

Agenda Item: 6.7

This is a Major Application for which the 13 week period expires on 13/06/2007.

07/00957/PR

14/03/2007

Selhurst

Application for planning permission under Regulation 3

Agent:
Architype
The Morocco Store
16 Leathermarket Street
London
SE1 3JA

Applicant:
London Borough of Croydon
Taberner House
Park Lane
Croydon Surrey
CR9 1JR

Location: Day Nursery, Grenaby Avenue, Croydon, CR0

Description: Demolition of existing buildings; erection of two storey building for use as day nursery, holiday club and additional community use ; formation of vehicular access and provision of associated parking

Drawing No(s):

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) vehicular access and egress
Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. Notwithstanding the parking layout shown on the submitted plans, a plan showing a revised parking layout showing an on site drop off area shall be submitted and approved in writing by the Local Planning Authority, shall be implemented as approved and thereafter shall be retained as such.
Reason: In order to protect highway safety. In accordance with policy T11 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. 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)

6. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified BREEAM report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM 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)

7. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are 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. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for

energy supply 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)

8. Pedestrian visibility splays measuring 1.5 x 1.5 metres should be provided and maintained behind the back of the footway on both sides of the vehicular accesses, with no obstruction above the height of 0.6 metres.
Reason: In order to protect pedestrian safety. In accordance with policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
9. Before development is commenced details of a School Travel Plan shall be submitted to the Local Planning Authority consisting of an overview of the proposal, the staff numbers, the pupil numbers and hours of operation. It should then provide an indication of what the local transport alternatives are and how they will be used, how alternative means of transport will be promoted, incentives for parents and staff who walk/cycle to the site, and how the Travel Plan will be implemented, including the appointment of a Travel Plan Co-Ordinator.
Reason: In order to alleviate traffic congestion at peak times. In accordance with policy T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
10. Before the commencement of development, details of all boundary treatment shall be submitted and approved by the Local Planning Authority. The approved details shall be implemented on site prior to the use commencing and shall be retained thereafter.
Reason: In order to protect residential amenity. In accordance with policy CS1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
11. 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)

12. No window shall be formed in the following elevation(s) at or above first floor level other than as shown on the plans and those shown shall have obscure glazing:-
eastern.

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 Document No 2 on Residential Extensions and Alterations

13. 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, SP27, UD1, UD2, UD3, UD13, UD14, EP1, CS1.

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) accessibility to buildings
- (s) sustainability issues
- (dd) the community services policies of the development plan

and having regard to all other matters raised.

**Application Number: 07/00957/PR - Day Nursery, Grenaby Avenue,
Croydon.**

1. SUMMARY

1.1 Full application for:

- Demolition of existing buildings.
- Erection of two storey building for use as a day nursery, holiday club and additional community use; formation of vehicular access and provision of associated parking.

2. RECOMMENDATION

2.1 Grant planning permission subject to the conditions set out in the agenda:

3. BACKGROUND

3.1 Site Description

- Occupied by a single storey building which currently houses a day nursery and also has an out of school scheme, a breakfast club and associated community facilities with a floorspace of 730 square metres.
- Site area is 0.242 hectares.
- A Tree Preservation Order covers trees along the front boundary and the rear of the site.

3.2 Surrounding Area

- Uses – residential in character. A mix of houses and flats.
- Form – all 2 storey, terraced, traditional design with ridged roofs.

3.3 Designations

- Area of high density.

3.4 Relevant history

93/0557/P – Erection of a single storey rear extension – Granted.

3.5 Proposal

Full permission is sought for:

- Demolition of the existing buildings.

- Erection of two storey building for use as a day nursery, holiday club and additional community use with a floorspace of 1076 square metres.
- Formation of vehicular access in new location to serve parking area.
- Provision of 12 car parking spaces, two of which would be disabled spaces.
- Provision of outdoor play area, part of which would be covered.
- Contemporary design proposed using a palate of materials including timber cladding, render, aluminium and a turf/sedum roof.

4 PLANNING POLICIES:

- Croydon Replacement Unitary Development Plan (the Croydon Plan): SP1, SP2, SP3, SP27, UD1, UD2, UD3, UD13, UD14, EP1, CS1.

