

Agenda Item: 6.5

07/01128/P

27/03/2007

Fairfield

Application for full planning permission

Agent:

Mr Farrell
MHK architects
The Pavillions
35A Brighton Road
South Croydon
CR2 6EB

Applicant:

Mr Patel
Station Hotel Ltd
15 Addiscombe Grove
Croydon
CR0 5LR

Location: 15 Addiscombe Grove, Croydon, CR0 5LR

Description: Demolition of existing building; erection of three storey building with accommodation in roofspace comprising 5 two bedroom and 3 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 2444-10, 2444-11B

Recommendation: Grant Permission

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) external security lighting
- (2) boundary treatment
- (3) cycle store
- (4) private amenity space to Flat 1

Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.

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 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) refuse storage
- (3) pedestrian pathway

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

3. Notwithstanding what is shown on the approved plans, details of the visibility

splays shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The splays shall be provided before the access is brought into use and shall be retained for so long as the development remains in existence with no obstruction above the height of 0.6 metres.

Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. 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)

5. 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)

6. The flat roof of the single storey rear element hereby permitted shall not be used as a balcony, roof garden or similar area and no alterations at first floor level shall be carried out to create access to it

Reason: To protect the amenities of adjacent occupiers in accordance with policy UD8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)

7. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1-3 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:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, SP7, EP2, EP3, EP4, EP15, SP14, T2, T4, T8, T11, SP18, SP19, SP20, H2, H14

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 safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) sustainability issues
- (l) the urban design policies of the development plan
- (m) the transport policies of the development plan
- (n) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Ward: Fairfield
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
10 May 2007

Application Number: 07/1128/P, 15 Addiscombe Grove, Croydon

1 SUMMARY

1.1 Full application for :

- Demolition of existing building
- Erection of three storey building with accommodation in the roofspace comprising 8 residential units
- 1 on-site parking space

2 RECOMMENDATION

2.1 Grant permission subject to the conditions and reasons set out in the agenda.

3. BACKGROUND

3.1 Site Description :

The site:

- Is located on the western side of Addiscombe Grove, 10 metres north of the junction with Hazledean Road.
- Is occupied by a two storey with accommodation in the roofspace, detached Victorian property currently in use as a hotel.
- Has forecourt parking and vehicular access from Addiscombe Grove.

3.2 Surrounding Area

- To the north of the site, is a three storey flatted development, also fronting Addiscombe Grove.
- To the south is a similar detached Victorian property of the same height and design.
- Opposite the site, on the eastern side of Addiscombe Grove is a recently constructed five storey building in use as residential flats.
- To the rear of the site, is a five storey residential building (Harrington Court).

3.3 Designations

- The site is located within Central Croydon
- Addiscombe Grove is a London Distributor Road
- The locality is subject to parking restrictions

3.4 Relevant history

- (06/2609/P) - Permission was refused in September 2006 for the 'demolition of existing building; erection of four storey building with accommodation in roofspace comprising 8, two bedroom and 3, one bedroom flats; alterations to vehicular access and provision of associated car and cycle parking.'
- The reasons for refusal related to:
 - An incongruous, discordant and visually intrusive form of development, out of keeping with and detrimental to the character and appearance of the streetscene and area
 - Detrimental impact on adjacent occupiers as a result of overbearing, overdominant and visually intrusive
 - Development would increase crime and fear of crime due to recessed doorway
 - Failure to submit an environmental performance statement
- (06/4934/P) – Permission was refused in January 2007 for the 'demolition of existing building; erection of three storey building with accommodation in roofspace comprising 6 two bedroom and 2 one bedroom flats; alterations to vehicular access and provision of associated car and cycle parking spaces.'
- The application was refused due to the impact on the visual amenity of the streetscene

3.5 Proposal

Full application for:

- Erection of a three storey building including accommodation in the roofspace (measuring 13 metres in height to the ridgeline) comprising 3 x 1 bedroom units and 5 x 2 bedroom units ranging from 47 sq. metres to 68 sq.metres in floorspace. The main three storey element would project for a depth of 13 metres and a single storey element at the rear would provide an additional depth of between 4 and 9 metres.
- Building would front Addiscombe Grove and would be sited 5.5 metres from the front boundary, measuring 10 metres in width.
- One on site disabled parking space is proposed.
- Materials would be white render and brick.
- Shared amenity space (209 sq.metres) to rear of building.

