

**Agenda Item: 6.1**

06/05214/P

19/12/2006

Coulsdon West

Application for full planning permission

Agent:  
Mr Rix  
Graham Rix RIBA  
13 Furze Lane  
Purley  
CR8 3EJ

Applicant:  
Mr Alongi  
Onyx Developments Ltd  
P O Box 2867  
P O Box 2867  
Purley  
CR8 3WN

Location: 1 Woodcrest Road, Purley, CR8 4JD

Description: Erection of four bedroom detached house at rear with attached double garage

Drawing No(s): 1WW P2A &amp; 1WW P1

**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 finished floor level of the building in relation to existing and proposed site levels and the levels of adjoining properties. The development shall then be implemented in accordance with these approved details.  
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. Fencing for the protection of the preserved trees on this site shall be erected in accordance with the Arboricultural Report dated 16th October 2006, in particular the Tree Protection Plan contained within Appendix 2, 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)

4. 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 the remaining trees and shrubs 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)

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 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)

7. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained in writing with respect to the full details of the vehicular access (including construction, levels, gradients and materials), together with bin and cycle storage. The development shall then be implemented in accordance with the approved details prior to the first occupation of the development and retained as such thereafter.

Reason: To ensure an acceptable standard of development having regard

to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

8. 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)

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 and/or any roof extensions or alterations) 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. Unless otherwise agreed in writing with the Local Planning Authority no window shall be formed at or above first floor level other than as specified in the application.

Reason: To protect the privacy of adjoining occupiers in accordance with Policies H5 and UD8 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 UD1, UD2, UD3, UD6, UD8, T8, T11 and H5.

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.

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**Wards: Purley**

**DEVELOPMENT CONTROL COMMITTEE**

**Lead Officer: Head of Planning Control**

**7<sup>th</sup> June 2007**

**APPLICATION NO. 06/5214/P  
1 Woodcrest Road, Purley**

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**1. SUMMARY**

- 1.1 The application seeks full planning permission for the demolition of a garage and the erection of a detached four bedroom house with attached double garage; demolition of existing detached garage and formation of a vehicular access.

**2. RECOMMENDATION**

- 2.1 To grant full planning permission subject to the conditions and reasons set out in the Agenda.
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**3. BACKGROUND**

a. Site Description

- 3.1 The application site comprises a broadly triangular plot of land to the rear of the existing house that fronts the road. It is approx 0.16 hectares in area and is considerably larger than the neighbouring plots in the area.

- 3.2 The site consists of a two storey semi-detached property detailed with white render and brickwork. There is a detached garage to the side of the house and a hard standing from the highway to the garage. The boundaries at the rear of the site to the north, south and west are characterised by approx 1.8m high timber fences, trees, shrubs and dense hedging. Land levels rise to the west.
- 3.3 There are a number of trees along the boundaries of the site, particularly along the boundary with 1A where there are some trees protected by a Tree Preservation Order.
- 3.4 The area is residential in character with semi-detached and detached houses within elongated plots.

b. Relevant History

- 3.5 06/3556/P – A planning application for a similar development was withdrawn on the 1<sup>st</sup> November 2006 for the demolition of detached garage; erection of four bedroom chalet bungalow at rear and detached garage with accommodation over; alterations of existing house to include erection of attached garage.

c. Proposal

- 3.6 Planning permission is sought for the demolition of the existing garage and the subdivision of the existing plot to erect a detached, chalet bungalow style property with an attached double garage. The proposed house would consist of a kitchen/breakfast room, bedroom and sitting room on the ground floor and 3 bedrooms and a bathroom on the 1<sup>st</sup> floor.
- 3.7 The proposed design is in an Arts and Crafts style manner with brick elevations and a clay tile roof.
- 3.8 Access would be to the side of the donor dwelling, utilising the existing access to the garage. Two parking spaces would remain to the front of the donor dwelling for use by that property.

**4. POLICIES**

- 4.1 The policies of the Replacement Unitary Development Plan (referred to as the Croydon Plan) which would amend the above and which impact upon the proposal are UD1, UD2, UD3, UD6, UD8, T8, T11 and H5.

**5. CONSULTATIONS**

- 5.1 Thirteen adjoining and nearby occupiers have been notified of the application. Seven letters of representations and four email responses have been received objecting to the application on the following grounds:-

- Out of character
- Out of alignment
- Loss of privacy
- Loss of trees and wildlife
- Overdevelopment
- Increase parking pressures
- Cramped
- Overcrowded
- Noise and disturbance

5.2 A members referral was received by Councillor Brian Cakebread on the following grounds:-

- Inappropriate and greedy development
- The development would be detrimental to the amenities of the occupiers of adjoining and nearby properties by reason of disturbance, loss of privacy and visual intrusion
- The proposal would result in an overdevelopment of the site and out of keeping with the character of the locality.

