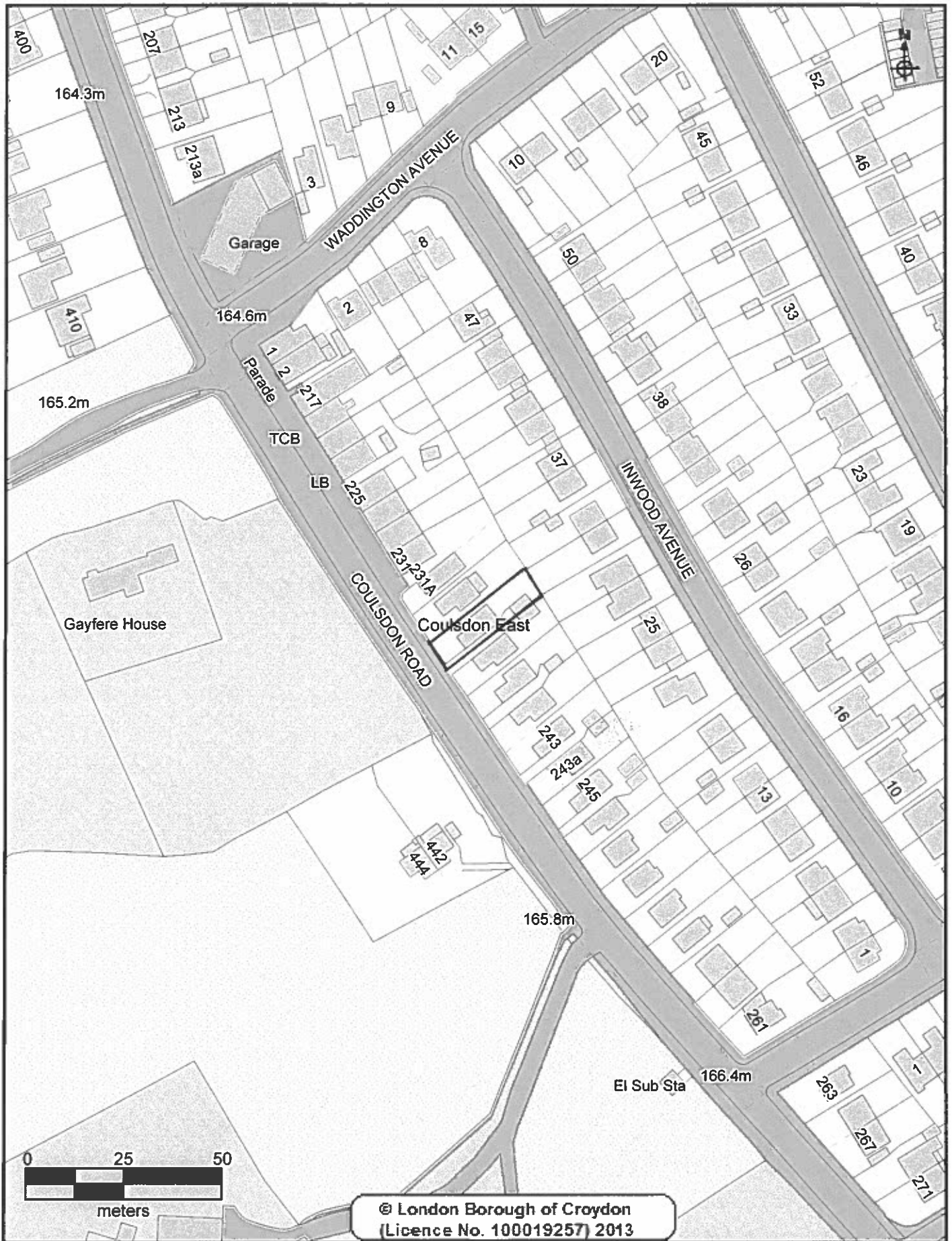


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01-Feb-2016



PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 15/05362/P
Location: 235 Coulsdon Road, Coulsdon, CR5 1EN
Ward: Coulsdon East
Description: Erection of single storey outbuilding at rear
Drawing Nos: 14, email dated 1st February 2016 and revised SAS-235/10, SAS-235/11 received 1st February 2016
Applicant: Mr and Mrs Shorter
Case Officer: Hayley Crabb

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The outbuilding would not have a detrimental impact on the appearance of the existing building, the character of the area, or the residential amenity of adjoining nearby occupiers.

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 informative(s) to secure the following matters:

Conditions

- 1) In accordance with the approved plans
- 2) Building used only together with the existing house as one single dwelling
- 3) Restrict side facing windows
- 4) Materials as specified
- 5) 3 years
- 6) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Removal of site notices
- 2) Party Wall Act
- 3) Any other informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 An application for full planning permission for the erection of a single storey outbuilding at rear which replaces an existing garage.

