

Agenda Item: 6.1

07/00908/P

27/03/2007

Kenley

Application for full planning permission

Agent:

Graeme Skipper

Fulcrum Design

136 High Street

Guildford

Surrey

GU1 3HJ

Applicant:

CPS

Unit 18, The Redlands Centre

Redlands

Coulsdon Surrey

CR5 2HT

Location: Chestnuts, 157 Welcomes Road, Kenley, CR8 5HB

Description: Demolition of existing house; erection of 2 detached two storey five bedroom houses with accommodation in roofspace and detached double garages

Drawing No(s): Letter dated 26th March 2007, site plan, 06 Rev A, 01 Rev F, 26 Rev A, 05 Rev A received 27th March 2007.

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

Section A

- (1) parking arrangements
- (2) vehicular turning area
- (3) visibility splays

Section B

- (4) finished floor levels of the building(s) in relation to existing and proposed site levels
- (5) boundary fences and hedging

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)

2. The new planting and/or other landscaping treatment specified in the application 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 ensure that the new planting becomes established and thereby enhances the appearance of the development and contributes to the visual amenity of the locality in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

3. 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).

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 those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to the 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. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval 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. No service trench or pipeline shall be located within 5 metres of the trunk of any tree to be retained without the prior written approval 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).

7. No window shall be formed in the following elevation(s) at or above first floor level other than as specified in the application:-

(1) north-eastern - plot 1

(2) south-western - plot 2

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

8. The bathroom/en-suite windows in the following elevations shall be glazed in obscure glass and retained in that form for so long as the development remains in existence:-

(1) north-eastern - plot 1

(2) south-western - plot 2

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

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 any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) 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. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window shall be inserted or constructed in the roof of any dwelling other than as specified in the application without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

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 SP3, SP8, SP17, SP20, UD1, UD2, UD3, UD8, UD13, UD14, UD15, RO6, NC4, T8, T11, H2 and H9.

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.
- 2 The detached garages have been built as per the drawings attached to 06/2017/P and not as shown on the submitted drawings.

Wards: Kenley Ward

PLANNING COMMITTEE

Lead Officer: Head of Planning Control

19th June 2007

**APPLICATION NO. 07/0908/P – CHESTNUTS, 157 WELCOMES ROAD,
KENLEY, CR8 5HB**

1. SUMMARY

1.1 Full application for:

- Demolition of existing house; erection of 2 detached two storey five bedroom houses with accommodation in roof-space and detached double garages

1.2 The application has been included on the agenda due to an objection from the Welcomes & Uplands Road Association.

1.3 This application was deferred from the 7th June 2007 Planning Committee.

2. RECOMMENDATION

- 2.1 That planning permission be granted subject to the conditions and reasons set out in the agenda.
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BACKGROUND

(a) Site Description

- 3.1 The application site consists of two dwellings and detached double garages which are currently under construction.
- 3.2 There are a number of trees at the site, mainly along the north-eastern boundary, including seven Beech trees at the rear, adjacent to a track/bridleway, which are protected under Tree Preservation Order no. 190. Beyond the line of the rear gardens of properties in Welcomes Road, the land is designated as Metropolitan Green Belt.
- 3.3 The surrounding area is residential in character, comprising large detached houses of different design set in spacious grounds. There is a bridleway to the north-east of the site which connects Welcomes Road with Golf Road. Welcomes Road is a private road.

(b) Relevant Planning History

- 3.4 03/02971/P - Demolition of existing house; erection of detached four bedroom house with attached triple garage and a detached five bedroom house with attached triple garage; construction of new drive to existing vehicular access onto Welcomes Road – refused (08 March 2004); and appeal dismissed (21 January 2005).
- 3.5 04/00205/P - Demolition of existing house; erection of detached four bedroom house with attached triple garage and a detached five bedroom house with attached triple garage; construction of new drive to existing vehicular access onto Welcomes Road – refused (11 March 2004).
- 3.6 04/02346/P - Demolition of existing house; erection of two detached five bedroom houses with detached double garages – granted (19 November 2004).
- 3.7 05/04821/P - (157-159 Welcomes Road): Erection of two detached four bedroom houses at rear with detached double garages – refused (16 March 2005).
- 3.8 06/2017/P - (157 Welcomes Road): Demolition of existing house; erection of 2 detached five bedroom houses with detached double garages - granted (28th July 2006). This permission is currently being implemented by the applicant.
- 3.9 06/1797/P - (159 Welcomes Road): Demolition of existing dwelling; erection of 2 five bedroom detached houses with detached

double garages - granted (28th July 2006). This has not been implemented to date.

3.10 There are enforcement issues currently outstanding on the site.

(c) Proposal

3.11 Planning permission is sought for the demolition of the existing house, and erection of two detached five bedroom houses with detached double garages. The proposal varies slightly from the earlier approved scheme described in paragraph 3.8 above. As noted earlier the houses are under construction.

3.12 To summarise, the differences between the proposed development and the approved development associated with planning application 06/2017/P are:

1. The insertion of roof lights in the front and rear roof slopes of both properties to provide additional accommodation;
2. Alterations to the roof in the rear elevation of both properties.

3.13 Air conditioning units have been installed on the side of each dwelling, this is to be subject to a separate application. An application has not been received to date for the air conditioning units.

4. PLANNING POLICIES

4.1 The relevant policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) are SP3, SP8, SP17, SP20, UD1, UD2, UD3, UD8, UD13, UD14, UD15, RO6, NC4, T8, T11, H2 and H9.

5. CONSULTATIONS

5.1 Twenty adjoining and nearby occupiers were notified of the application. 3 letters have been received from local residents and 1 letter from the Welcomes & Uplands Road Association. The following concerns and objections associated with the proposal have been raised:-

- . Condition restricting windows in the roof
- . Would also do the same within 159 Welcomes Road
- . Detrimental to the visual character of the area
- . Parking and hours of construction

6. CONSIDERATIONS

6.1 The principal issues are:

- (a) The effect on the character of the area and the street scene;
- (b) The effect on the amenities/privacy of occupiers of adjoining property;
- (c) The impact on the setting of the Green Belt.

- 6.2 Rooflights have been installed in the front and rear roof slope of both properties and the design of the rear elevation has been altered from that previously granted. Condition 10 attached to 06/2017/P removed permitted development rights for the insertion of windows in the roof space. The agent has written to confirm the roof space would be used as a playroom. It is considered on balance the insertion of roof lights would change the appearance of the dwellings but would not be so detrimental to the visual amenity of the street scene as to warrant a refusal.
- 6.3 It is considered due to their siting, the houses would not result in any significant loss of amenity or privacy for adjoining occupiers.
- 6.4 The development would not impact on the views of the Green Belt from the surrounding area, and would not significantly affect the amenity of the Green Belt when viewed from the Green Belt.
- 6.5 Parking on a private road is a matter raised by local residents and has been investigated by the enforcement team. The hours of construction has also been raised by local residents and has been referred to the environmental pollution team for investigation.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The development would involve building on previously developed land and would not significantly impact on the visual amenity of the Green Belt.

8. EQUALITIES CONSIDERATIONS

- 8.1 The applicant has confirmed previously that there would be full level threshold access to the main entrance doors to the dwellings, in accordance with Part M of the Building Regulations. There are no other equality issues arising from this application.

Background Documents: 1 letter from the Welcomes & Uplands Road
Association
3 letters from nearby residents

Case Officer: Hayley Crabb

Contact Officer: Mr P Mills Tel: 0208 760 5419