4 PLANNING POLICIES:

- Unitary Development Plan (The Croydon Plan) :

SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, EP2, EP3, EP4, SP14, T2, T4, T8, T11, SP18, SP19, SP20, H2, H14

- Supplementary Planning Guidance

SPG10 – Designing for Accessibility

SPG15 – Renewable energy

5. CONSULTATIONS

- 116 adjacent occupiers notified. Five letters of objection have been received. Objections are on the grounds of :
 - i. Lack of access to sides of building – how will building be built/maintained without encroaching on neighbours land
 - ii. Disabled parking space should be deeper
 - iii. Flat roof at rear could be utilised by first floor flat resulting in overlooking
 - iv. Location of utility outlets
 - v. If external fire escapes are required this could result in overlooking
 - vi. External lighting should not cause a nuisance
 - vii. Lack of drying space
- The Park Hill Residents Association have objected to the application on the grounds of inadequate parking which would result in on-street parking in residential areas of Park Hill; and poor standard of accommodation for the upper flat in the roofspace.

6 CONSIDERATIONS

Use policies

- 6.1 There are no policies to protect existing hotel/B&B accommodation in the UDP and therefore there is no objection to the principle of a re-development of the site for residential purposes. The site is located within a primarily residential

area and would make effective use of land located within Central Croydon providing a density of 420 HRH which is just below the density range considered favourable for such a highly accessible location.

Townscape issues

- 6.2 It is considered that the previous concerns relating to the height and design of the proposed building have been overcome. The proposed three storey building would now result in an acceptable relationship with the adjacent two and three storey properties providing a matching eaves line and a similar style hipped roof. The area is characterised by a range of building style and ages, and it is not considered that it would be unduly dominant in the street or out of character with the varied nature of the area.

Amenities of adjoining and nearby occupiers

- 6.3 The proposed three storey element of the building has been reduced in depth from the previous proposal by 3 metres and would project only 1 metre past the rear of number 17 Addiscombe Grove. This siting would be identical to the existing building and given there would be a gap of 4 metres between this property and the new building it is not considered that the proposal would result in loss of outlook or visual intrusion. The rear building line of the three storey element would reflect that of the adjacent property to the South (number 13 Addiscombe Grove). There would be no material impact in terms of loss of daylight/sunlight or privacy. In this respect the proposal has overcome the previous reason for refusal relating to the detriment to adjacent occupiers.

Amenities of future occupiers

- 6.4 The size and layout of flats would provide an acceptable standard of accommodation with adequate light, ventilation and outlook.
- 6.5 The front flats would each have access to a private balcony and the proposed rear amenity space (209 square metres) would be adequate to meet the needs of future occupiers.

Highways and parking

- 6.6 The site is located in an area with the highest PTAL rating (6b) and therefore has very high accessibility to public transport links. Although maximum parking standards require a maximum of 1 space per flat, it is considered that 1 on-site (disabled) space would be appropriate in respect of the site's accessibility and the need to encourage the use of sustainable transport choices in appropriate locations. Furthermore, given the proximity of the site to the traffic light controlled Addiscombe Road/Cherry Orchard Road intersection it is not considered desirable to encourage uncontrolled access onto Addiscombe Grove.
- 6.7 Adequate provision would be made for 8 cycle parking spaces and refuse storage.
- 6.8 The necessary pedestrian visibility splays could be provided and the proposal would be acceptable in highway safety terms given the likely limited usage.

Security

6.9 The front access has been re-designed to provide adequate safety for occupiers entering and leaving the building by providing the door flush with the front elevation.

6.10 The proposal would be built to Secure By Design standards.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 The applicant has submitted an Eco Homes pre-assessment indicating that an Excellent rating would be achieved.

8. EQUALITIES CONSIDERATIONS

8.1 Level access would be provided and all rooms and circulation spaces would be designed to be wheelchair accessible beyond the requirement of Part M of the Building Regulations. Level access would be provided to the building both from the front and the rear.

8.2 One disabled parking space would be acceptable.

Case Officer: Samantha Natt
Background Documents: 5 letters of objection
1 letter from Park Hill Resident's Association
Contact Officer: Mr. P. Mills 020 8760 5419