

Agenda Item: 6.2

06/03998/P

16/10/2006

Addiscombe

Application for full planning permission

Agent:

M & M Architectural Services
Old Forge
Moor Lane
Marsh Green Edenbridge, Kent
TN8 5QX

Applicant:

Mr Z Mayo
C/O Welwyn
Berrys Green Road
Westerham Kent
TN16 3AH

Location: 3-3A Lower Addiscombe Road, Croydon, CR0 6PQ

Description: Erection of a two-storey building at the rear to form a one-bedroom terrace house; use of basement and ground floors of 3 and 3a as 2 one-bedroom maisonettes.

Drawing No(s): LAR P 002 A, LAR P 003 A, LAR P 004, LAR P 005 A, LAR P 006 A, LAR P 007, LAR P 008, LAR P 009

Recommendation: **Grant Permission**

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

1. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no enlargement of the dwelling at the rear (unit 3) (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the dwelling) shall be carried out without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area
2. Before the development is begun an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties..

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. 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.

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)

4. 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)

5. 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, UD8
Supplementary Planning Guidance note 1 (Addendum 2) on Converting shops into homes..

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
- and having regard to all other matters raised.

Ward: Addiscombe
Lead Officer: Head of Planning Control.

PLANNING COMMITTEE
25 January 2007

**Application Number: 06/3998/P; 3 - 3a Lower Addiscombe Road, Croydon
CR0 6PQ**

1. SUMMARY

- 1.1 This report concerns an application for the erection of a two-storey building at the rear to form a one-bedroom terrace house; use of basement and ground floors of 3 and 3a as 2 one-bedroom maisonettes.

2. RECOMMENDATION

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

(a) Site Description

- 3.1 The site is occupied by a pair of mid terrace properties with out-buildings (also terraced with neighbouring buildings) to the rear. The building at 3 Lower Addiscombe Road is currently vacant while the ground floor area of number 3a is in commercial use as a tyre shop. The basements to numbers 3 and 3a and the ground floor of the out-building are in use as a store and storage area ancillary to the use of the tyre shop. The area of the site is approximately 228 square metres.
- 3.2 The surrounding area is mixed in character with commercial and residential uses. The area to the east of the of the subject site forms part of Lower Addiscombe Road shopping parade comprising A1 uses at street level, with residential dwellings on the upper floors. The area to the west of the subject site is mainly residential. The premises to the rear of the application site facing onto Freemasons Place are principally used for storage purposes. Lower Addiscombe Road is a borough distributor road with transportation links to East Croydon, Selhurst and South Norwood. The site is within walking distance of East Croydon railway station.

(b) Relevant Planning History

- 3.3 04/0587/P - Use of buildings at rear facing Freemasons Place as a studio flat and construction of pitched roof over unit at the rear of 4a. (now known as 3a) Permission refused by the Council on 05th April 2004. The Planning Inspectorate allowed the proposal on appeal on 02nd December 2004. This was allowed in respect of the ground and first floor area of the outbuilding at number 3 and a new roof space over number 4a (now known as 3a) to provide a bedsitting unit. The existing ground floor area of the outbuilding to 4a (now known as 3a) was to remain in use for commercial purposes.

04/0599/P - Conversion of first and second floors of number 3 and 4a (now known as 3a) into 2 two-bedroom flats; erection of basement extension, use of part of basement as a one bedroom flat and 2 dormer extensions in rear roof slope. Permission refused by the Council on 05th April 2004. The Planning Inspectorate allowed the proposal on appeal on 02nd December 2004. The appeal was allowed in respect of the basement which would retain its storage use with part of number 3 to be converted into a bedsitting room and bathroom area. The existing ground floor would remain principally in retail sales except for the rear part of number 3 which would be converted into the entrance lobby and kitchen serving the basement bed sitting room.

04/1526/P - Alterations to shopfront; refurbishment of existing retail unit; conversion of first floor and roof space to form 2 two bedroom flats and provision of rooflights in front and dormer windows in rear roof slopes. Permission granted.

