

Agenda Item: **6.7**

This is a Major Application for which the 13 week period expires on 16/07/2007.

07/01479/P 16/04/2007 Waddon

Application for outline planning permission

Applicant:

Mr James Caldwell
South East Living
54-56 Nottingham Road
London
SE9 4QR

Location: 216 Pampisford Road, South Croydon, CR2 6DB

Description: Demolition of existing building; erection of 1 three storey building comprising 6 two bedroom and 4 one bedroom flats and 1 two storey building comprising garages on ground floor and 2 two bedroom flats over; formation of vehicular access and provision of 12 parking spaces

Drawing No(s): 07/005/001; 07/005/002A ;07/005/004; 07/005/005; 07/005/006 ; 07/005/009 07/005/010A; 07/005/011A; 07/005/012A.

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. The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters before the development is begun:-
 - (1) appearance
 - (2) landscaping
 - (3) scale, within the upper and lower limit for the height, width and length of each building stated in the application for planning permissionReason: These matters were not submitted for consideration as part of the application.
2. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of the permission
Reason: To comply with the provisions of the Town and Country Planning Act 1990
3. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-

- (1) visibility splays
- (2) vehicle access and egress arrangements
- (3) security lighting
- (4) refuse collection facilities
- (5) cycle storage
- (6) any boundary walls and fences or other means of enclosing the site
- (7) finished floor levels of the buildings in relation to existing and proposed site levels

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

4. Unless otherwise agreed by the Local Planning Authority, application for approval of the details referred to in Condition 3 shall be made to the Local Planning Authority at the same time as the first application for approval of the reserved matters referred to in Condition 1

Reason: To ensure that the details of the development are considered in relation to each other

5. 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)

6. 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)

7. 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)

8. No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. A specification report detailing any pruning or other works required to boundary trees shall be submitted to the local planning authority and approved by it in writing prior to any works commencing on site.

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)

10. 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 and implemented prior to the commencement of any demolition, site clearance or development works. 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)

11. 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)

12. 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)

13. The development shall be begun no later than two years from the final approval of the reserved matters referred to in Condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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, UD7, UD8, UD13, UD14, UD15, UC11, EP1, T2, T8, T11, H1, H2, H5, 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 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.

Ward: Broad Green **PLANNING CONTROL COMMITTEE**
Lead Officer: Head of Planning Control **Meeting Date: 05/07/2007**

Application No. 07/01479/P – 216 Pampisford Road, South Croydon.

1. SUMMARY

- 1.1 This report concerns an application for outline planning permission for:
- 1.2 Demolition of existing building; erection of 1 three storey building comprising 6 two bedroom and 4 one bedroom flats and 1 two storey building comprising garages on the ground floor and 2 two bedroom flats over; formation of vehicular access and provision of 12 parking spaces.

2. RECOMMENDATION

- 2.1 Grant planning permission subject to the reasons set out in the agenda and the prior conclusion of a Section 106 Agreement to secure the following contributions :

a) Health Care	£16,200.
b) Sustainable Transport Improvements	£8,400.
c) Public Open Space Enhancement	£6,700.
d) Education	£1,400.
e) Libraries	£220.

3. BACKGROUND

(a) Site Description

- 3.1 The site is occupied by a large detached two storey family dwelling house located on the eastern side of Pampisford Road. It has a large rear garden of 60m depth and a front garden of 15m depth. The house is set in a rectangular plot of land and has a total site area of 1700m². There is a row of mature sycamores sited to the rear (east) of the site and beyond that is a bridal path in Haling Grove, which is Local Open Land.
- 3.2 Pampisford Road is predominantly residential in character and is characterised by blocks of flats and large detached houses. There is backland housing sited behind properties 228 and 230 Pampisford Road to the north of the site. A new residential development at 208 Pampisford Road, to the south of the site, is currently under construction and includes backland residential development. On the opposite side of the road and to the west is a

new residential development of low-rise flats and houses.

3.3 The application site is within an Archaeological Priority Zone and Pampisford Road is classified as a Local Distributor Road.

3.4 It should be noted that the Ordnance Survey map attached to this report is not up to date and that the houses previously numbered 212 and 214 Pampisford Road have been demolished and replaced with 3 storey blocks of flats with garage sited at the rear.

(b) Relevant Planning History

3.5 There is no planning history for the site.

(c) Proposal

3.6 Outline planning permission is sought for the demolition of the existing building and erection of 1 three storey building comprising 6 two bedroom and 4 one bedroom flats and 1 two storey building comprising garages on the ground floor and 2 two bedroom flats over, and the formation of a vehicular access and provision of associated parking (12 spaces).

3.7 The application only seeks approval for the **access and layout** at outline stage with Appearance, Scale, and Landscaping reserved for subsequent approval.

3.8 The proposed main block would be 3 storeys and would accommodate 10 residential units comprising of 6 two bedroom flats and 4 one bedroom flats. It would have maximum dimensions of 15.5m width by 18.5m depth and a ground floor room area of 190m². An indicative internal layout and external design was submitted with the application which shows : The front building having three storeys with a hipped roof; and the rear L-shaped building having two storey with garages and residential units above. The development would be sited 13m back from the public highway and 1m and 1.5m in from the respective northern and southern boundaries. The front block would be situated 52m from the rear site boundary and the rear garages a minimum of 6.5m from the nearest tree to the east.

3.9 The proposed rear block would be two storey (the second storey is essentially sited in the roof space). It would be L-shaped and comprise 7 garages and above them 2 two bedroom flats. It would have a ground floor area of 165m². Again, an indicative internal layout and external design was submitted with the application.

