

Agenda Item: 6.1

06/02968/P

18/07/2006

Ashburton

Application for full planning permission

Applicant:

Firglade Properties Ltd
Dorset House
Regent Park
Leatherhead Surrey
KT22 7PL

Location: 85 Gladeside, Croydon, CR0 7RW

Description: Demolition of existing building; erection of 2 three bedroom semi detached houses and 2 detached three bedroom bungalows; formation of vehicular access and provision of associated parking

Drawing No(s): 001, 002, 003, 004, 005, 006 Rev C, 247GS01

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 and boundary treatment 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.
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. Unless otherwise previously agreed by the Local Planning Authority in writing the following 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:-
 - (1) parking arrangements
 - (2) vehicular turning area
 - (3) visibility splays
 - (4) vehicular access and drive
 - (5) refuse storesReason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. No window shall be formed in the north-western or south-eastern elevations of the semi-detached houses at or above first floor level other than as specified
Reason: To protect the privacy of adjoining occupiers in accordance with

Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. The windows at first floor level in the north-western and south-eastern 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)
5. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window shall be inserted or constructed in the roof of the bungalows without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area
6. Prior to the commencement of the development, a landscaping scheme to include existing 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)
7. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented
Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. 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:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD15, SP4, EP1, T2, T3, T4, T8, T11, SP18 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 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) the urban design policies of the development plan
- (m) the environmental protection policies of the development plan
- (n) the transport policies of the development plan
- (o) the provision of satisfactory living accommodation for future residents of the dwellings

and having regard to all other matters raised.

Ward: Ashburton

Lead Officer: Head of Planning Control

PLANNING COMMITTEE

25th January 2007

06/02968/P – 85 Gladeside, Croydon

1. SUMMARY

1.1 This report concerns an application for full planning permission for the demolition of existing building; erection of 2 three bedroom semi-detached houses and 2 detached three bedroom bungalows; formation of vehicular access and provision of associated parking.

1.2 This application is referred to the Planning Committee as a members' referral has been received.

2. RECOMMENDATION

2.1 That planning permission be granted subject to the conditions and reasons set out in the agenda.

3. BACKGROUND

(a) Site Description

3.1 Site Description

- The application site is located on the south-western side of Gladeside, and comprises the plot at No. 85 Gladeside which is occupied by a detached bungalow.
- The plot has a frontage width of 18m and a maximum depth of 85m. The existing plot is 'L' shaped, with the back garden wrapping around the rear of the plots at No. 81 and 83.
- The rear garden is used to grow fruit and vegetables, with a number of out buildings which have fallen into disrepair.
- The site has an overall area of 0.18 hectares (0.45 acres).

3.2 Surrounding Area

- The surrounding area is wholly residential with a mixture of bungalows, two storey detached and semi-detached dwellings.
- There are varying building lines along this section of Gladeside, and No's 81 & 83 are set well back from the highway.
- The building line of the adjacent street 'The Rosery' has been extended into the backgarden sites to create 89 and 89B Gladeside.
- Fairhaven Avenue is located to the west and south of the rear portion of the site. The flanks of two properties and the respective rear gardens border the site.

3.3 Designations

- There are no designations.

3.4 Planning History

- 80/20/2441 - Erection of detached 4-bedroom two storey house with garage – Permission Refused 27/02/81
- 85/2397/P & 85/2398/P - Erection of two 2 bedroom bungalows and garage; erection of double garage for No. 85 and formation of access road – Permission Refused 19/11/85 - Appeal withdrawn
- 85/2983/P - Erection of 1 three bedroom bungalow and 2 detached double garages; formation of new access road - Refused 07/01/86 - Appeal dismissed with Inspector citing the inadequacy of the access and the impact on adjoining occupiers. The proposed access on this application was located on the northern side of the site.
- 06/0132/P - Demolition of existing building; erection of 4 three bedroom semi-detached houses and 1 detached four bedroom house with garage; formation of vehicular access and provision of associated parking - Permission Refused 16/03/06 for the following reasons:-