- 4.2 The applicant submitted dimensioned drawings on 1st February 2016 showing the existing garage is 9.192m (L) x 2.826m (W) and 2.650m in height from ground level to the top of the pitch where it slopes down towards the rear of the garage to 2.0m in height.
- 4.3 The proposed outbuilding is 9.257m (L) x 2.826m (W) and 2.650m in height from ground level to the top of the roof. The roof would be 2.650m in height for the length of the garage apart from the front section.

Site and Surroundings

- 4.4 The application site is occupied by a two storey detached house. At the time of the officer's site visit, the outbuilding the subject of this application is under construction.
- 4.5 The area is predominately residential in character comprising a mix of detached/semi-detached houses of varying styles with a row of shops nearby.

Planning History

- 4.6 The following planning decisions are relevant to the application:

14/04938/P Alterations; erection of gable end roof extension to include increase in height of roof and dormer extension in the rear roof slope
Refused on the grounds the raising of the roof together with the gabbling of the property and the large dormer extension would have an adverse impact on the host building and street scene

15/00282/LP Installation of rooflights in front roof slope; erection of gable end roof extensions with 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: 2 Objecting: 2 Supporting: 0

The following local groups/societies made representations:

- Old Coulsdon Residents Association [objecting but have not stated they wish to refer the application]

- 6.2 The following Councillor made representations:

- Councillor Margaret Bird [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

- It's size and building excessively high
- Materials used are out of character with the area
- Noise and disturbance

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

- Alternative use proposed (OFFICER COMMENT: The application details states the building is to be used as a gym. It is recommended for a condition to be attached that the building shall be used only together with the existing house as one single dwelling)

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact on the character and appearance of the area and the visual amenity of the street scene
2. The impact on the amenities of the occupiers of the adjoining and neighbouring properties

The impact on the character and appearance of the area and the visual amenity of the street scene

7.2 London Plan 2011 (Consolidated with alterations since 2011) policies 7.4 and 7.6 state that new development should reflect the established local character and should make a positive contribution to its context. Policies SP4.1 and SP4.2 of the Croydon local Plan: Strategic Policies 2013 require development to be of a high quality respecting and enhancing local character and informing the distinctive qualities of the area. Policy UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 require proposals to reinforce the existing development pattern and respect the height and proportions of surrounding buildings. Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2), requires extensions to be in good design, to improve the character and quality of an area. SPD2 was formally adopted by the Council on the 6th December 2006 following public consultation and forms a material planning consideration.

7.3 On site it was noted the existing detached garage at rear has been demolished and the proposed development is under construction. The proposed development would not be highly visible from the street scene due to its siting situated in the rear garden.

The outbuilding is located adjacent to No. 237's detached garage as per the existing garage and would retain a garage door and pitch at front similar to No. 237's garage. The outbuilding would be roughly the same size as the existing garage and the height level with the height of the ridge found on the existing garage. The external facing material is western red cedar. There is a close boarded fence along the side and rear boundaries. Given the outbuilding is roughly the same size as the existing garage albeit the roof raised to be level with the height of the existing ridge adjacent to No. 237's garage, it is considered the development would not have a detrimental impact on the street scene. Whilst western red cedar has been used, detached wooden structures are not uncommon in rear gardens and therefore it is considered in this instance the size, siting, design and choice of materials are not so detrimental to the character of the area as to warrant a refusal.

- 7.4 Therefore the development would be in accordance with the intentions of policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Policies SP1.2, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies 2013, Supplementary Planning Document No 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (consolidated with alterations since 2011).

Impact on the amenities of the occupiers of the adjoining and neighbouring properties

- 7.5 Policy SP4.2 of the Croydon Local Plan: Strategic Policies 2013 requires development to enhance social cohesion and well-being. Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 relates to Protecting Residential Amenity and requires the Council to have regard to the privacy and amenity of the occupiers of surrounding buildings when considering proposals for extensions and alterations of existing buildings.
- 7.6 The outbuilding replaces an existing garage. This building would be adjacent to the boundary with No. 237 as per the existing garage. The outbuilding which would be used as a gym/store in connection with the main house would be situated 1.920 metres from the main rear wall of the house and would be 2.650m in height from ground level to the highest point. There is a close boarded fence along the side and rear boundaries. A representation has been received on the ground of noise and disturbance. It is considered the proposed development would not have a significant effect on the amenities of neighbouring properties by reason of noise and disturbance as to warrant a refusal given its location within the garden area and bearing in mind the fact that the existing garage could have been converted to a gym without the need for planning permission.
- 7.7 It is therefore considered the development would not have a significant effect on the amenities of neighbouring properties due to its size, siting, design and relationship with neighbouring properties and existing boundary treatment as to warrant a refusal. It is therefore considered the development would be in accordance with the intentions of Policy UD8 of the 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 (consolidated with alterations since 2011).

Conclusions

- 7.8 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.