was refused for the redevelopment of **35** Pampisford Road to provide a three storey building of 6 two bed flats and 3 one bed flats.
- 3.13 04/4769/P – In December 2004 planning permission was refused for the redevelopment of **25** Pampisford Road to provide a three storey building of 6 two bed flats and 3 one bed flats.
- 3.14 04/4771/P – In December 2004 planning permission was refused for the redevelopment of **23** Pampisford Road to provide a three storey building of 6 two bed flats and 3 one bed flats.
- c. Proposal
- 3.15 Outline planning permission is sought for the demolition of the existing buildings on the site and the erection of a new residential development

comprising a total of 51 residential units in two separate four storey blocks, together with a new access off Pampisford Road leading to a basement parking area for 52 cars. The application is in outline form with access, layout and scale to be determined, with appearance and landscaping being reserved matters.

- 3.16 The two, 4 storey buildings would front Pampisford Road, up to 2m forward of the existing building line. Each block would be inset 1.4m from the side boundaries, with rear projecting wings extending to an overall depth of 16.5m. The two buildings would be separated by a 5m gap to allow for a central access road that would lead down to a basement car park below the buildings.
- 3.17 An in and out access is proposed onto Pampisford Road which will also act as an unloading area for service vehicles and refuse collection vehicles.
- 3.18 A communal area of amenity space would be provided to the rear of the buildings. Many of the upper floor flats are also indicated as having the additional benefit of balconies or terraces.
- 3.19 The illustrative drawings submitted with the application infer a contemporary style of building with flat roofs and set backs at upper levels.

#### **4. POLICIES**

- 4.1 The relevant policies of the Replacement Unitary Development Plan (The Croydon Plan), adopted on 13<sup>th</sup> July 2006 are UD1-UD3, UD6-UD8, UD12-UD16, UC11-UC14, RO12, NC4, EP2-EP4, EP16, T2-T4, T8, T11, H2, H4, H5, H9, H10, H13 and H14.

#### **5. CONSULTATIONS**

- 5.1 The application has been advertised in the local press as a major application. Individual letters of notification have been sent to the occupiers of 43 adjoining and neighbouring properties.
- 5.2 13 letters of representation have been received, 12 of which object on the following grounds:-
  - (a) Overlooking, overshadowing, loss of light, loss of privacy and visual intrusion to adjoining properties,
  - (b) 4 storeys is out of character,
  - (c) Design approach is inappropriate and detrimental to the visual character of the area,
  - (d) There are already too many flats in Purley,
  - (e) Loss of attractive existing attractive family properties,
  - (f) Flat roof is out of keeping,
  - (g) Position and massing would not respect or improve the existing design or character of the buildings around them,
  - (h) Impact on infrastructure and local services / facilities,
  - (i) Undesirable precedent for this part of Pampisford Road,

- (j) Increase in traffic congestion and on-street parking,
- (k) Proximity to the Christchurch Road junction would be dangerous,
- (l) Increase in noise, activity and pollution,
- (m) Light pollution from the communal areas,
- (n) Loss of trees and vegetation,
- (o) Impact on wildlife (e.g. stag beetles),
- (p) An overall strategy for this part of Purley is required,
- (q) Noise and disturbance from construction,
- (r) Poor quality of plans, diagrams and supporting statement,
- (s) Architecture is of a low standard,
- (t) The proposal would not be sustainable,

5.3 One representation is that of support, with comments made that it is unlikely to make any noticeable difference to the quality of life in the area, that it would provide much needed affordable housing, the existing properties are of no particular merit or quality and a replacement development would be an improvement.

5.4 The Purley and Woodcote Residents Association object to the application in that it would be totally out of character and detrimental to the amenities of the adjoining properties. There is/will be an oversupply of housing stock within Purley.

5.5 Councillors Bass, Millard and Speakman have referred the planning application on the basis that it would be an unattractive overdevelopment, out of scale and character with adjacent properties and detrimental to visual amenity and privacy of neighbours at either side and at the rear. The bulk and height dwarfs the houses either side, being two stories higher and the flats opposite. The illustrated frontage to Pampisford Road suggest an ugly, slabby, overbearing design aggravated by it protruding a full metre in front of its neighbours. There would be a loss of mature trees and the communal gardens are unlikely to be maintained to a high standard long-term.

## **6. CONSIDERATIONS**

6.1 The main issues to be considered are:

- 1) The principle of a residential development of this site of the density proposed,
- 2) The effect of the proposed development in terms of;
  - (a) The appearance of the street scene and the character of the area, including trees;
  - (b) The amenities of adjoining and nearby occupiers and future occupiers of the development;
- 3) The parking and highway implications,
- 4) The standard of accommodation for potential residents, and;

- 5) The requirement for open space provision and affordable housing, all in the context of making best use of urban land.

