

Application No. 19/03633/DISC - 9A Orchard Rise, Croydon, CR0 7QZ, ,

1. SUMMARY

1.1 This report concerns an:
Application for the discharge of conditions attached to a planning permission for:

Details pursuant to conditions 2 (external materials), 7 (land levels), 9 (Construction logistics plan), 16 (Tree planting and protection), 17 (Rockery protection) of planning permission 18/06070/ful Demolition of the existing house and ancillary office and erection of a two-storey block of 4 flats and 5 three bedroom houses, provision of parking spaces, refuse storage and cycle stores.

2. DECISION

Approved

Officer Report:

3. BACKGROUND

The following conditions 2, 7, 9, 16 and 17 are for discharge (as approved following planning application ref: 18/06070/ful granted 2017)

Condition 2

Notwithstanding any materials specified in the application details of all external materials to be used on the development including the proposed bricks, roof material, balcony enclosure and window treatment shall be submitted to and approved by the local planning authority in writing before those particular parts of the development commences. The development shall be carried out in accordance with the approved materials.

In order to assess the suitability of the proposed materials, in the interests of the appearance of the locality, in accordance with London Plan (2016) Policies 7.4 and 7.6, DM10 of the Croydon Local Plan (2018).

Comment:

A review of the materials confirms that brickwork - Michelmersch First Quality Multi is acceptable and would provide good texture and colour variation. The principle of matching brickwork to the main building and cycle store is supported. The proposed roof tiles - Wienerberger 2020 (Interlocking) Tuscan Colour the feature Stonework to cills and banding - Natural colour, the windows/fascias/soffits - Munster Joinery Casement Windows, and use of uPVC white are all

considered acceptable Whilst the uPVC windows are typically not supported, officers recognize that this development is not visible from Orchard Rise and will therefore have no impact on the street scene. Following officers concerns over the appearance and fixing of glass balcony enclosure the applicant has proposed metal uprights which his acceptable. Based on the above there is sufficient details to discharge this condition. The local residents association has referred to their objection for the use of timber frame and fire concerns buildings this is a building control matter and not a consideration in respect to this planning condition.

Condition 7

Details of the land levels, finished floor levels and datum line at a scale 1 :50 including section drawings taken through the site in relation to the 5 residential houses and block of 4 flats shall be submitted to the local planning authority in writing for approval prior to commencement of development.

Reason: To protect the visual amenity of existing neighbours in terms building height, visual appearance in accordance with Council policy DM10 of the Corydon Local Plan 2018. The reason for the proposed condition being a pre-commencement condition are as follows: The scheme involves the construction of buildings of a site of variable level before the insertion of footings/pilings, close to neighbouring boundaries and therefore neighbouring visual amenity would need to be safeguarded

Comment

The applicants have proposed sections through the site and an existing land levels drawing have been provided. The section through the houses and flats demonstrates that the internal FFL is 15mm higher than the external FFL. This is within the tolerance for level thresholds and is therefore acceptable. There is therefore sufficient detail to discharge this condition. The local residents association has made reference to debris none which is considered applicable to the discharge of this condition.

Condition 9

Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any amendment or replacement thereof), prior to the commencement of any building or engineering operations, a Construction Logistics Plan shall be submitted to the Local Planning Authority for approval. The Statement shall include amongst other things the following information for all phases of the development, which shall only be implemented as approved:-

- (1) hours of deliveries,
- (2) parking of vehicles associated with deliveries, site personnel, operatives and visitors,
- (3) facilities for the loading and unloading of plant and materials, guard against dust
- (4) details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway.
- (5) Access arrangement to the site during the demolition and construction periods.

Reason: In order to ensure that the development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties as required by Policies DM10, DM30 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.

The reason for the proposed condition being a pre-commencement condition are as follows: The scheme involves the demolition of buildings, this condition requires that this is managed for environmental and highway safety reasons.

Comment:

Officers have examined the Construction Logistics Plan. In response to the local group objections officers agree with that vague terminology has been used. However, assuming that all deliveries take place within the site, specific pedestrian management plans would not generally be required as a construction vehicle using a crossover to access the site would not be any different to a normal vehicle access the private off-street parking facility via a crossover.