1. The development would have a cramped and overcrowded layout resulting in an overdevelopment of the site with an unsatisfactory relationship with adjoining residential property thereby conflicting with Policies BE1, BE3, H2 and H3 of the Unitary Development Plan and Policies UD2, H2 and H4 of the Second Deposit Draft 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 its size and siting resulting in loss of light, loss of privacy and visual intrusion and would thereby conflict with Policies SP1, BE16, BE17 and H7 of the Unitary Development Plan and Policies UD2 and UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
 3. The lack of refuse storage facilities forming part of the development could potentially harm the appearance of the street scene and amenities of the occupiers of adjoining property and would thereby conflict with Policy BE12 of the Unitary Development Plan and Policy UD14 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
- 06/0678/P – 79 Gladeside - Outline planning permission was granted at the Planning Committee Meeting on 26/05/06 for demolition of existing building; erection of a pair of semi-detached houses.

3.5 Proposal

Full permission is sought for:

- Demolition of existing building; erection of 2 three bedroom semi-detached houses and 2 detached three bedroom bungalows; formation of vehicular access and provision of associated parking.
- The existing bungalow would be replaced by a pair of 2 two storey semi-detached dwellings within the streetscene of Gladeside.
- The semi-detached houses would each have an internal floor area in excess of 91m².
- The bungalow labelled plot 3 would have an internal floor area of 94m² and plot would be 81.22m².
- Each of the dwellings would be provided with an area of amenity space in excess of 120m²
- An access road would be provided along the south eastern boundary to gain access to two chalet bungalows located to the rear of the plot.
- Off street parking spaces would be provided for each of the dwellings
- Bin stores and cycle stores would be provided at the entrance to the site and the front of the building respectively.
- The scheme has been amended from the initial proposal, with 1 bungalow deleted and no roofspace accommodation within either of the bungalows.

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, EP1, T2, T3, T4, T8, T11, SP18 and H2.

5. CONSULTATIONS

- 5.1 The occupiers of 16 adjoining and nearby properties have been notified of the original application. Seven letters of objection have been received detailing the following concerns:-

- Loss of trees
- Visual intrusion from proposed boundary treatment
- Increased noise and disturbance from access road and new dwellings
- Cramped overdevelopment
- Proposal is detrimental to highway safety
- Loss of privacy
- Loss of light
- Inadequate access for emergency and service vehicles
- Detrimental to the character of the local area
- Disruption during construction period
- Accessway could create a security risk
- Increased risk of flooding
- Proposal forms part of a much larger development

- 5.2 The occupiers of 16 adjoining and nearby properties were notified of the amended scheme. Letters of objection were received from the same seven properties detailing the above concerns.

- 5.3 Councillor Eddy Arram has referred the application on the grounds of over development of the site and traffic implications.

6. CONSIDERATIONS

- 6.1 The principal considerations are:

1. a) The principle of the development;
- 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 living conditions for future occupiers;
2. The impact on parking and highways conditions.

3. Trees on site.

- 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'. The principle of residential development is therefore considered to be acceptable. The detailed consideration of the proposal however is provided below.

Pair of Semi-Detached Dwellings

- 6.3 The pair of dwellings would be visible within the streetscene of Gladeside and would be sited level with the front building line of No. 87 Gladeside, located to the north.
- 6.4 The proposed semi-detached dwellings would each be 10.4m in length, 5.4m wide and 8m high to the main ridge (5.1m at eaves). The design of the pair is traditional, with catslide features to the front elevation to match those at No.'s 81 & 83. With respect to the character of the area as a whole, the proposed dwellings are considered to be comparable to other housing within the locality. For example, the plot widths of No's 81 and 83, the new dwellings approved at No. 79, as well as the terrace at No. 71-77 are approximately 6-7m. The proposed pair of semi-detached dwellings would each have a plot width of approximately 6.3m. There are also a wide variety of dwelling types ranging from detached bungalows to semi-detached dwellings of both modern and traditional design. Therefore it is clear that the proposed dwellings would not be out of character with the existing properties within the immediate area.
- 6.5 The most northerly of the proposed pair would be located 2.5m from the flank wall of the neighbouring bungalow at No. 87, and would project 2.4m beyond the rear building line at both ground and first storey. The orientation of the properties and level of separation ensure that the proposal would not result in a loss of light or visual intrusion for the occupiers of No.87.

