

Agenda Item: 6.4

This is a Major Application for which the 13 week period expires on 20/02/2007.

06/04752/P 21/11/2006 Purley

Application for full planning permission

<p>Agent: Les Weymes Les Weymes Planning Consultancy Ltd "Arriba" 54 Holcot Lane Anchorage Park Portsmouth PO3 5UQ</p>	<p>Applicant: Tinos Developments Ltd Long Orchard Farm Cobham Surrey KT11 1EL</p>
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Location: Red Stacks, 66 Highfield Road, Purley, CR8

Description: Demolition of existing buildings; erection of 3 two storey buildings with accommodation in roofspace comprising a total of 4 three bedroom and 10 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 05. 1145. 110 Rev D, 111 Rev C, 112 Rev D and 113 Rev C

Recommendation: **Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

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) parking arrangements
 - (2) visibility splays
 - (3) vehicular access and egress
 - (4) communal facilities

Section B

- (5) roads, footpaths and access routes within the site including levels and gradients
- (6) security lighting including for parking areas
- (7) refuse collection facilities
- (8) any boundary walls and fences or other means of enclosing the site
- (9) secure and covered cycle facilities

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

2. 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 and those in Section A shall be retained for so long as the development remains in existence.

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)

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. Fencing for the protection of those trees and other planting on this site shown to be retained shall be erected in accordance with a scheme to be submitted before any materials, equipment or machinery are brought onto the site for the purposes of development, including demolition. The fencing shall be retained in position until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels within be altered, nor shall any excavation within be made without the prior written consent of the Local Planning Authority.

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. The existing planting shall not be felled, lopped, topped or otherwise removed during the course of development or within five years after completion, without the prior written consent of the Local Planning Authority; any planting which is removed without consent, or dies or is severely damaged or becomes seriously diseased before the end of that period shall be replaced with planting of such size and species as may be agreed with the Local Planning Authority.

Reason: To protect the visual amenities of the locality in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination 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)

8. No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. No development shall take place until the applicant has provided to the Local Planning Authority a report and accompanying drawings for approval identifying how and where a minimum of 10% of the carbon emissions for which the development is responsible are to be off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

10. No demolition work or development shall take place within the site until the a report has been completed by a suitably qualified consultant and subsequently approved by the Local Planning Authority, to identify the extent of any habitats used by bats, nesting birds, reptiles or any other protected species along with measures to ensure their protection. The measures shall be carried out in accordance with the approved report.

Reason: In order to secure adequate protection of habitats and wildlife in accordance with Policy NC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

11. 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 The relevant policies of the Replacement Unitary Development Plan (The Croydon Plan) are SP1-3, UD1-3, UD6-8, UD12-15, UC11, H2, H4, H10, H13, RO12, T2, T8 and EP16
2. Supplementary Planning Guidance on Planning Obligations, Supplementary Planning Guidance on Sustainability, Purley Town Centre Supplementary Planning Guidance Note 13, Purley Town Centre Regeneration Strategy.

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 open land and outdoor recreation policies of the development plan
- (m) the urban design policies of the development plan
- (n) the environmental protection policies of the development plan
- (o) the transport policies of the development plan
- (p) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Ward: PURLEY

PLANNING COMMITTEE

Lead Officer: Head of Planning Control

25 January 2007

APPLICATION NO. 06/4752/P – RED STACKS, 66 HIGHFIELD ROAD, PURLEY

1.1 This report concerns an application for full planning permission for the demolition of the existing buildings and the erection of 3 two storey buildings with accommodation in the roofspace comprising a total of 4 three bedroom and 10 two bedroom flats and the formation of a vehicular access and provision of associated car and cycle parking.

2. RECOMMENDATION

2.1 That planning permission be granted subject to the completion of a legal agreement at the developers expense and subject to the conditions and reasons set out in the Agenda.

3. BACKGROUND

(a) Site Description

- 3.1 The site is situated to the northern side of Highfield Road to the east of Hillcrest Road. The site is predominantly flat and is currently occupied by a large detached two storey building with off-street parking to the front forecourt area.
- 3.2 The rear gardens extend approximately 28-30m from the rear elevations of the house and the site backs onto Playing Fields. The gardens are characterized by mature vegetation and a swimming pool. The site has a frontage onto Highfield Road of 48m and a depth of approximately 60m. The site as a whole includes an area of 0.25 hectares (0.62 acres)
- 3.3 Highfield Road is predominantly residential in character comprising a mix of detached dwellings including bungalows and large houses with generous back gardens.
- 3.4 To the north of the site is Hillcrest Road and Overhill Road with a two storey detached houses similar in style to the existing houses at the application site.
- 3.5 Highfield Road is a Local Distributor Road with parking restrictions in the immediate vicinity. The site lies on the boundary with Sutton Council with Playing Fields to the east that are within Metropolitan Open Land. The site is also within an Archaeological Priority Zone as identified on the UDP proposals map.

