

Agenda Item: **6.7**

This is a Major Application for which the 13 week period expires on 10/06/2008.

08/00849/P 11/03/2008 Fairfield

Application for full planning permission

Agent:
Mr Colin Kiely
Vail Williams LLP
Unit 3000
Cathedral Hill
Guildford Surrey
GU2 7YB

Applicant:
Romana Homes Limited
C/O Agent

Location: Danecroft 5 Radcliffe Road, Croydon, CR0 5QG

Description: Demolition of existing building; erection of 4 three bedroom townhouses with accommodation in the roof space; erection of a two storey building with accommodation in the roofspace comprising 7 two bedroom and 2 one bedroom flats; formation of vehicular access and provision of associated parking and cycle storage

Drawing No(s): S100, S102, S103; PL101A, PL102A; PL103A, PL104A, PL106; PL301A, PL302A, PL303A, PL304A, PL305A, PL306A.

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 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) car and cycle parking arrangements
- (2) vehicular turning area
- (3) sight lines
- (4) visibility splays

Section B

- (5) refuse collection facilities
- (6) any boundary walls and fences or other means of enclosing the site

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. Prior to the commencement of the development, details of the cycle store shall be submitted to the Local Planning Authority for approval. When approved, the cycle store shall be provided before first occupation of the development and

retained for so long as the development remains in existence.

Reason: To ensure that adequate cycle parking facilities exist on the site and to comply with Policy T4 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. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented

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

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include existing planting to be retained, species and size of proposed new planting, hard landscaping materials (which shall be permeable as appropriate), and all boundary treatment within and around the development. The approved details 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. All planting 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 Policies UD1, UD2, UD6, UD13 and 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. 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)
8. Prior to the commencement of works on site including those for drainage and foundations, the tree protection scheme for the two Ash trees at 3 Radcliffe Road shown on the Tree Constraints Plan shall be implemented 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)
9. Prior to the commencement of works on site, a scheme shall be submitted for approval to the Local Authority specifying the construction method for the hard surface adjacent to the Ash trees on the boundary of the site. Unless otherwise agreed in writing with the Local Planning Authority, the construction method shall be in accordance with BS5837, Trees in Relation to Construction, 2005, Sections 11.8.1 and 11.8.2.
Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with policy SP8 of the Croydon Replacement Unitary Plan (The Croydon Plan).
10. No window shall be formed in the north-western or south-eastern elevations at or above first floor level other than as specified 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)
11. The windows in the south-eastern elevation of the flats building shall be retained in the form specified in the application for so long as the development remains in existence
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
12. 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)

13. No development shall take place until the applicant has provided to the Local Planning Authority for approval a design stage report, verified by a Code for Sustainable Homes assessor, confirming that the design will achieve Code for Sustainable Homes Level 4. The approved scheme shall then be provided in accordance with these details. Prior to the first occupation of the development, the developer will provide a report and certification, confirming that Code for Sustainable Homes Level 4 has been achieved in construction.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

14. Unless otherwise previously agreed by the Local Planning Authority in writing all the dwellings shall be provided in conformity to "Lifetime Homes" standards as specified in the application and shall be retained as such for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of flexible and adaptable housing is provided and retained in accordance with Policy H14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

15. 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- SP3, UD1, UD3, UD6-UD8, UD12, UD15, SP6-7, RO11-12, SP8, NC4, SP9, SP10, SP13, EP1, EP16, SP14, T2, T4, T8, T11, SP18- SP20, SP22, 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.

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 That this permission is the subject of obligations under Section 106 of the Town and Country Planning Act 1990 (as amended).

Ward: Fairfield
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
5 June 2008

Application Number: 08/00849/P; Danecroft, 5 Radcliffe Road, Croydon.

1. SUMMARY

1 Full application for :

- Demolition of the existing building
- Erection of a terrace of 4 three bedroom town houses with accommodation in the roof space
- Erection of a two storey building with accommodation in the roof space comprising 7 two bedroom and 2 one bedroom flats
- Formation of vehicular access and provision of associated parking and cycle storage

2. RECOMMENDATION

2.1 Grant: subject to the conditions and reasons set out in the agenda and the prior conclusion of legal agreement to secure:

- Financial contributions towards the improvement of public open space in the area, health facilities, education facilities, sustainable transport and library book stock.