Two Bungalows

- 6.6 The proposed bungalows would be located at the end of the 'L' shaped rear garden of No. 85. The dwellings would be in alignment, with the rear building line located 10m from the boundary with No. 42 Fairhaven Avenue. The front projections would step forward of the building line established by No.'s 28 & 30 The Rosery, in addition to 89 and 89B Gladeside by 2.6m. However the buildings would not be visible from any highway and backland bungalows are clearly within the character and

defined line of development. The proposal would not be detrimental to the appearance of the locality.

- 6.7 The bungalows labelled plots 3 & 4 would provide a living room, kitchen, bathroom and 3 bedrooms (1 with additional ensuite bathroom). The bungalow at plot 4 has an attached garage, and plot 3 has a detached garage. The bungalows would have no development at first floor level and all habitable room windows would be located in the front and rear elevations. The original scheme proposed three bungalows in a line at the rear of the site, all of which contained a habitable room within the roofspace. It was requested that one bungalow be deleted so as to prevent a cramped development. The habitable rooms within the roofspace were served by velux windows which would have been capable of overlooking the gardens of adjoining properties. In order to prevent a loss of privacy it was requested that the backland development be ground floor only.
- 6.8 The proposed bungalows would have differing layouts, although would have pitched roofs with a maximum height of 5.1m to the ridge and 2.5m at eaves. The proposal would not be visually intrusive or result in a loss of light for neighbouring dwellings. It is not considered that the proposed back land development would impact negatively on the amenities of adjoining occupiers.
- 6.9 The size of each of the proposed residential units would provide an acceptable level of accommodation for the future occupiers. Policy UD8 iii) of the CRUDP requires that new residential development should include amenity space that respects the character of the surrounding area and provides useable amenity area for residents. Each of the proposed dwellings would be provided with an area of amenity space in excess of 120m². This is considered to be sufficient amenity space that respects the character of the area.

Parking and Highways

- 6.10 The existing property is served by two vehicular access points on to Gladeside. It is proposed that each of the semi-detached dwellings would have a driveway so as to provide at least 2 off street parking spaces. A third access point is proposed adjacent to the boundary with No. 83 which would provide an access road to the two proposed backland dwellings. This would measure approximately 4.1m in width for the first 10m into the site, and narrows to 3.6m towards the rear. A turning circle is proposed, and is of sufficient size to allow vehicles to enter and leave the site in a forward gear. It is not considered that the access road would increase the level of noise disturbance so seriously as to warrant refusal. Back land development is a character of the area and two bungalows would not be an intensive use of the site.

- 6.11 Each of the dwellings would be provided with at least one parking space. The bungalow labelled 'plot 4' would have an integral garage, and 'plot 3' a detached garage. The level of parking provision is acceptable. Refuse stores would also be provided in front of each of the dwellings, with a concrete area adjacent to the road, for the occupiers of the bungalows to leave on collection days.

Trees and Landscaping

- 6.12 The proposal would not result in the loss of any protected trees or any which are considered to be worthy of protection. A landscaping plan has been submitted with the principle of aims of retaining and complementing the existing planting, but also to protect the amenities of No. 83 by screening the development.

7. ENVIRONMENTAL CONSIDERATION

- 7.1 None relevant.

8. EQUALITIES CONSIDERATIONS

- 8.1 The provision of level access on the ground floor entrances has been indicated in the application.

Background Documents: Seven letters of objection and one Members Referral
Case Officer: Michael O'Brien
Contact Officer: Mr P Mills Tel: 020 8760 5419