(b) Planning History

- 3.6 06/00849/P – An application for full planning permission was refused for the demolition of the existing buildings and erection of 1 two storey building with accommodation in the roofspace and 1 two storey building comprising 13 two bedroom flats and the formation of vehicular access and provision of associated parking. The application was refused 8 June 2006.

(c) Proposal

- 3.7 This is an application for full planning permission for the demolition of the existing buildings and erection of 3 two storey buildings with accommodation in the roofspace. The accommodation would comprise of a total of 4 three bedroom and 10 two bedroom flats. The three buildings would be set back from Hillcrest Road and Highfield Road by between 11m and 18.3m. The front boundary would be softened by a landscaped buffer of approximately 4m in depth. In addition the existing trees around the site would be retained and additional planting is proposed particularly along the boundary of the site adjacent to the Metropolitan Open Land located immediately to the east of the site.
- 3.8 The formation of a new vehicular access is also proposed which will allow the parking of 14 cars spread within the site in 5 sections. Cycle parking storage is also proposed and is distributed along the front buffer strip and within Block A1 to the north of the site and Block A2 to the south east corner of the site.
- 3.9 In support of the application the applicant has submitted a design statement; an echo-homes assessment; an ecological report and a ground investigation.

4. POLICIES

- 4.1 The relevant policies of the Replacement Unitary Development Plan (The Croydon Plan) are SP1-3, UD1-3, UD6-8, UD12-15, UC11, H2, H5, H9, RO6, T2, T8, T11 and EP16.

5. REPRESENTATIONS

- 5.1 The application has been advertised in the local press as a "major application" under Article 8 of the Town and Country Planning (General Development Procedures) Order 1995.

- 5.2 Forty two occupiers of adjoining and nearby premises along Highfield Road , Hillcrest Road and surrounding roads have been notified about the application. Forty letters of objection have been received from neighbouring occupiers including two letters from South Woodcote Residents' Association objecting to the proposal for the following reasons:-

- (a) loss of light;
- (b) loss of privacy;
- (c) loss of parking and increased traffic congestion;
- (d) vehicle egress from the site would increase accidents;
- (e) out of keeping with the surrounding area
- (f) the development is situated on a dangerous corner adjacent to a bend
- (g) overdevelopment of the site
- (h) negative impact on the skyline being on a ridge above the former Croydon Airport
- (i) flatted development not in keeping with the area
- (j) the openness of the site would be destroyed
- (k) potential loss of trees and hedgerows adjacent to Metropolitan pen Land
- (l) loss of outlook
- (m) the proposal would set a precedent

- 5.3 The application has also been referred by Councillor Derek Millard for the following reasons:

1. Unsuitable to have such a large building on the crest of a hill
2. the road currently contains mainly detached houses – no large flatted developments
3. extremely dangerous corner making suggested access/egress unsuitable
4. the plans move a move a speed hump too close to a corner

5. on the weekend the road is always crammed with parking cars attending football matches
6. high density out of keeping with the area
7. ruins street scene.

6. CONSIDERATIONS

6.1 The principal issues to be considered are:-

The character of the area,

- (i) design of the building and the visual amenities of the street scene;
- (ii) the amenities of surrounding and future occupiers;
- (iii) amenity space
- (iv) transportation issues and car parking provision;
- (v) open space contribution
- (vi) the provision of renewable energy

6.2 In principle there is no objection to a flatted residential development at this site. While the surrounding area is dominated by houses and bungalows, many of these dwellings are substantial in scale and it is considered that a well planned and high quality development would be consistent with the sustainable approach to development set out in PPS1, PPS3 and PPG13 and the strategies set out in the Council's adopted Replacement Unitary Development Plan (The Croydon Plan).

Design and the street scene

6.3 Policy UD1 of the UDP states that "Planning permission will be granted for development proposals that are of a high quality, inclusive, and sustainable in design".

6.4 Policy UD3 of the Croydon Plan also identifies the need to create visual interest and to respect the height and proportions of surrounding buildings which play an important role in determining the character of the street.

