

Agenda Item: 6.7

07/00014/P

02/01/2007

Coulsdon East

Application for full planning permission

Agent:

Scandia-Hus

Courtfield

Cranston Road

East Grinstead West Sussex

RH19 3YU

Applicant:

Mr and Mrs Woodley

C/o Agent

Location: 61 Taunton Lane, Coulsdon, CR5 1SH

Description: Demolition of existing garage; erection of two bedroom detached bungalow; formation of vehicular access and provision of associated parking

Drawing No(s): 01S, X01

Recommendation: **Grant Permission**

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

1. 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 and turning arrangements
- (2) visibility splays
- (3) boundary fencing

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

2. 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)

3. 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)

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 existing planting specified in the application as being retained 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; this condition shall not be construed as overriding the requirements to obtain consent under any Tree Preservation Order or the legislation concerning trees in Conservation Areas

Reason: To ensure that the specified planting enhances the appearance of the development in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. 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) finished floor levels in relation to existing and proposed site levels

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

Croydon Plan)

7. Prior to the commencement of works on site including those for drainage and foundations, a scheme shall be submitted for approval to the local Planning authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.
Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. No window or glazed door shall be provided in the western elevation other than as specified in the application and those shown shall be obscure glazed and retain in this form for so 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) and the Supplementary Planning Guidance Note No.2 on Residential Extensions
9. 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 (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the dwelling) or any window inserted or constructed in the roof of the development 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
10. 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 SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD8, UD12, UD13, UD14, UD15, T8, T11, SP20, H2, H5, EP3.

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) sustainability issues
 - (m) the recreational open space policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

- 1 The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

Wards: COULSDON EAST

PLANNING COMMITTEE

Lead Officer: Head of Planning Control

15th February 2007

APPLICATION NO. 07/0014/P – 61 Taunton Lane, Coulsdon, CR5 1SH

1. SUMMARY

1.1 Full application for:

- Demolition of existing garage; erection of two bedroom detached bungalow; formation of vehicular access and provision of associated parking.

1.2 The application is on the agenda due to a 48 named petition from local residents.

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 The application site is located on the northern side of Taunton Lane. The surrounding area is residential and rural in character with primarily detached properties of a mixed size and in varying architectural styles.

3.2 The site currently consists of an existing bungalow with dormer windows in the front, side and rear roof slopes with attached conservatory. There is a 10m road frontage which would provide a shared vehicular access for the existing dwelling and the proposed dwelling. The plot

of land in which the proposed dwelling would be erected is broadly wedge shaped with a maximum depth of 59m and a maximum width of 29m. The land is generally level.

- 3.3 Taunton Lane is an unclassified highway. The site is located in a narrow section of Taunton Lane without pedestrian footways and near an "S" shape bend. There is an existing vehicular access onto Taunton Lane.

(b) Relevant Planning History

- 3.4 04/04203/P - Permission was refused in 2004 for erection of a detached three bedroom bungalow for the following reasons:

1. The development would have a cramped and overcrowded layout resulting in an unsatisfactory relationship with adjoining residential properties and would thereby conflict 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, siting and means of access resulting in visual intrusion and noise and disturbance and would thereby conflict with Policies SP1, BE3, BE11, BE17 and H3 of the Unitary Development Plan and Policies UD2, UD6 and H4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
3. The design and layout of the access and driveway would not be attractive, safe and appropriate to the development and would thereby conflict with Policies BE10, BE11 and T46 of the Unitary Development Plan and Policies UD10, UD11 and T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

- 3.5 05/0594/P - Demolition of existing garage; erection of two bedroom detached bungalow; formation of vehicular access - Granted on 23rd September 2005. (outline planning permission).

- 3.6 06/3324/P - Demolition of existing garage; erection of two bedroom detached bungalow; formation of vehicular access and provision of associated parking - Refused on 5th October 2006 for the following reasons:

1. The development would have a cramped and overcrowded layout resulting in an unsatisfactory relationship with adjoining residential properties and would thereby conflict with Policies UD2, UD15 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 its size, siting and means of access resulting in visual intrusion and noise and disturbance and would thereby conflict with Policies UD2, UD3, UD8, UD13 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The design and layout of the access and driveway would not be attractive, safe, convenient and appropriate to the development and would thereby conflict with Policies UD12 and UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

(c) Proposal

- 3.7 An application for full planning permission for the erection of a two bedroom detached bungalow and the formation of a vehicular access and provision of associated parking.
- 3.8 The proposed bungalow would have a floor area of 101square metres with no accommodation in the roofspace. The footprint of the building would be approximately 10.4m long and 9.6m wide. It would be located in the rear garden of the existing dwelling at no. 61 and would be sited approximately 1.6m from the western side boundary adjoining no. 51C, approximately 16m from the rear wall of no. 63 and 12m from the rear wall of the existing dwellings conservatory at no. 61. The rear garden would be irregular in shape with a maximum width of 19m and maximum depth of 11.0m. There would be one vehicular access serving the existing dwelling and serving the proposed dwelling.
- 3.9 A design statement accompanies the application. The new dwelling would be a Scandia-Hus timber framed bungalow clad with a local stock brick using a concrete tile on the roof. Timber frame is recognised as the most sustainable form of construction and Scandia-hus have been supplying their Swedish energy saving homes in the u.k for over 30 years are well known for the U values achieved by the high levels of insulation and triple glazed windows.
- 3.10 A ramped access is proposed to the principle entrance with a low threshold and all doors to the ground floor will make the property fully accessible to wheelchair users.

