

**Agenda Item: 6.7**

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

08/02505/P      11/07/2008      Upper Norwood

Application for full planning permission

Agent:  
Mr Robin Gill  
Frankham Consultancy Group  
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Applicant:  
Mr Bob Richardson  
Croydon Council Housing Department  
13th Floor South Side  
Taberner House  
Park Lane Croydon, Surrey  
CR9 1DH

Location: 74-96 Marston Way, Upper Norwood, London, SE19 3JF

Description: Demolition of two garage blocks; erection of three storey building comprising 6 one bedroom and 6 two bedroom flats and provision of associated parking

Drawing No(s): 222541/EX/01, 222541/G/01, 222541/A/PL01, 222541/A/PL02 Rev 01, 222541/A/PL03, 222541/A/PL04, 222541/A/PL05 & 222541/A/PL06

**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.

(1) disabled access ramp

(2) disabled parking facilities

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. 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)

3. Unless otherwise confirmed in writing by the Local Planning Authority, 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)

4. Unless otherwise confirmed in writing by the Local Planning Authority, 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 the agreed level has been achieved in construction. Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. 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)

6. 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, SP13, SP14, SP18, SP20, UD1, UD2, UD3, UD7, UD8, UD13, UD15, EP16, T2, T4, T8, H2, H9 and 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 housing policies of the development plan
- (h) sustainability issues
- (i) the urban design policies of the development plan
- (j) the transport policies of the development plan
- (k) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

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Application Number: 08/02505/P  
74-96 Marston Way, Upper Norwood

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**1. SUMMARY**

- 1.1 This is a full application for the replacement of a block of 12 flats that were destroyed by a fire in 2007. It includes the demolition of two remaining garage blocks and the erection of a three storey building comprising 6 one bedroom and 6 two bedroom flats and provision of associated parking.

**2. RECOMMENDATION**

- 2.1 Grant planning permission subject to the conditions and reasons set out in the agenda.
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**3. BACKGROUND**

Site Description

- 3.1 The site is located on the northern side of Marston Way, Upper Norwood. An existing property comprising a four storey block of 12 flats and associated garages was destroyed in a fire in December 2007. Two garage blocks of 11 garages are all that remains on the site following the fire.
- 3.2 The site is located to the south of Beulah Hill and is surrounded by residential properties. Ten existing blocks of residential flats surround the site, forming part of an estate with similar features.
- 3.3 The site slopes downwards from north to south towards Marston Way and has an area of 0.11 hectares.

Designations

- 3.4 There are no specific land use designations on this site but it is located in a well established residential area.

Relevant history:

- 3.5 There is no relevant planning history associated with this site.

## Proposal

3.6 The proposal seeks full planning permission for the rebuilding of the 12 flats and comprises the following:

- The erection of a four storey building containing 12 flats (6 x two-bed and 6 x one-bed). Two of the two bedroom flats are to be of disabled size.
- The building would measure 7.8m in height at the northern end of the site, rising to 11.5m in height at the southern end. The replacement building would have a width of 25m and a depth of 11.5m.
- Access to the proposed flats will be via the lower ground floor level.
- The proposed building will have a slightly larger footprint than that destroyed in the fire. The original building measured 894sqm in internal floor area, the proposed building is to measure 962sqm. This is an increase of 7.5%, and is required to accommodate adequate disabled access and sound insulation.
- The footprint of the proposed block will extend slightly further north and south of the site than the previous building.
- Proposed materials include the use of multi-stock brickwork, clay roof tiling and white windows and doors.
- Eight integral garages will be provided at ground entry level. 9 additional car parking spaces will be provided to the west of the building.

## **4. PLANNING POLICIES**

4.1 The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, SP13, SP14, SP18, SP20, UD1, UD2, UD3, UD7, UD8, UD13, UD15, EP16, T2, T4, T8, H2, H9 and H14.

## **5. CONSULTATIONS**

5.1 The application has been advertised in the local press and by way of a site notice as a major planning application.

5.2 The occupiers of 95 adjoining and nearby properties were notified of the application. One letter of representation has been received enquiring about the massing of the building and parking.

