

Agenda Item: 6.5

This is a Major Application for which the 13 week period expires on 05/07/2007.

07/00800/P

05/04/2007

Purley

Application for full planning permission

Agent:

Julian Cox

Cadsqaure South East Ltd

58 West Street

Brighton

BN1 2RA

Applicant:

J Macleod

Independence Homes

Airporttise

Purley Way

Croydon Surrey

CRO OXZ

Location: 2-4 Dale Road, Purley, CR8 2EA

Description: Erection of a three storey building comprising 11 two bedroom and 2 one bedroom flats, residents lounge and office; formation of vehicular access and provision of associated parking (amendment to previously approved application 05/001216/P)

Drawing No(s): 8777/16/01A, 06-120/10.101, 06-120/11.101, 06-120/11.102, 06-120/13.101.

Recommendation: Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control

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 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 including disabled person spaces
- (2) visibility splays
- (3) cycle store
- (4) refuse store
- (5) security lighting

Section B

- (6) boundary fences and front screen wall
- (7) footpath to front entrance

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. Within one month of the date of this permission 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. Within one month of the date of this permission 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)

4. Within one month of the date of this permission, 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)

5. A scheme of protective fencing to be erected around each tree or group of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this permission and implemented immediately following the date of this permission. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:2005. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting 'Heras' panel fencing or 20mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:2005). The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development

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 cement, diesel, oil or tar, bitumen or other similar material shall be stored within 10 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. The windows to the proposed kitchens in the rear flats on the first and second floors in the south-western elevation shall be retained in obscured glazed for so long as the development remains in existence and no other windows shall be provided in this elevation other than those shown in the application.

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. Within one month of the date of this permission 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)

9. Within one month of the date of this permission a scheme for the provision of surface water drainage works and provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding.

10. Any soakaway must be constructed in natural ground, such that its base is at least 1m above the highest seasonal water table and in any case no deeper than 3m.

Reason: To prevent pollution of groundwater.

11. With the exception of roof water drainage, no surface water or other type of drainage should discharge to ground as there is a potential risk of contamination to a public water supply.

Reason: To prevent pollution of controlled waters.

12. The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: To prevent pollution of the water environment.

13. The works shall be begun within three years of the date of the consent
Reason: To comply with the provision of the Town and Country Planning (Listed Buildings and Conservation Areas) 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, UD7, UD8, UD12, UD13, UD14, UD15, SP4, UC11, SP7, RO12, SP9, SP10, SP13, EP2, EP3, EP5, EP16, SP14, T2, T8, T11, SP17, SP18, SP19, SP20, H1 and H2.

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.

Ward: Purley
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
19 June 2007

APPLICATION REF. 07/00800/P – 2 & 4 DALE ROAD, PURLEY

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the erection of a three storey building comprising 11 two-bedroom and 2 one-bedroom flats; residents lounge and office; formation of a vehicular access and formation of associated parking (amendment to previously approved application 05/1216/P).

2. RECOMMENDATIONS

- 2.1 Subject to the completion of a unilateral undertaking to provide off-site enhancement of a recreational open space, grant 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 has an area of 0.14ha (0.35 acre) and involves the whole of the land previously occupied by numbers 2 and 4 Dale Road. It has a frontage of 26m and a depth of 51m.

- 3.2 Numbers 2 and 4 were two-storey detached houses, demolished as part of the approval 05/1216/P. The project is currently under construction. The land slopes up slightly towards the rear boundary. There are a number of trees along this north-western boundary and 2 small trees in the front garden of no. 4 Dale Road.
- 3.3 To the north-east, is Lister Court, a 3-storey building of flats with a garage court next to the boundary with the site. There is a large Beech tree (TPO1, 2005, Lister Court) to the south of the garage court which overhangs the site. To the south-west, Foxley Lodge comprises two 2-storey terraces of 8 houses, which have flat roofs, with a part sloping to accommodate additional storage space. Opposite the site is Nicholass Court, a 3-storey building of flats. The remaining properties in Dale Road are two-storey detached and semi-detached houses of the inter-war period. There are other three-storey buildings of flats in Foxley Hill Road, to the north-west of the site.