6.5 The proposed buildings would include a villa style with T shape which include facing brickwork, plain hanging clay tiles, lead chequered dormers, timber balustrades and reconstituted stone heads. The design of the development is clearly traditional and seeks to achieve a sympathetic treatment and appearance which is considered acceptable.

6.6 Block A would be set forward of the building line with 1 Hillcrest Road however given that the separation distance of the nearest proposed building from no. 1 would be some 12m between flank walls and no.1 is set on a lower level by approximately 0.6m, the relationship between existing and proposed development would be acceptable.

- 6.7 The applicant states that the proposal seeks to replace the existing house with buildings that acknowledge and reinforce the general characteristics of the area taking advantage of the site's prominent corner location.
- 6.8 The proposed buildings have been amended to address concerns raised about the close proximity of the buildings to each other. Protruding flank features which accommodated cycle sheds have now been deleted and this has resulted in a more relaxed appearance with better separation between buildings and which is more in keeping with the pattern of development in the area. Furthermore, the scale and massing of the proposed buildings would be similar to many others in the locality.
- 6.9 It is considered that the proposed development would represent a more efficient use of the land. The site can accommodate the proposed development which would be partially screened by new planting and boundary treatment that would be in keeping with the dense planting which characterises many properties in this area. It is therefore considered that the design of the proposal would be in accordance with policies UD1 to UD3 of the Croydon Plan.

Impact on amenities of surrounding and future occupiers

- 6.10 Policy UD8 relates to the protection of residential amenity. With respect to the impact of the proposal on residential amenity, it is considered that the proposed development would not have an adverse impact on the amenities of neighbouring occupiers sufficient to warrant refusal. The nearest affected dwelling is no. 1 Hillcrest Road which as stated above would be some 12m from the nearest proposed building and would be screened by existing boundary planting. In addition flank windows would be limited to small bathroom windows which would not have a significant impact on the amenities of neighbouring occupiers. It is therefore considered that there would not be a conflict with policy UD8.

Amenity Space

- 6.11 The proposal incorporates communal amenity space located mainly to the north east part of the site with additional pockets of amenity space located to the southern and north western corner of the site. This provision is considered acceptable as both visual and functional amenity space.

Transport issues Car Parking Provision

- 6.12 The 14 car parking spaces proposed for the development, which represents 1 parking space per unit is considered acceptable for the proposal and would be in accordance with policies of the Croydon Plan. It is considered further that the limited provision of parking spaces allows for an increase in the amount of area set aside for landscaping provision which would improve the appearance of the development. In addition the car parking provision would be augmented by the proposed cycle parking provision which is an integral element of the scheme and would help to provide an established alternative mode of transport to the car.
- 6.13 Concerns raised by neighbouring occupiers about traffic hazards and congestion as a result of the development have been taken into account. Given the proximity of the existing "road hump" to the new site entrance an adjustment to the current traffic

management measures would be likely. This could be secured by way of a legal agreement.

- 6.14 In accordance with the Council's Supplementary Guidance on Planning Obligations, a contribution toward sustainable transport is required. This is set at £700 for each 1-2 bed unit and £1000 for each unit of 3 beds and above. In this case the total contribution required would amount to £11,000.

Open space Contributions

- 6.15 This is a 'major development' which proposes 14 residential units. Although the site is not within an area deficient in local open parks, Policy RO15 requires that commuted payments for off site provision of open space will be required for residential schemes. In this case the developer is required to make a commuted payment for the enhancement of local parks which in this case would amount to £18,189 again this would be subject to a legal agreement to secure the payment of the required amount.

Renewable Energy Technology

- 6.16 Policy EP16 of the Croydon Plan refers to the requirement to ensure that all major developments incorporate renewable energy production equal to at-least 10% of the energy requirements of the development. The technology to be used in compliance with the policy should be integral to the design of the development so that any design implications may be taken into account as part of the design and planning process. The proposal includes solar water heating panels, however the proposed panels have not been shown on the submitted drawings therefore a condition is appended at the end of this report requiring the inclusion of the renewable energy technology in accordance with the policy.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 Redevelopment would be acceptable as the proposed development would make more efficient use of this brownfield site. In addition the applicant would be making the necessary contribution towards the provision of sustainable transport initiatives.

8. EQUALITIES CONSIDERATIONS

- 8.1 The proposal includes full access through the ground floor of the development for people with disabilities. An access statement has been provided for the proposed scheme.

Case Officer: David Alabi

Background Documents: Fourty letters from the occupiers of adjoining or nearby premises
Two letters from the south Woodcote Residents Association
One referral letter from Councillor Derek Millard

Contact Officer: Philip Mills Tel. 0208 760 5419