## 6. CONSIDERATIONS

6.1 The principal issues to be considered are:

- a) The principle of development and its proposed density;
- b) The effect of the proposed development on the visual amenities of the locality and whether it will be detrimental to the appearance of the streetscene;
- c) The effect of the proposed development on the residential amenities of the nearby occupiers by reason of its form and siting;
- d) The living conditions for future occupiers;
- e) The effect of the proposed development on traffic and highway conditions in the locality;
- f) Planning obligations

### Principle of Development.

6.2 Policy H2 of the Croydon Plan permits housing development within built up areas provided that the development does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. New residential development should only be permitted where it maintains the character of the area and protects the amenity of adjoining properties.

6.3 Given that the site is located within a residential area and is for the rebuild of an existing block of flats which were destroyed in a fire the principle of residential development in this location is considered acceptable.

### The effect of the proposed development on the visual amenities of the locality and the streetscene

6.4 The application proposes the erection of a four storey building fronting onto Marston Way. The location and siting of the new block is the same as the block destroyed by the fire, with a slightly increased footprint resulting in an additional 68 square metres of internal floor area.

6.5 Given that the size and scale of the proposed building is similar to that of the original block of flats, it is not considered that the scheme would have a detrimental impact on the streetscene as to warrant a refusal on this basis.

- 6.6 With regards to the design and appearance of the proposed new block, the building façade will follow the style and design of the existing blocks of flats to the rear of the site. Materials proposed include the use of multi-stock brickwork, clay roof tiling and white windows and doors to match the existing character of the estate.
- 6.7 It is concluded that the bulk, mass and detailed design of the building would be appropriate and that the character and appearance of the surrounding area would not be prejudiced.

#### Amenities and privacy of the occupiers of adjoining properties

- 6.8 Policy UD8 is relevant relating to protecting the amenities of neighbouring occupiers. Any impact on neighbouring properties in relation to privacy, outlook, sun and daylight, should be considered as part of the proposal.
- 6.9 Residential flats are located to the north-west, south-west, south-east and east of the site. Given that the scale and massing of the proposed block of flats does not substantially differ from the building lost in the fire, and the fact that the proposed block is to be located on the same footprint as that previously, it is considered that the proposed building would not result in visual intrusion or a loss of light for the occupiers of the adjoining residential properties.
- 6.10 Similarly, it is not considered that the occupiers of the surrounding flats would suffer from loss of privacy or overlooking from the proposed windows given that the number and location of windows proposed will not substantially differ from that previously.

#### The living conditions for future occupiers

- 6.11 All flats would be of an acceptable size and layout with reasonable outlook, sun and daylight to all habitable rooms.
- 6.12 An area of communal garden is provided to the rear of the proposed block, this is consistent with the character and the setting of the surrounding blocks of flats. Given that this amount of outdoor amenity space is similar to that previously existing and the number of units in the flats is not increasing it is considered acceptable.

#### Traffic and Highway implications

- 6.13 The site has a PTAL rating of 2 and is therefore considered to have a low level of accessibility to public transport links. Appendix Two of The Croydon Plan requires a maximum of one car parking space per unit for flatted development.

- 6.14 17 car parking spaces have been provided. The proposed block is replacing the one destroyed by fire and it is not providing additional units. The level of parking provision is, therefore, considered acceptable.
- 6.15 The design and layout the car parking area and accesses are considered acceptable.

#### Planning Contributions

- 6.16 Whilst financial contributions would usually be sought for schemes proposing 10 or more units, contributions are not being sought for this proposal given the scheme will not result in an intensification in the use of the site from that lost in the fire.

### **7. ENVIRONMENTAL CONSIDERATIONS**

- 7.1 The proposal would include the provision of appropriate measures to secure 10% renewable energy. This would not impact on the character or form of the development and can be secured by condition.
- 7.2 The Code for Sustainable Homes (Predicted Rating Summary) which was submitted with the application shows that the development can achieve Level 3. The Council would normally require Level 4 to be achieved. An appropriate condition is therefore recommended to try and secure an appropriate level consistent with current standards.

### **8. EQUALITIES CONSIDERATIONS**

- 8.1 Two disabled two bedroom flats have been provided. Level access is provided to the first floor level through the changes of levels that exist around the site. Two disabled car parking spaces have been provided. It should be noted that disabled access was not provided for on the original building.
- 8.2 The development would achieve Lifetime Homes Standards.

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Case Officer: Ellen Whitehead

Background Documents: 1 letter of representation

Contact Officer: Mr. P. Mills 020 8760 5419