## **6. CONSIDERATIONS**

6.1 The main considerations are :

- a) The effect the development would have on the character of the area and the appearance of the streetscene;
- b) The effect the development would have on the amenities of nearby residential occupiers;
- c) Amenity space;
- d) Access and parking arrangements; and,
- e) Impact on Trees.

### Impact on character and streetscene

6.2 Policy H2 of the Croydon Plan permits housing development within the existing built-up area providing the character of the residential area is maintained and adequate parking provision is provided. This is in accordance with government guidance, as set out in Planning Policy Statement Note 3 and the London Plan.

6.3 Policy UD2 of the Croydon Plan identifies the need for a high standard of design in all proposals for new development. It is considered that the proposed house has been sympathetically designed with a hipped roof profiles, materials and detailing that would relate to the built form in the area.

6.4 The footprint, massing and design of the houses in the area vary substantially. Therefore, it is considered that the proposed house would not detract from the character of the area.

- 6.5 Additionally, it is considered that the proposed development would not result in a cumulative impact in the area as the site is unique in terms of its size and positioning. It should also be noted that infill developments exist to the south of the site at number 1a and 2a which provide houses within smaller plots.
- 6.6 The proposed dwelling would not appear prominent in the streetscene due to its positioning at the rear of the site, dense screening, and mature trees. It is considered that the proposed development would not result in an unduly harmful addition in the streetscene.

#### Impact on Neighbours

- 6.7 The proposed development maintains a separation of between 5 metres and 15 metres away from the boundaries with the adjoining occupiers to the west on Manor Wood Road and facing windows from the proposed house to the rear windows in Manor Wood Road would be approx. 46 metres apart. Additionally, the proposed house and facing windows in Smitham Downs Road would have a separation of approx 46metres. Taking into account the distance from neighbouring properties, the position of habitable room windows and the degree of separation, the proposed development adheres with Policies UD8 of the Croydon Plan which states that development should not result in significant loss of light, privacy and visual intrusion to adjoining properties. It is considered that the proposed development would protect the amenities of adjoining occupiers in accordance with Policy H5 of the Croydon Plan. Additionally, the height of the proposed house is 6.25 metres and together with hipped roof profiles would minimise any undue visual impact.

#### Proposed Amenity Space

- 6.8 Policy UD8 of the Croydon Plan requires all new developments to provide adequate amenity space. The donor property would have a remaining garden length of 25 metres which is considered in keeping with the size of the house and still larger than the recent infill plots to the rear of 16 and 30 Smitham Downs Road. The proposed house would have a side garden 14 metres x 18 metres and a 10 metres x 18 metres garden to the rear which would provide substantial amenity space in keeping with the size of the house and the character of the locality. It is considered that residential amenity space, design and landscaping have been considered as an integral part of the design and overall development as specified in the design statement in accordance with Policies H5 and UD8 of the Croydon Plan.

#### Access and Parking

- 6.9 The main entrance to the proposed development would be via a proposed access in place of the existing detached garage. A new vehicular access is proposed to facilitate access to the existing property. The loss of the garage is acceptable as the new hardstanding would provide spaces for 2 cars which would be acceptable in this particular location with a low PTAL and would be in keeping with Policy T8 of the

Croydon Plan. Adequate parking has also been proposed for the new dwelling in accordance with Policy H5 of the Croydon Plan.

#### Impact on Trees

- 6.10 The proposed access is positioned on the drawings suitably enough away from the Preserved Tree near the southern boundary of the site in accordance with British Standard 5837:2005 and there are no objections raised by the Council's Tree Officer.
- 6.11 To conclude, the development appears satisfactory and meets the requirements of UDP policies, in particular Policy H5 relating to back garden development.

### **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 The development would make appropriate use of the land without any significant detriment to the character of the area.

### **8. EQUALITIES CONSIDERATIONS**

- 8.1 The proposed house would be built in accordance with Part M of the Building Regulations, and level access can be provided.

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Case Officer: Henrietta Owusu-Ansah  
Background Documents: 11 Letters/emails from adjoining and nearby occupiers  
Contact Officer: Referral received from Cllr Brian Cakebread  
Mr P Mills Tel: 0208 760 5419