3. BACKGROUND

3.1 Site Description

- Occupied by a two storey detached house with accommodation in the roof space which is served by a dormer window in the front elevation. Site lies on the north eastern side of Radcliffe Road and is almost rectangular. There are a number of trees located towards the rear of the site. None of which are subject of a Tree Preservation Order (TPO).
- Site area is 0.22ha (0.53 acres)

3.2 Surrounding Area

Uses/Form -.

- To the North West the site adjoins 3 Radcliffe Road; this property comprises a large detached building with amenity space to the rear. There are 2 protected Ash trees within this property which are subject to a TPO, and overhang into the application site.
- To the north the site adjoins a 3 storey flatted development at Lynden Hyrst and the single storey garages which serve this development.

- To the south east the site adjoins 7 Radcliffe Road which is a two storey semi detached property with a large garden.
- Further to the south east along Radcliffe Road the pattern of development is more varied and comprises a variety of modern semi detached and detached properties, and terraces of three storey town houses, more recently constructed.
- to the west of the site on the opposite side of Radcliffe Road (no. 10) a large two storey detached house has been converted into 5 flats.

3.3 Designations

- No UDP designations.

3.4 Relevant history

At 3 Radcliffe Road

05/02419/P: In August 2005 planning permission was refused for the demolition of the existing building; erection of a terrace of 4 three storey three bedroom town houses with garages and a pair of two storey four bedroom semi detached houses with attached garages; formation of access road and provision of associated parking. The reasons for refusal were the adverse effect on the street scene, overdevelopment, the standard of accommodation for future occupiers and adverse effect on trees.

A subsequent appeal to the Planning Inspectorate was dismissed in November 2006. However, in dismissing the appeal the Inspector only upheld the refusal of planning permission on the loss of trees that are subject to a Tree Preservation Order and that make a significant and valuable contribution to the character of the area in all other respects he found the proposal acceptable.

- 3.5 06/5194/P: In February 2007, planning permission was refused for demolition of the existing building and erection of 5 four-storey four/five bedroom town houses with garages and 5 parking spaces.

3.6 At the application site.

03/3852/P; In January 2004 an application was withdrawn for demolition of existing buildings; erection of a terrace of 4 two storey three bedroom houses with accommodation in roof space and integral garages; erection of two storey building with accommodation in roof space comprising 10 two bedroom flats; formation of vehicular accesses and provision of associated parking

- 3.7 04/0976/P; In March 2004 the Council received an application for the demolition of the existing buildings; erection of a terrace of 3 two storey four bedroom houses with accommodation in the roof space and integral garages and the erection of a two storey building with accommodation in the roof space comprising 9 two bedroom flats; formation of vehicular access and provision of associated parking. An appeal was received against the Council's failure to determine the application and in August 2004 the Council resolved to contest the appeal.

- 3.8 In dismissing the appeal in July 2005 the Inspector concluded that "the proposed houses could be accommodated without harm, due to the limited

separation from the boundary with no. 7 and the reliance on high level windowsto prevent any unacceptable overlooking.” He further stated “I consider that the frontage dwellings would not appear as an overdevelopment with private amenity space comparable to the more compact curtilages nearby. I consider that the proposed terrace houses would not be detrimental to, but rather relate well to the character and appearance of the wider area.”

3.9 The Inspector considered the flatted building proposed towards the rear of the site would have resulted in an overdevelopment due to its size, height and proximity to the boundary with adjoining properties. However, in relation to this element he concluded that “Substantial rear garden buildings are uncharacteristic of the neighbouring properties but, in my opinion, a suitably designed building could be accommodated in the rear curtilage to the appeal property without harm to the character of the area.”

