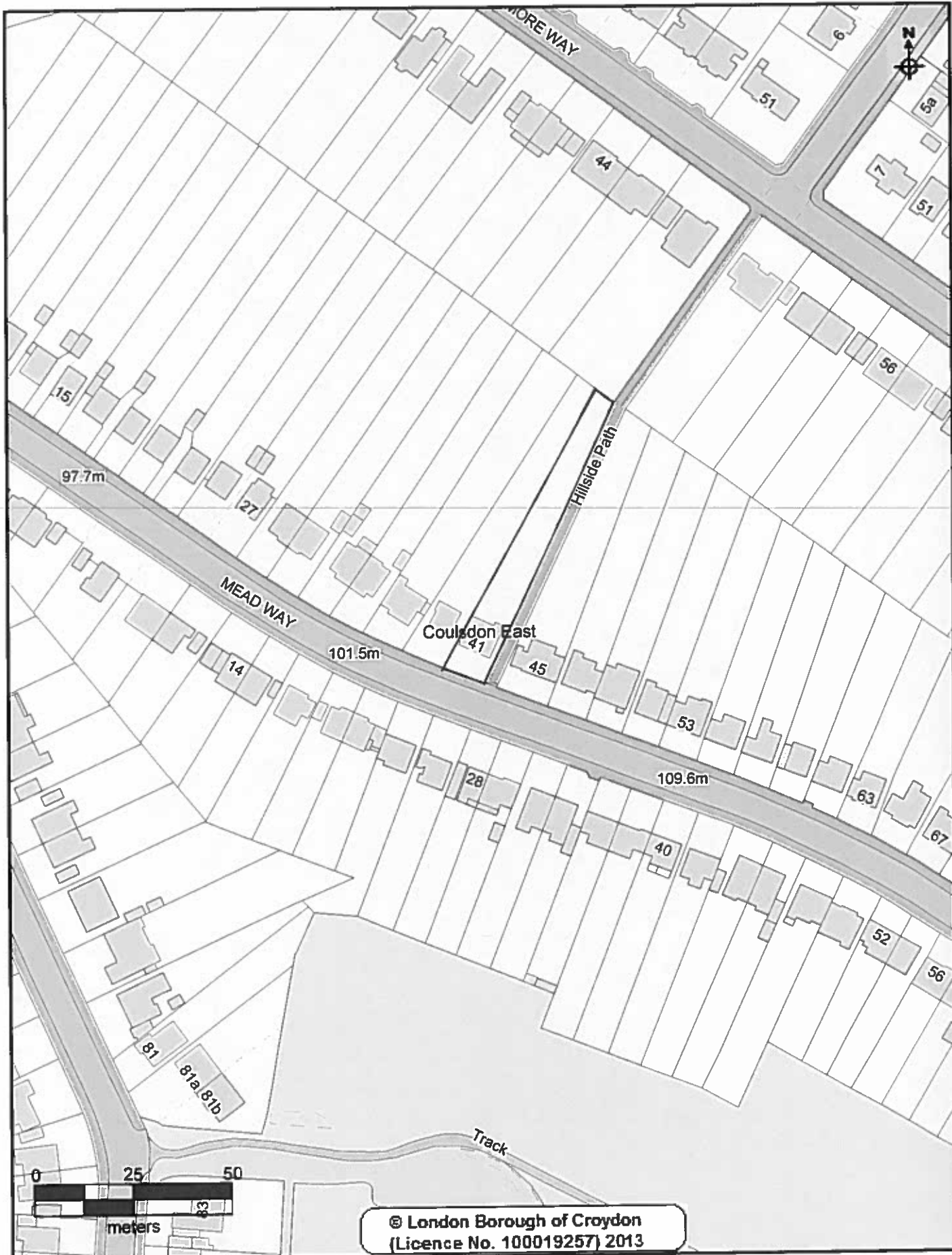


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41 Mead Way



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07-Mar-2016

PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 15/05281/P
Location: 41 Mead Way, Coulsdon, CR5 1PP
Ward: Coulsdon East
Description: Erection of single/two storey side/rear extension
Drawing Nos: 100, 101, 200 Rev A, 201 Rev A
Applicant: Mr Ingham
Agent: Mr Balkind
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 proposal is in accordance with guidance provided in the Council's Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2).
- 2.2 The extension to the building 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) Restrict side facing windows
- 3) Materials to match the existing
- 4) 3 years
- 5) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Removal of site notices
- 2) Party Wall Act
- 3) Measuring extension prior to construction to ensure no overhang of the boundary
- 4) 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/two storey side/rear extension.
- 4.2 Amended drawings have been received reducing the depth of the single storey rear extension to 3.0m from the main rear wall adjacent to the boundary with No. 39.

Site and Surroundings

- 4.3 The application site is occupied by a two storey detached house with an attached garage at the side.
- 4.4 The area is predominately residential in character comprising a mix of detached/semi-detached houses of varying styles and sizes set at differing land levels. No. 39 is set at a lower land level than No. 41.

Planning History

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

90/01456/P Erection of single/two storey side extension to include garage and single storey rear extension

Approved and not implemented

04/04108/P Erection of single storey side/rear extension

Approved and implemented

39 Mead Way, Coulsdon

78/20/1548 Erection of two storey side extension to include garage

Approved and implemented

The first floor side extension is shown to be a bedroom.

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: 0

- 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

- Over-development of the site
- Detrimental impact on the neighbouring properties

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 The National Planning Policy Framework requires good design making a positive contribution to place. 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 2-13 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 Supplementary Planning Document No 2 recommends a set back of 1.5m at first floor level to avoid a terracing effect and to ensure that the extension is subservient to the host building. Application number 90/01456/P was granted for a single/two storey side extension adjacent to the boundary with No. 39. The extension would have been set back 2.0m from the main front wall in line with the previous Supplementary Planning Guidance Note and flush with the rear wall which was adopted prior to the adoption of SPD2.