(c) Proposal

- 3.4 An application for full planning permission has been received for the erection of a two-storey building at the rear of 3 and 3a Lower Addiscombe Road to form a one-bedroom terrace house and the conversion of the basement and ground floors of the shops at 3 and 3a Lower Addiscombe Road into 2 one-bedroom maisonettes.
- 3.5 The existing out-buildings now demolished would be replaced by a two storey terrace dwelling with access onto Freemasons Place. It would have a height of 6.1 metres from ground level with a gross internal area of 59.2 square metres. It would have high level windows facing onto Freemasons Place and normal windows and doors facing into the courtyard to the rear. The first floor of the house would be lit solely by rooflights.
- 3.6 Access to the proposed maisonettes would be possible via Freemasons Place. The ground floor windows fronting Lower Addiscombe Road would be set back one metre from the building frontage and enclosed by one metre high black railings. Pavement lights would light the basement bedroom to each maisonette. Unit 1 at 3 Lower Addiscombe Road would

have a gross internal area of 63.6 square metres and a gross internal area of 67.8 square metres for unit 2 at 3a Lower Addiscombe Road.

- 3.7 Each unit would have a private terrace. There is a proposed landscaped communal area with a depth of 5.4 metres between the frontage and the rear buildings. The submitted plans show a covered bicycle stand and a refuse area.

4. PLANNING POLICIES:

- 4.1 Unitary Development Plan: SP3, UD1, UD2, UD3, UD8
Supplementary Planning Guidance note 1 (Addendum 2) on Converting shops into homes.

5. CONSULTATIONS

- 5.1 12 adjacent occupiers notified. No replies.
- Councillor M. Garcia has referred the application on grounds of “out of character with the area, detrimental to viability of shopping district which would lead to the demise of the area and insufficient parking facilities”.

6. CONSIDERATIONS

The principal issues are-

1. Whether the proposal would comply with the land use policy of the UDP
2. The effects of the development on:
 - (a) The townscape of the area
 - (b) The amenities of adjoining occupiers
 - (c) The amenities of future occupiers of the development
 - (d) Highways and parking

Land use

- 6.1 The development would be a material change of use resulting in the loss of a shop. However, the site is not within a designated retail frontage and would not have a detrimental impact on the retail vitality or viability of the adjacent parade. There is no objection to the principle of a conversion to residential use.

Townscape and visual character

- 6.2 The ground floor windows of the flats fronting Lower Addiscombe Road would be set back by a metre from the building frontage and enclosed by metre high black railings. The new ground floor elevation would comprise brickwork with soldier course arches and double-glazed sash effect windows. The original signboard fascia and pillasters would be retained to ensure the continuity of the terrace. It is considered that the proposed

design would not adversely affect the external appearance of the buildings or the visual amenity of the streetscene. The proposed rear dwelling would not be visible to the streetscene.

Amenities of adjoining occupiers

- 6.3 The proposed development would not have a detrimental impact on the amenities of adjoining and nearby occupiers by reason of loss of outlook and daylight or visual intrusion.

Amenities of future occupiers

- 6.4 The floor areas comply with the minimum requirements for two habitable room units. The maisonettes would have adequate levels of lights with ground floor windows as well as the provision of pavement lights to the basement. The principle of habitable rooms at basement level was considered acceptable on the previous appeal. The amenity of future occupiers is considered adequate.

Highways and parking

- 6.4 No car parking spaces are proposed. The site is within walking distance of East Croydon Station and local shops. Lower Addiscombe Road and its surroundings operate a restricted parking zone with pay and display bays.

7. ENVIRONMENTAL CONSIDERATIONS

These have been discussed above

8. EQUALITIES CONSIDERATIONS

Level access to the rear along Freemasons Place.

Case Officer: Sera Banya

Background Documents: Referral from Councillor Garcia

Contact Officer: Mr P Mills, Tel: 020 8760 5419