5. CONSULTATIONS

5.1 Advertised: press / site notice as a major application

5.2 A community consultation event took place on 27th February 2007 and comments received have been taken on board.

5.3 59 adjacent occupiers notified 2 replies.

Main grounds of objection:

- Increased noise and disturbance.
- Not a suitable site.

6. CONSIDERATIONS

The Principle of Development.

6.1 The site is an existing day nursery site. This proposal seeks to replace and increase the size of an existing facility. Policy CS1 of the Croydon Replacement Unitary Development Plan supports the provision of new community facilities in principle, subject to a number of criteria, which will be discussed in this report.

Townscape issues

6.2 The replacement building would be two-storey rather than single storey and would have a contemporary design. However, it would be no higher than the ridge lines of the surrounding existing two-storey residential properties.

6.3 The design and materials proposed is significantly different from the traditional designs found in the surrounding area. However, it is not a residential use that is proposed and is a large site that is capable of having a character different from that in the surrounding area. The contemporary design is considered acceptable.

- 6.4 The application proposes an 'L' shaped building that would be concentrated on the eastern side of the site, with the car parking area located on the western side of the site. On the eastern side of the site, the building would project back towards number 15 Torrington Square. This differs from the current situation where development is towards the front of the site and covers much of the width of the site.
- 6.5 When viewed in the streetscene the building would not appear prominent or dominant as it is no taller than the adjacent residential buildings. The height of the proposed building adjacent to 1 Grenaby Avenue is lower than the maximum height of this property.
- 6.6 The single storey element of the building is flat roofed and there is a flat roofed canopy that extends towards the car parking area. The impact of this section on the streetscene is minimal and has a functional advantage of providing a covered play space for the children attending the nursery.

Amenities of adjoining and nearby occupiers

- 6.7 The proposed building is a similar distance as the existing building from number 1 Grenaby Avenue. The main difference is that the proposed building projects beyond the rear garden of this property. However, at present there is a car parking area adjacent to the boundary of this property. The height of the proposed building is lower than number 1 Grenaby Avenue and it is considered that there would not be an overshadowing issue. Windows facing towards the garden of No. 1 are either high level or are to WC's. Therefore, a condition can be added to ensure that obscure glazing is provided along this elevation.
- 6.8 In relation to 15 Torrington Square, the only window that would be visible from the playdeck would be a small first floor side window that has obscure glazing and views would be impossible to the rear garden. Views from the playdeck to the garden of 14 Torrington Square would be at a distance and at an obscure angle.

Tree Issues

- 6.9 The proposal has been assessed in relation to the preserved trees on the site and there would be no detrimental impact on amenity. On the basis of the information submitted, the tree officer is of the opinion that the trees that are proposed to be removed are of a poor form and there is therefore no objection to their removal.
- 6.10 Details of the removal methods and tree protection are awaited from the applicant. These details and conditions to achieve appropriate removal methods will be reported on the addendum to the Planning Committee.

Highways and parking

- 6.11 The application proposes a more formalised parking and access arrangement than currently exists on site and there is a proposed increase in parking spaces in line with the increased activities proposed for the site. On this basis, in principle the parking arrangements are satisfactory and there is an appropriate provision for disabled parking.
- 6.12 However, given the number of users of the site who, by evidence from the submitted transport assessment travel by car, the Council would expect a drop-off area to be incorporated into the scheme. This can be secured by condition.
- 6.13 A travel plan is required for this site and this can be secured by condition.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The scheme will require a BREEAM bespoke assessment and will need to achieve an 'Excellent' standard. This can be secured by condition.
- 7.2 In addition the off-setting of 10% carbon emissions has not been fully addressed. The plans show most of the flat roof elements of the building to have a green (turf or sedum) roof and there is a proposed biomass boiler. Full details will need to be submitted to ensure that 10% will be achieved and also full details of how the biomass boiler will operate. This information has been sought from the applicant. However, if these details are not available before the Planning Committee, it can be secured by condition.

8. EQUALITIES CONSIDERATIONS

- 8.1 Two disabled car parking spaces have been shown on the plans and there is level access throughout. A lift provides access to sections of the building above ground floor level.

Case Officer: Helen Furnell
Background Documents: 2 letters of objection

Contact Officer: Mr. P. Mills 020 8760 5419