#### Principle of a Residential Development

- 6.2 Policy H2 of the Croydon Plan permits housing development within built up areas provided that the development does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses.
- 6.3 With a net residential area of approximately 4450m<sup>2</sup> and 146 habitable rooms the development would result in a density of 328 habitable rooms per hectare (hrh). This exceeds the range of 160 to 300hrh specified in Policy H9 of the Croydon Plan for mixed housing schemes.
- 6.4 Policy H4 states that on sites of more than 30 units, planning permission will not be granted for residential use unless the mix of units reflects the needs for family and non-family housing. The supporting text to this policy suggests 55% family housing and 45% non-family housing. In this case there are 5 three bed flats, 34 two bed flats and 12 one bed flats. The development is therefore skewed towards non-family housing.
- 6.5 The applicant has indicated that 43% of all habitable rooms would be provided as affordable housing, accommodated in the northernmost building. Policy H13 comments that 50% should be achieved on sites of this nature.

#### Impact on the Streetscene and Character of the Area

- 6.6 A four storey building would be inconsistent with this part of Pampisford Road which is characterised primarily by two storey family dwellings. Unlike other parts of Pampisford Road this stretch remains as originally constructed and there have been no recent developments of significant note.
- 6.7 Whilst there are some 1980's flats opposite the site, these are at a lower level than the application site. The proposal would nevertheless be seen in the context of the family housing on this side of Pampisford Road and as such would be distinctly out of character. The bulk, scale and form of the development would not respect the surrounding area.
- 6.8 The buildings at four storeys in height would be significantly out of scale and character with the dwellings either side, particularly the bungalow at no.27. The need for a basement car park, and the ramp down would further emphasise the height of the buildings.
- 6.9 The new in and out access would be adjacent to two beech trees and silver birch tree protected by a Tree Preservation Order. It is considered that the positioning of the access would have a significant detrimental effect upon the long term retention of these trees. Their loss would be detrimental to the character of the area, and contrary to the purposes of including them under a TPO.

### Impact on the Amenities of Adjoining Occupiers

- 6.10 The height and the siting of the buildings would be such that there would be a significant impact on the amenities of adjoining occupiers.
- 6.11 The buildings extend into the rear of the site, considerably beyond the rear of the existing buildings. At four storeys in height, and with potential for windows in some or all of the elevations, the building would not only be visually intrusive to the adjoining occupiers through its excessive bulk, height and massing but it is also likely to result in overlooking and loss of privacy. Such concerns are applicable to the properties either side and to the rear of the site.

### Parking and Highway Implications

- 6.12 52 parking spaces are proposed for the 51 units, including 6 disabled spaces. These are primarily provided in the form of a basement parking area below the building, although 4 of the disabled parking spaces would be at surface level to the front of the building, directly accessed off Pampisford Road. The Council's car parking standards would normally require a maximum of one space per flat.
- 6.13 The site has a PTAL rating of 3 indicating that the site is moderately accessible to public transport links. Whilst there are restricted opportunities for parking on-street outside of the site, it is likely that the number of parking spaces and traffic generation from the scheme would be acceptable. However, no Transport Assessment of Travel Plan has been submitted with the application to demonstrate this. Policy T2 requires the provision of such for any major development such as this.
- 6.14 Similarly it has not been demonstrated that pedestrian visibility splays are achievable, or that there is sufficient space for the manoeuvring of refuse vehicles to the front of the premises or for other vehicles using the access ramps to the car park.
- 6.15 Planning Guidance Note 1 recommends contributions towards Sustainable Transport for schemes such as this. These contributions are currently based on £700 for each 1-2 bed unit and £1000 for each 3 bed unit. This equates to a contribution of £37,200 if planning permission were to be granted.

### Standard of Accommodation.

- 6.16 The flats would be between 47m<sup>2</sup> and 89m<sup>2</sup> in area. They would thus be of a reasonable size, although outlook from some of the flats would be limited given the rear protruding wings of the proposed building.
- 6.17 An appropriate area of amenity space would be consolidated towards the rear of the site, and parking would be contained below the building in a safe and secure environment.

### Open Space Provision and Affordable Housing Requirements

- 6.18 No public amenity space is included within the proposals. Policy RO12 of the Croydon Plan requires a contribution towards the enhancement of recreational open space. With a potential occupancy of around 83 people,

£30,680 would normally be sought for this type of development in this location. This could be secured by means of a legal agreement if planning permission were to be granted.

- 6.19 Similarly the Council would expect 50% of all habitable rooms to be in the form of affordable housing in line with the Council's policies and guidance. The applicants have indicated that it is their intention to provide 43%. No indication of tenure has been provided.

## **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 No Environmental Performance Statement has been submitted with the application. Policy EP16 requires 10% renewable energy for this type of development although no indication has been given as to whether this is achievable.

## **8. EQUALITIES CONSIDERATIONS**

- 8.1 Level and lift access is indicated and 6 disabled parking spaces are indicated.

---

Case Officer: W Pierson  
Background Documents: 13 emails/letters of representation  
Letter from the Purley and Woodcote Residents Association  
Referral from Councillors Bass, Millard and Speakman  
Contact Officer: Mr. P Mills Tel: 0208 760 5419