

PART 6: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP, Resident Association or Conservation Area Advisory Panel and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 This Committee can, if it considers it necessary or appropriate to do so, refer an agenda item to the Planning Committee for consideration and determination. If the Committee decide to do this, that item will be considered at the next available Planning Committee, which would normally be the following evening.
- 1.5 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan July 2011 (with 2013 Alterations)
 - the Croydon Local Plan: Strategic Policies April 2013
 - the Saved Policies of the Croydon Replacement Unitary Development Plan April 2013
 - the South London Waste Plan March 2012
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which

affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 PROVISION OF INFRASTRUCTURE

- 3.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
 - Education facilities
 - Health care facilities
 - Projects listed in the Connected Croydon Delivery Programme
 - Public open space
 - Public sports and leisure
 - Community facilities
- 3.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106

agreement. Where these are necessary, it will be explained and specified in the agenda reports.

4 FURTHER INFORMATION

- 4.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

5 PUBLIC SPEAKING

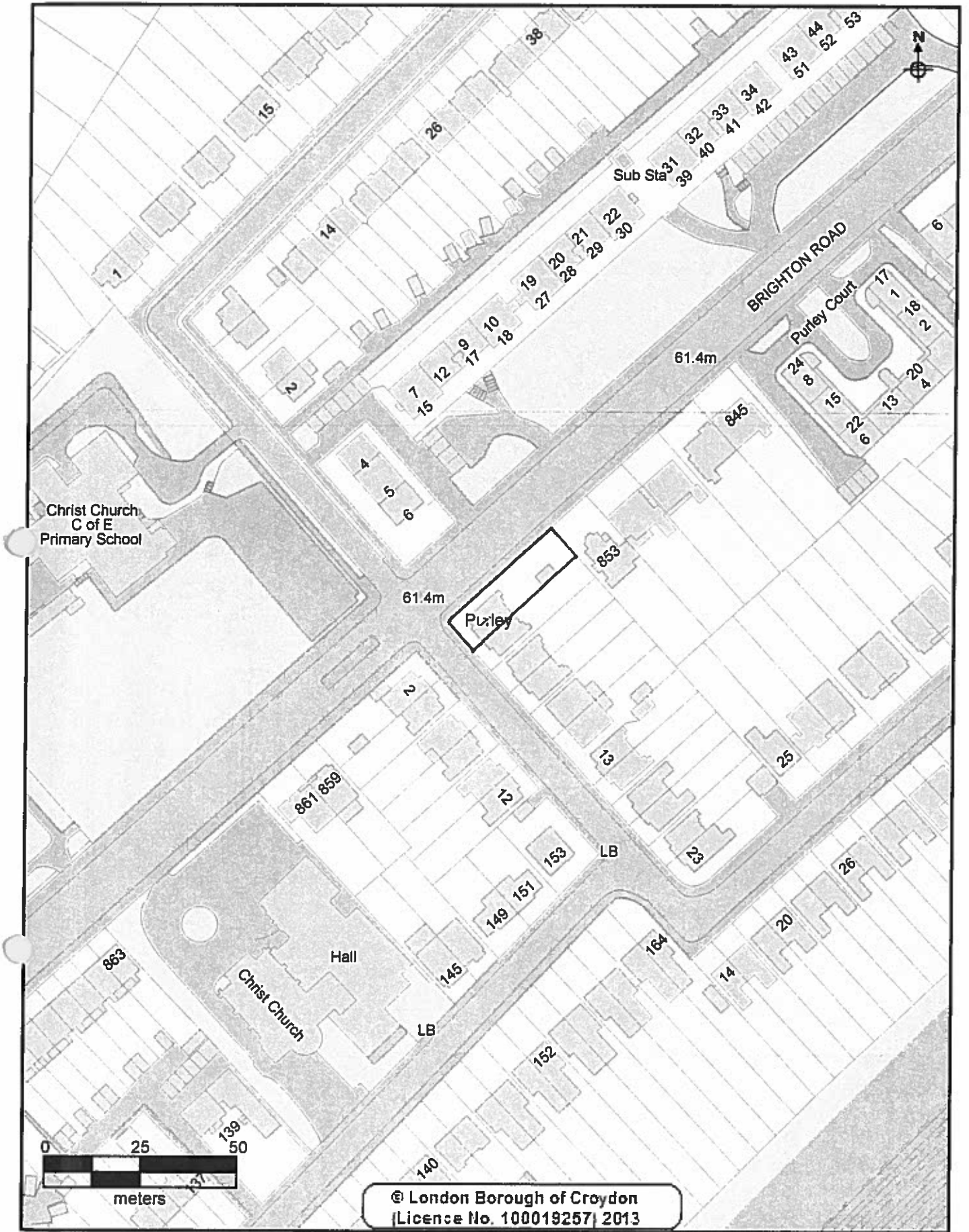
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

6 BACKGROUND DOCUMENTS

- 6.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

7 RECOMMENDATION

- 7.1 The Committee to take any decisions recommended in the attached reports.