With regards to comments on hours of deliveries officers agree that the peak time deliveries need commitment to be avoided completely (except concrete). Displaying a large and clear sign indicating accepted delivery times on the hoarding would be very useful. However, outside of concrete deliveries, which are permitted in the restricted hours, any demand for public notice of exceptional deliveries is unreasonable. Exceptional deliveries would however require notification to LB Croydon as the highway authority. The specified working hours do not conflict with other standards.

Stacking of waiting vehicles is not permitted outside of the site, if the site believes this may happen they need to approach us to arrange the use or establishment of a holding area before the start of works. Parking adjacent to dropped kerbs is legitimate and there is no right or power to restrict this providing access is not blocked, only parking in front of dropped kerbs is not permitted, which is a general condition of parking in London.

Assuming the access for construction is at least 3m, then access for construction traffic should not be an issue. Since the CLP states loading/unloading will take place on site, the craned deliveries from the road issue is irrelevant as it would not apply except by breach of the CLP commitments. The local groups comments on oversail would not apply unless loads are transported over other properties. Neighbouring sites are also not entitled to any notice of service connections beyond that provided by the utility companies. Dust/Noise is the remit of the Pollution and Environment Team. Environmental officer consider that the CLP I satisfactory for discharge regarding issues of air quality and noise.

Banksmen/Traffic Marshalls are obviously needed as usual practice. Officers consider that expecting residents to be notified of delivery activity is unreasonable and impractical. Likewise, neighbours are not entitled to CCTV images or recordings. Overall officers are satisfied with the details proposed and consider it sufficient to discharge this condition.

Condition 16

Details of a Tree Planting Programme and Tree Protection Methodology Plan to be undertaken to include suitable temporary ground protection for tree roots to neighbouring boundary trees including use of hand-dig approach and root protection areas, shall be submitted to the local planning authority before the commencement of development and the approved details shall be implemented in accordance with the approved plan thereafter.

Reason: To ensure that adequate protection measures are provided in accordance with Council policy DM28 and having regard to the policies of the Croydon Local Plan 2018.

Comment:

The Council Tree Officer has examined the details submitted and consider that there is sufficient information to discharge this condition. Officers do not consider the local residents group request for photographic information to be justified.

Condition 17

Details of measures to protect rockery in northwest corner of the site, including elevation, planting shall be submitted to the local planning authority for approval prior to commencement of the development. The details as approved shall be implemented and shall remain for duration of the development process.

Reason: To ensure that adequate protection measures are provided in accordance with Council policy DM28 and having regard to the policies of the Croydon Local Plan 2018.

The reason for the proposed condition being a pre-commencement condition are as follows: The scheme involves works on a site where a protected species has been identified to exist which requires that this area remain undisturbed.

Comment:

Officers have consulted the wildlife expert on protection measures in respect to the rockery. Although there has been no response the measures outlined and identified those which were recommended and considered to be acceptable in the protection of potential badger sett during the planning application.

The applicants have confirmed that the proposed measures have followed consultation with Warwick Reynolds at East Surrey Badger Protection Association and in accordance with Natural England and the Department for Environment, Food and Rural Affairs guidance. It is considered that once a Sett protection fence has been erected development can commence. Officers agree that the protection fence will ensure that no badgers are disturbed in their sett or that no damage can occur to the sett. The proposed tree protection fencing would satisfy the requirements for 'sett' protection during the construction phase of this development.

The applicants information proposes the use of 'Heras' style panels will be erected on rubber baseplates (lifting the panels above the ground) to ensure badgers are not 'trapped' within the confines of the fencing and allow them to move around the habitat during the hours of darkness. This has been at the request of the East Surrey Badger Protection Association.

On completion of the construction works and prior to occupation, the tree protection fencing is to be removed and a post and rail fence erected which is to be planted with 10 Mature Holly Hedging Plants, 150cm high specimens to provide future protection to the rockery sett. Overall with no evidence to the contrary to dispute this approach officers are satisfied that sufficient detail has been provided to discharge this condition.

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