(b) Relevant Planning History

- 3.4 04/4495/P- In January 2005, planning permission was refused for a similar development of a 3-storey building comprising 14 flats, with 16 parking spaces on the grounds that the development would result in an overdevelopment of the site out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its size and siting and dominance of the parking area; that it would be likely to put at risk trees on the site which are of public amenity value; that the access would be a hazard to pedestrians and traffic on the highway because of the lack of visibility splays; there would be no secure, covered cycle store, and there was no financial commitment to contribute to the enhancement of off-site recreational open space.
- 3.5 04/4496/P - This was a duplicate application for the same development as described in paragraph 3.4 above, which was withdrawn by the applicant in January 2005.
- 3.6 05/1216/P - In June 2005, planning permission was granted for an application to demolish numbers 2 and 4, and erect a 3-storey building comprising 12 two-bedroom and 2 one-bedroom flats; the formation of a vehicular access and road, and provision of 14 car parking spaces with a cycle store area.

(c) Proposal

- 3.7 The proposal differs from the approved 05/1216/P scheme in terms of the loss of one two-bedroom flat and the creation of a residents lounge and office. In all other aspects the proposal is the same as the previously approved scheme. The agent confirmed that the usage of the development would remain as the previously approved Class C3 (residential use). It was established that people suffering from epilepsy would be living within the property, but that the building would not be used as a care home; no carers would be visiting the premises.
- 3.8 The works on site are substantially complete and approaching internal fitting stage. The proposed building has a gross floor area of 1100sq.m. It is sited between 7m and 12m from the frontage, with a maximum depth of 23m, and between 1m and 2.5m from the south-western boundary, and between 3m and 10m from the north-eastern boundary.

- 3.9 The building has a void archway area at the front, set back 10m from the front of the building, where an access road passes through to serve a car parking area at the rear of the site. There is a cycle store, refuse store and boilers area adjacent to the north-eastern boundary. The rear amenity space is between 3m-15m deep. The building has 3 two-bedroom flats on the ground floor, with internal floor areas between 66sq.m and 68sq.m. A residents lounge and office would be accommodated in the position of the previously approved flat 4. On the first floor, there are 3 two-bedroom flats having an area of 66/67sq.m, a further two-bedroom flat of 71sq.m, and a one-bedroom flat with an area of 48sq.m. The second floor has the same layout as the first floor. The layout of the flats within the building has resulted in some bedroom windows being positioned within the south-western flank wall, although some kitchen windows.
- 3.10 The building has a flat roof and is shown designed in a contemporary form with predominantly stock brickwork and some rendered block work to the front and rear elevations. Details of parking arrangements, visibility splays, cycle store, refuse store, security lighting, boundary fences, soft landscaping, tree protection measures, front screen wall and the footpath to the front entrance have been considered and discharged as part of the earlier application referred to in paragraph 3.6 above.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, SP4, UC11, SP7, RO12, SP9, SP10, SP13, EP2, EP3, EP5, EP16, SP14, T2, T8, T11, SP17, SP18, SP19, SP20, H1 and H2.

5. CONSULTATIONS

- 5.1 The applications have been advertised in the local press as “major” applications under the provisions of the Town and Country Planning (General Development Procedure) Order 1995.
- 5.2 Ninety-nine occupiers of adjoining and nearby property have been notified. One letter was received objecting to the development on the following grounds:-
- the building should not be any higher than previously approved
- 5.3 The Environment Agency was consulted, but no response has been received. As part of the previous application that was approved, the Environment Agency was sent a copy of the Flood Risk Assessment prepared by the applicant’s consultant. As a result suitable conditions were formulated, and these will be attached to this approval.
- 5.4 The Crime Prevention Design Advisor was concerned in relation to the security of the parking, shrubs to the front and lighting to the front entrance/lobby. This could be dealt with under a condition.
- 5.5 English Heritage recommends that there be no archaeological requirement.

5.6 The Contaminated Land Officer was previously satisfied with the results of a historical review which showed there are no previous potentially contaminating uses. The applicant has resubmitted the Geotechnical report which confirms this.

6. CONSIDERATIONS

6.1 The principal issues to be considered are:

(1) the effect of the development on:-

- (a) the character of the area and the visual amenity of the locality;
- (b) the amenities and privacy of occupiers of adjoining dwellings;
- (c) existing trees;
- (d) parking, traffic and highway conditions in the locality;

(2) whether the site could accommodate affordable housing;

(3) the need for recreational open space/local open land;

(4) whether there would be a risk from flooding as a result of the development.