CROYDON
www.croydon.gov.uk

Crown Copyright Ordnance Survey (License No: 100019257) 2011

London Borough Croydon

Scale 1:1250

24-Nov-2015



PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 15/05228/P
Location: 1 Purley Park Road, Purley, CR8 2BU
Ward: Purley
Description: Erection of single storey side and rear extension and detached garage at rear
Drawing Nos: 1/Pur/01, 1/Pur/02, 1/Pur/03, 1/Pur/04, 1/Pur/05, Block Plan, Site Plan, Flood Risk Assessment
Applicant: Mr Ajay Arora
Case Officer: Louise Tucker

- 1.1 This application is being reported to committee because the ward councillor (Cllr Simon Brew) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The principle of a residential extension is acceptable.
- 2.2 The proposed development would not have a detrimental impact on the character of the dwelling or the surrounding area.
- 2.3 The development would not have a detrimental impact to the amenity of adjoining occupiers.
- 2.4 The proposed development would be acceptable in flood risk and highways terms.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) In accordance with submitted drawings
- 2) Materials to match existing property
- 3) Development to commence within 3 years
- 4) In accordance with requirements of the Flood Risk Assessment
- 5) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Removal of Site Notices
- 2) Any other informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Full planning permission is sought for the erection of a single storey side and rear extension and a detached rear garage.
- 4.2 An existing original single storey rear projection would be demolished and existing side/rear extensions, and rear extension of 5.2m depth (3m beyond the existing original single storey rear projection) and a maximum 3.5m in height would be constructed, with a part flat and part pitched roof. This would extend beyond the side wall to a width of 2.3m and extend forward to continue an existing front projection of 1m depth.
- 4.3 The existing single storey garage would be demolished, and a double garage constructed of 5.2m width, 6m in depth and 3.45m in height with a dual pitched roof. Double garage doors would be fitted facing Brighton Road, with a door and window inserted into the south western elevation. The existing vehicular access to Brighton Road would be retained.
- 4.4 Planning permission was previously refused for a single storey side/rear extension and a detached garage, under planning reference no. 15/03377/P. This current proposal differs from the refused scheme in that the depth of the rear projection has been reduced to 3m beyond the existing original rear projection and a Flood Risk Assessment has been submitted.

Site and Surroundings

- 4.5 The application site comprises a two storey semi-detached dwelling on the north eastern side of Purley Park Road in Purley, on a corner plot bordering Brighton Road along the north western boundary. The surrounding area is mainly residential in character, with a mixture of detached, semi-detached properties and flatted developments of varying character. However properties in Purley Park Road are mostly of uniform character. The site falls within an Archaeological Priority Zone, as designated by the Croydon Local Plan: Strategic Policies (2013) and within Flood Zone 3 according to Environment Agency maps.

Planning History

- 4.5 15/03377/P – Erection of single storey side/rear extension and detached garage at rear – Permission refused for the following three reasons:

1. *The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting leading to visual intrusion and loss of light and outlook, and would thereby conflict with Policy SP4 of the Croydon Local Plan: Strategic Policies (2013); Policies UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013; Supplementary Planning Document No 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (incorporates Revised Early Minor Alterations 2013).*

2. *The development would not respect the character of the dwelling and would be harmful to the character of the streetscene, by reason of its scale and design and would thereby conflict with Policy SP4 of the Croydon Local Plan: Strategic Policies (2013); Policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013; Supplementary Planning Document No 2 on Residential Extensions and Alterations and Policies 7.4 and 7.6 of the London Plan 2011 (incorporates Revised Early Minor Amendments 2013).*

3. *The proposal has not adequately demonstrated the flood risk to the development and that it would be effectively managed. The proposal is therefore contrary to paragraph 103 of the National Planning Policy Framework and policy SP6.4 of the Croydon Local Plan: Strategic Policies 2013.*

15/03376/LP – Erection of dormer extension in rear roof slope – Certificate granted

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the Material Planning Considerations section below.

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 1 Objecting: 1 Supporting: 0 Comment: 1

6.2 The following Councillor made representations:

- Councillor Simon Brew [objecting]

6.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- Detrimental impact on character and appearance of property and area
- Increased flood risk in local area
- Loss of garden space
- Impact on trees
- Loss of light, outlook and privacy
- Impact on Archaeological Priority Zone
- Increased noise/disturbance from garage

6.4 The following issues were raised in representations, but they are not material to the determination of the application:

- Location Plan is inaccurate (OFFICER COMMENT: The site plan is an extract from an Ordnance Survey map for the purposes of defining the site boundary)
- Application form is inaccurate (OFFICER COMMENT: Updated plans have been received clarifying the application form)
- Comments relating to previously granted Certificate of Lawful Development for a rear dormer extension under reference 15/03376/LP (OFFICER COMMENT: The Certificate has already been granted and the works confirmed as permitted development)
- Impact on sewer pipes (OFFICER COMMENT: This is not a material planning consideration)
- Restrictive covenants on the land (OFFICER COMMENT: This is not a material planning consideration)

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the committee must consider are:

- 1) The design and appearance of the development and its effect upon the character and appearance of the area
- 2) The impact of the development upon the residential amenities of the adjoining occupiers
- 3) The impact on highways network and parking facilities
- 4) The impact on flood risk
- 5) Other planning issues

The design and appearance of the development

7.2 London Plan Policies 7.4 Local Character and 7.6 Architecture state that development should have regard to the character of the area, and that architecture should make a positive contribution to the public realm. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) (CLP) reiterate this and state that development should be of high quality design,

enhance Croydon's varied character and be informed by the Places of Croydon. Furthermore, the relevant Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 (the UDP) include UD2 which covers "the layout and siting of new development" and UD3 which covers "the scale and design of new buildings". Supplementary Planning Document No. 2 (SPD2) on Residential Extensions and Alterations provides detailed guidance on the design of household extensions.