3.10 06/4272/P: In December 2006, planning permission was granted for the demolition of the existing building and erection of a terrace of 3 four bedroom two-storey dwellings with accommodation in the roof space and the erection of a two-storey building comprising 4 two-bedroom and 4 one bedroom flats with a new access and associated parking. The permission was granted subject to completion of a Section 106 legal agreement within 6 months, however this was never completed and so the application was formerly “not determined”.

3.11 Proposal

Full permission is sought for:

- Demolition of the existing building
- Erection of a terrace of 4 three bedroom town houses with accommodation in the roof space
- Erection of a two storey building with accommodation in the roof space comprising 7 two bedroom and 2 one bedroom flats.
- Maximum height of terrace houses 9.1m and flats 8.2m
- Facing materials of heather brown brickwork and clay/concrete roof tiles.
- Private rear amenity space for the houses and private/communal amenity space for the flats.

Unit sizes: between 51sq.m for the one bedroom flats, and 73-88sq.m for the two bedroom flats and 116sq.m for each of the town houses

There would be 15 off street parking spaces, six of which would be located in front of the town houses.

There would be a covered refuse store at the front and a cycle store at the rear, in front of the flats building.

- Applicant agrees to the following contributions:
 - £5, 800 contributions Public Open Space
 - £10, 300 contributions to Sustainable Public Transport
 - £4,300 contributions towards Education Provision
 - £7,000 contributions towards Health Care
 - £240 contributions towards Central Library book stock

4. **PLANNING POLICIES:**

Croydon Replacement Unitary Development Plan (The Croydon Plan): SP1-SP3, UD1–UD3, UD6-UD8, UD12– UD15, SP6-7, RO11-12, SP8, NC4, SP9 –

SP10, SP13, EP1, EP16, SP14, T2, T4, T8, T11, SP18- SP20, SP22, H2, H5, H14 and Planning Policy Guidance Note 1 on Planning Obligations.

5. CONSULTATIONS

5.1 Advertised: press notice (major application)

5.2 109 adjacent occupiers were notified. Eight replies were received, 1 in favour of the scheme and 7 objecting to the proposal. Of these, one is from the Park Hill Residents Association who objects to the proposed development.

Main grounds of objection:

- Excessive density and increase in population
- Could result in increased highway danger and difficulties for access for emergency vehicles
- Noise and disturbance for existing residents
- Loss of existing house is regrettable and adds character to the road
- Radcliffe Road is already heavily parked.

6. CONSIDERATIONS

Principle of Development

6.1 The existing building is neither statutorily nor locally listed and therefore there is no objection in principle to its demolition. The redevelopment of the site for residential purposes is acceptable and has been agreed in principle through the resolution to grant permission previously in December 2006. The development would have a density of 183hrh (compared to 158hrh previously) which would be within the required density range of 160 – 375hrh as specified by Policy H9 of the Croydon Plan. However, the size of the application site falls below the size criteria set out by Policy H9 and therefore the acceptability of the density of development on this site should be determined by its ability to meet other policy requirements of the Development Plan.

6.2 Because of its size the development would generate a need for public open space that cannot be provided on site. The applicants offered contribution of £5,800 for the improvement to existing areas of public open space or the provision of new open space in the locality is acceptable. It would be in accordance with Planning Guidance Note No 1.

6.3 The development would generate a need for additional Education, Health and Sustainable Transport services and for additional library books in the Central Library. The applicants have offered contributions of £4,300, £7,000, £10,300 and £240 respectively which would be acceptable and in accordance with Planning Guidance Note No 1.

Townscape issues

6.4 The scheme proposes an additional house at the front which would result in the terrace being 2.6m wider than previously approved, but it would be 1.5m less deep. It is not considered that this would significantly affect the visual amenity of the street scene as there would still be an 11m gap between the

flank wall of the new terrace and the flank wall of 3 Radcliffe Road. The frontage development would have the same height as previously approved, but with a considerably improved and traditional design, with the houses having their own identity and respecting the 1930's style of the existing house. There would be individual dormers in the roof and projecting bay features above the doors. The frontage parking is considered acceptable as it would be supplemented by soft landscaping.