3.10 The applicant has offered the following contributions :

a) Health Care	£16,200.
b) Sustainable Transport Improvements	£8,400.
c) Public Open Space Enhancement	£6,700.
d) Education	£1,400.

e) Libraries

£220.

4. PLANNING POLICIES

4.1 The relevant policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) are UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, UC11, EP1, T2, T8, T11, H1, H2, H5, H14.

4.2 Planning Guidance Note No.1 on Planning Obligations.

5. NOTIFICATIONS AND CONSULTATIONS

5.1 63 adjoining and nearby occupiers were notified. 8 written representations were received 6 objecting and 2 observations.

The objections received were on the following summarized grounds :

- Loss of privacy
- Increased general noise and disturbance
- Overdevelopment
- Out of character
- Will not enjoy same views over park as adjoining properties
- Potential loss of trees
- Loss of light

5.2 English Heritage has recommended that a condition be attached to any grant of planning permission requiring an archaeological programme to be provided and approved by the Local Planning Authority before any works commence on site.

6. CONSIDERATIONS

6.1 The principal issues to be considered are:

- 1) the land use policies of the UDP
- 2) the effects of the development on :

- a) the layout and access
- b) the effect on residential amenity
- c) secure by design principles
- d) highways and parking

Use Policies

6.2 There is no objection to this site being redeveloped for residential purposes. The principle has been established on numerous other sites in this road.

6.3 The financial contributions offered towards health care, sustainable transport improvements, public open space improvements, education, and libraries would be acceptable in accordance with Planning Guidance Note No.1 on Planning Obligations.

a) Layout and access.

- 6.4 The detailed design of the buildings would be considered at the reserved matters stage if outline planning permission is forthcoming, although an indicative design has been submitted with the application. However, the layout of the main building would reinforce and respect the existing development pattern, and plot and building frontage widths in the road. It would also allow adequate daylight to penetrate into and between buildings. Its siting would generally be in keeping with the front and rear elevations of the adjoining flat developments at Faygate Court to the north and Penshurst Court to the south.
- 6.5 The layout and position of the rear block would be in keeping with the general land use pattern of land and residential development found to the north, south, and west of the application site. For example, there are 17 two storey houses currently under construction in the rear of No. 208 Pampisford Road, which is less than 40 metres from the application site. In addition, there are also two storey residential properties sited in the rear of flat development at No.s 228 and 230 Pampisford Road. New backland residential development is also in evidence at 161 to 165 Pampisford Road.
- 6.6 The eastern elevation of the rear block would be sited 6.5 metres away from the trunks of the existing mature Sycamore trees on the eastern boundary and the trees would be given a 6 metre protection zone, delineated by a fence. This would protect them and then serve as a screen to the development and would have considerable amenity value.
- 6.7 Unfortunately, one of the trees was identified by the Council's tree officer as having a significant defect and it would need to be removed. However, there is another mature tree sited directly behind it to the east which would maintain the screening it affords. The provision of a replacement tree would also be sought by condition. Other conditions can be used to protect the trees from excessive pruning during construction and other construction works.

b) The effect on residential amenity.

- 6.8 Again, the detailed design of the buildings would be considered at the reserved matters stage if outline planning permission is forthcoming. The development would have no adverse affect on the amenity of adjoining residential occupiers in terms of loss of light or loss or outlook. The main block would respect the layout and siting of adjacent dwellings, while the rear one would not be sited next to a residential building.
- 6.9 It is considered the development would not lead to any adverse loss of privacy for adjoining occupiers and/or any adverse visual intrusion. This is due to the position of the proposed development in relation to adjoining properties. The rear block would face west, but there would be a distance of over 30m between its windows and any windows of adjoining occupiers at

either Faygate Court or Penshurst Court. The development would not be visible from the east as it would be screened by a row of high Sycamore trees.

- 6.10 The development would not result in adverse noise and disturbance. Flat development is a common feature of Pampisford Road and the number of units created would be comparable to other similar developments in the road. Again, the position and distance of the rear block in relation to adjoining property would protect residents from undue noise and disturbance.
- 6.11 The layout of the buildings on site would provide an adequate level of amenity for future occupiers.

c) Secure by Design Principles

- 6.12 This matter would be dealt with as a part of the detailed design process at the reserved matters stage.

d) Highways and Parking Issues

- 6.13 The site has a Transport for London PTAL rating of 1, so is considered to have poor accessibility to public transport links. The scheme proposes 12 off-street parking spaces. This would be in accordance with the parking standards of the UDP. Two of the spaces are designed for disabled use.
- 6.14 Provision for cycle storage is made in the rear block.
- 6.15 The plans have not illustrated adequate visibility splays or sight lines to the parking entrances/exits. This could be achieved through use of a Condition attached to planning permission if forthcoming.
- 6.16 Provision for a refuse store would be sited in the rear block.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The Specialist Pollution Team require a Historical Site Review to identify the potential of contaminated land on site. This could be achieved through Condition.
- 7.2 The proposal is for more than 10 units so would be required to off-set at least 10% of predicted carbon emissions and achieve a satisfactory Ecohomes rating. This could be achieved through conditions.
- 7.3 English Heritage has recommended that a Condition be attached to any grant of planning permission requiring an archaeological programme to be provided and approved by the Local Planning Authority before any works commence on site.

8. EQUALITIES CONSIDERATIONS

- 8.1 Disabled parking spaces would be provided in an adequate quantity and position.

Background Documents:

8 representations received
English Heritage letter.

Case Officer: Dean Gibson
Contact Officer: Mr P Mills Tel: 020 8760 5419