- 7.3 Planning permission was previously refused for a single storey side/rear extension and a detached garage, under planning reference no. 15/03377/P. The amended proposal now being considered has been reduced in depth.
- 7.4 SPD2 requires single storey rear extensions to be subordinate to the original house, and the roof should be 'appropriate to the particular house and context'. On the south eastern side of the property adjacent to the boundary the proposed extension would be 5.2m in depth. However an existing original single storey projection of 2.25m would be demolished. The proposed extension would project 3m beyond this and therefore would comply with SPD2 guidance for single storey rear extensions, being no more than 3m beyond the original rear of the property. The extension would infill to the same depth as an existing single storey extension on the north western side of the house which can be seen from the streetscene. A pitched roof has been incorporated which reflects the main roof of the dwelling. The extension would be visible from Brighton Road, where the property is on a corner plot. Sufficient garden space remains for occupiers of the building. Given the depth of the extension would accord with policy guidance and would infill beyond an existing extension, this aspect of the proposal is considered acceptable.
- 7.5 A detached garage would be erected to the rear of the garden. Whilst larger than the existing with a pitched roof, there is an existing garage in a similar position, served by existing gates and a crossover for access onto Brighton Road. Therefore it is not considered the impact of the proposed garage on the streetscene would be so harmful as to justify refusing planning permission on this basis.
- 7.6 It is not considered the proposal would cause sufficient undue harm to the host property or the character of the surrounding area, in accordance with policies UD2 and UD3 of the UDP and SPD2.

The residential amenities of the adjoining occupiers

- 7.7 The policies quoted above refer to the relationship of development to the surrounding area and are of relevance when considering the impact of development on adjoining occupiers. Policy UD8 of the UDP aims to protect residential amenity and requires the Council to have regard to the privacy and amenity of the occupiers of surrounding buildings when considering development proposals.

- 7.8 As noted above, SPD2 states that the maximum acceptable projection beyond the rear of the neighbouring building on a semi-detached property is 3m. Both the application site and its attached neighbour have an original single storey rear projection of the same depth. The proposed extension would project beyond this and the neighbouring rear window by 3m, which accords with guidance in SPD2. It is therefore considered the extension would not result in any undue harm through loss of light or outlook to adjoining neighbours. In terms of privacy, there are no windows proposed in the side elevation of the extension, so no harm through loss of privacy would be caused.
- 7.9 The proposed detached garage would be to the end of the rear garden, sufficiently spaced from surrounding windows on nearby properties. Representations have raised concerns over increased noise and disturbance as a result of the increase in size of the garage. There is an existing crossover and access off Brighton Road leading to an existing garage in a similar position, thus it is not felt that the addition of one parking space within the garage would result in significantly increased noise or disturbance to neighbouring properties.
- 7.10 For the above reasons, it is considered the impact on the residential amenities of neighbouring properties is acceptable and in accordance with policy UD8 and SPD2.

The highways network

- 7.11 There would be no change to the existing access at the rear onto Brighton Road. The garage would be increased in size to accommodate two cars. It is not considered this would have any discernible impact on the safety and efficiency of the highway. This would be in accordance with policy T2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan 2006) Saved Policies 2013.

Flood risk

- 7.12 The site falls within Flood Zone 3 as designated on Environment Agency maps and a Flood Risk Assessment (FRA) was submitted during the course of the application. This is required to assess the flood risk for the development and details of flood resilience and resistance plans, in accordance with Environment Agency standing advice for minor extensions. The FRA outlines the flood risk to the site. It confirms floor levels in the proposed extension will be set no lower than the existing level of the property, flood proofing of the development will be incorporated where appropriate and flood resilient construction methods used as far as practicable. It is considered this would be in accordance with paragraph 103 of the NPPF and policy SP6 of the Croydon Local Plan: Strategic Policies (2013) and is acceptable.

Other planning issues

- 7.13 The site lies within an Archaeological Priority Zone. Given the minor scale of the proposed development it is not considered there would be harm caused in this respect.
- 7.14 Representations have raised concerns with the loss of trees on the site. There are a few small shrubs and trees to the rear of the site, and some trees in neighbouring properties. The site is not subject to a Tree Preservation Order and is not within a Conservation Area. The garage to the rear would be built on an existing area of hardstanding. It is not considered the development would result in harm to the amenity of the area through loss of trees, in compliance with policy NC4 of the Croydon UDP.

Conclusions

- 7.15 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.