- 6.5 The flatted building proposed to the rear of the site has a marginally increased footprint resulting in a building 1.5m wider towards the south-eastern boundary than that proposed as part of the 2006 approval. It is not considered that this element would not have an adverse effect on the amenities of the townscape. Similarly, this building is shown with an improved design and a more conventional pitched roof slope.

Amenities of adjoining and nearby occupiers

- 6.6 There would be a distance of 23m-28m between first floor windows of the flats and the first floor windows of the adjoining frontage properties on Radcliffe Road. The Council would normally expect there to be a distance of 20m between habitable room windows at first floor level. The separation of the properties is therefore in excess of normal requirements. In relation to the previous appeal scheme the Inspector concluded that the separation between the proposed flats and the properties in Radcliffe Road was sufficient to prevent unacceptable levels of overlooking or loss of privacy.
- 6.7 In relation to the effect on 7 Radcliffe Road, the building would be 1.5m nearer to the flank boundary but there would still be space for new planting along this boundary, which would reduce the impact of the building when viewed from this adjoining property. The building would be 4.5m from the boundary with 3 Radcliffe Road and partially screened by existing trees within this garden. There are no windows to habitable rooms on the south facing elevation and only a ground floor living room window in the north facing elevation.
- 6.8 With regard to the effect of the flatted building on the existing flats at Lynden Hyrst, at its closest point the proposed building would be located within 8m of the boundary and a further 8m from Lynden Hyrst. However, the northern part of the rear elevation of the new building nearest to Lynden Hyrst would be 1.5m further away from the rear boundary than previously approved. In addition, the new building has been designed to ensure that no windows would directly face Lynden Hyrst. It is considered that the improved massing of the proposed building and the siting of the windows would ensure that the flatted element would not have an adverse effect on the amenities of these adjoining occupiers in terms of daylight, overlooking or outlook.

Amenities of future occupiers

- 6.9 All of the houses and flats floor areas are of an acceptable size and would have satisfactory circulation space, levels of natural lighting and outlook. Each of the proposed terrace houses would be served by private rear gardens, 8-8.5m deep. Although this would be slightly less than the 10m rear gardens previously approved, the space provided is considered to be adequate and would not provide a ground for refusal on this point alone, given the Inspector's

comments set out in paragraph 3.8 above. The proposed flats would be provided with a communal amenity space of a sufficient size which would not be overlooked from a public space. In addition, the ground floor flats would have their own private amenity space.

Highways and parking

- 6.10 The application site has a PTAL rating of 5 (on a scale of 1a – 6b, where 6b is the most accessible). Therefore the site is in an area of moderate accessibility; the surrounding roads are designated as a Controlled Parking Zone. The application proposes that a total of 9 car parking spaces would be provided for the flats and that 6 off street car parking bays would be provided for the 3 bedroom houses. The level of off street car parking is considered to be acceptable. There would be a gated entry to the access road at the front.

Trees

- 6.11 A number of small trees would be felled to accommodate the development, the majority of which are located within the existing rear garden. It is not considered that the trees have a significant amenity value. The applicant proposes that a row of Evergreen Cypress trees would be retained along the rear boundary of the site. This could be achieved by way of a condition. Trees to replace others lost and planting during the development process and planting could be secured as part of a landscaping scheme secured by a condition.
- 6.12 The two protected Ash trees in the garden of 3 Radcliffe Road would be protected during the construction period and although some lateral pruning would need to be carried out, the trees would not be at risk.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would attain:

- Code for Sustainable Homes- Level 4, which is acceptable.
- Would provide 10% of the predicted carbon emissions which would be off set by renewable energy sources which is acceptable and could be secured by a condition.

8. EQUALITIES CONSIDERATIONS

- 8.1 Level access would be provided and off street car parking would be provided for disabled drivers. (2 for the flats and 2 for the houses at the front)
- 8.2 The scheme has been designed to achieve “Lifetime Homes” standards as required by Policy H14 of the UDP.

Case Officer: John Lawson
Background Documents: 8 replies from adjoining occupiers including Park Hill Residents Association
Contact Officer: Mr. P. Mills 020 8760 5419