4. PLANNING POLICIES

- 4.1 The policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) which are of relevance to this application are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD8, UD12, UD13, UD14, UD15, T8, T11, SP20, H2, H5, EP3.

5. CONSULTATIONS

- 5.1 23 adjoining and nearby properties have been notified of the application. 5 letters including a petition have been received on the following grounds:-

- Health and safety
- Increase in traffic
- Highway/pedestrian safety
- Land level of proposed house in relation to No. 51c
- Proposed materials
- Boundary treatment
- Cramped and overcrowded appearance
- Inconvenience, noise, dirt and disruption
- Closer to boundary with No. 63

6. CONSIDERATIONS

6.1 The principal considerations relating to this application are:

- 1) The acceptability of a residential development on this site
- 2) The effect of the proposed development on:
 - a) The character of the area and the visual amenities of the street scene
 - b) The amenities and the privacy of the occupiers of the adjoining residential properties
 - c) Traffic and highway conditions in the locality

6.2 The erection of a single storey dwelling house on this site has been approved in principle under planning application number 05/0594/P.

6.3 The surrounding area is characterised with detached or semi-detached houses of a variety of plot sizes and architectural styles. Adjacent to the western boundary of the site, there are 4 bungalows in small plots of land to the rear of no. 49 and 53 Taunton Lane. The proposed bungalow would not be dissimilar to these existing dwellings in terms of building footprint, garden size and back garden location. Sufficient private amenity area would be provided for the proposed and existing dwellings. Therefore, it is considered that the proposed bungalow would not have significant harm to the character in the locality.

6.4 The proposed building would be single storey with no roof accommodation and would be set back approximately 45m from the road frontage. Given its size and location it is unlikely to have adverse impact on the appearance of the street scene.

6.5 The proposal would create a 45m driveway along the side boundary with the adjoining property at no. 63. A shared driveway was granted permission under application number 05/0594/P with the driveway set away from the boundary to provide landscaping to minimise the impact on the occupiers of No. 63. The proposed driveway would also be set away from the side boundary of No. 63 with the in-between gap ranging from approximately 0.8m near the front wall of no. 63 to approximately 4.0m near the rear wall of no. 63. Existing planting together with additional planting, hedges and trees proposed to be planted along the side boundaries would provide some screening. As the rear part of the driveway would be used by vehicles of a single dwelling only, the noise and disturbance generated is considered to be

limited. The location of the driveway is therefore considered acceptable without causing excessive harm to the amenity of the adjoining dwelling.

- 6.6 By virtue of its single storey height, siting and orientation, the proposed bungalow is unlikely to cause significant adverse impact to the adjacent dwellings in terms of loss of light, privacy and visual intrusion. The drawings show a proposed 1.8m high fence along the boundary with No. 51C together with a leylandi hedge. Planning conditions can be imposed withdraw permitted development rights and to restrict any future development facing the adjacent properties.
- 6.7 The proposed dwelling would be approximately 0.8m closer to the boundary with No. 63 at its closest point in comparison to the dwelling approved under application number 05/0594/P. Due to the siting of the new dwelling it would not be closer to the rear of No. 63.
- 6.8 The existing vehicular access to the host property would be removed and replaced with a shared access between the existing and proposed dwellings with visibility splays in compliance with the current highway standards. It is therefore considered that the proposal would provide a satisfactory level of parking provision and means of access without infringement on highway safety and efficiency. Furthermore, the site sits on the best side of the curve of Taunton Lane maximising visibility at the site entrance.
- 6.9 External facing materials and boundary treatment will be the subject of a planning condition.
- 6.10 It is considered that noise and disturbance to neighbours during building works would not provide a ground for refusal, however, an informative forms part of the recommendation and alerts the applicant to the code of practice in its respect.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would result in the redevelopment of an existing developed site.

8. EQUALITIES CONSIDERATIONS

- 8.1 Through the design statement consideration has been given to the specific needs of disabled people, by way of the ramped access and low thresholds.

Background Documents: 4 representations from neighbouring properties, 1 letter including a 48 named petition

Case Officer: Hayley Crabb

Contact Officer: Mr P Mills Tel: 0208 760 5419