6.2 Policy H2 of the Croydon Plan permits housing development within built up areas provided that the development would not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. In that planning permission has already been granted for the main part of the development and work on the main building is well under way, the issues mentioned in 6.1 above have to a large extent already been taken into account. However, the points considered are reiterated below.

6.3 Whilst there is a mixture of flats and houses in the area, the predominant height of development in Dale Road is two-storey, apart from the extreme northern end of the road where there are three-storey buildings at Nicholass Court and Lister Court, which partly front Godstone Road. It is considered that this site could support a three-storey development. It is considered the scheme would achieve an acceptable transition having regard to the spatial relationship between this site, Foxley Lodge to the south-west and Lister Court to the north-east.

6.4 The overall footprint and floor area of the building allows for an adequate rear amenity area. In addition, the development appears acceptable in relation to the street scene given the proximity to nearby flatted schemes.

6.5 The building would be between 1.0m and 3.0m from the south-western boundary with the houses at Foxley Lodge, but it would be angled away from the flank wall of no. 8 at a distance of 6m and 13m from this existing house. It is not considered that there would be significant loss of amenity from visual intrusion or loss of light, given the spatial separation. In addition, there are no windows in the flank wall of no. 8, and so although bedroom windows to some of the new flats are shown facing south-west, there would not be significant loss of privacy for these occupiers. The proposed building would be 15m-26m from Lister Court and 32m-40m from the flats in Foxley Hill Road, and so there would be no loss of amenity or privacy for these occupiers.

6.6 The development of 13 units would be served by a total of 14 parking spaces. The proposal would be consistent with the Croydon Plan requirements, having

regard to the proximity of the site to public transport in Godstone Road and Purley station, a parking provision of one space per unit would be acceptable.

- 6.7 The application proposes 13 units on a site area of 0.14ha and so is below the threshold for provision of affordable housing. The individual flats are not excessive in terms of their floor area, and so could not be readily sub-divided to provide additional units. Furthermore, any increase in the height or floor area of the development would have consequences for the visual amenity of the area. Therefore, this scheme would not represent an underdevelopment or inappropriate mix of housing for this site.
- 6.8 It is unlikely that the communal amenity space shown would meet the recreational open space needs arising from the development. The site is in an area deficient in local parks, where the nearest parks are between 700m-850m away. Policy RO12 of the Croydon Plan – Local Open Land in residential schemes - is relevant in that the proposal would involve between 10 and 29 new dwellings. If permission is granted, the developer would be expected to make a commuted payment for the appropriate enhancement of a nearby open space, or purchase of land to create public open space, equal to the cost of creating an area of on-site open space. Where there is no opportunity for enhancement of open space within 400 metres of the development, a reduced contribution for enhancement of space further away would be sought.
- 6.9 A proposal for development of Dale Road public car park very close to this site was required to submit a Flood Risk Assessment, given the proximity of the Caterham Bourne, an underground culverted chalk stream. The site is within the floodplain of the Bourne which is at full capacity and unable to accept additional flows. In accordance with the advice of the Environment Agency on the previous refused scheme, the applicant has provided a Flood Risk Assessment as required by Policy EP11 of the Croydon Plan. This concludes that the finished floor level of the building should be 500mm above the culvert manhole levels in the vicinity of the development, and the finished level of the proposed building has been adjusted accordingly.
- 6.10 The main issue to be considered as part of this application is the acceptability of the residents lounge and office that is proposed to replace one flat. Given the particular circumstances of the use for people suffering from epilepsy, the supporting facilities are considered acceptable and appropriate.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would make a more efficient use of an existing developed site in that it would result in a net increase in dwellings. In terms of sustainability issues, the applicant is agreeable to these matters being covered by condition, and has confirmed that they would be looking to provide sustainable forms of building and construction techniques. However, they confirm the development would include CHP boilers with a central district heating type arrangement where the energy efficient boilers would be located within a central room to provide heating to all of the flats from one location. In addition, the scheme, where practical, will be designed to “Lifetime Homes” standards.

8. EQUALITIES CONSIDERATIONS

- 8.1 The applicant has confirmed that level threshold access would be provided to the proposed building. There is scope within the parking area to accommodate one disabled parking space.
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Case Officer: Ross Gentry

Background Documents: One reply from adjoining occupier
Letter from English Heritage

Contact Officer: Mr. P. Mills 020 8760 5419