- 7.4 The proposed ground floor element would be set back 0.2m from the main front wall adjacent to No. 39. The first floor would be set back 1.5m from the main front wall with a lower ridge height. A single storey extension is also proposed adjacent to the

footpath which would be set back approximately 3.7m from the main front wall and a 3.0m single storey rear extension adjacent to the boundary with No. 39 stepping back to 4.0m adjacent to the footpath.

- 7.5 Both the application property and adjoining at 39 are detached houses, whilst no. 39 has a flat roof first floor extension adjacent to the boundary with No. 41. No. 39 is set at a lower land level in relation to No. 41 and is of a different design. Other properties in the vicinity have erected single/two storey side extensions to their properties.
- 7.6 The extensions would accord with the requirements of SPD2 in terms of setbacks at ground and first floor and the projection to the rear. It is acknowledged that the side element would be stepped due to the angle of the side boundary which results in a roof arrangement that is not the norm. However, given the subordinate nature and the flat roof to the adjoining property it is on balance considered acceptable.
- 7.7 Therefore the development would be acceptable in terms of its impact on the appearance of the host building, the visual amenity of the street scene and the character of the area 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

- 7.8 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.
- 7.9 The proposed single/two storey element would be located adjacent to the boundary with No. 39. No. 39 is set at a lower land level and has their garage adjacent to the boundary with a first floor side extension above in use as a bedroom. It also has a single storey rear extension. No. 39's first floor extension does not project to the rear wall of their property. The proposed two storey element would project approximately 3.0m beyond this window.
- 7.10 The extension granted under application number 90/01456/P included a first floor side extension which would have been set back 2.0m from the main front wall and flush with the rear wall of the house. The extension at No. 39 was in existence during the consideration of 90/01456/P and it was determined that whilst the proposed extension would result in some loss of light and outlook, the window to the front would receive sufficient light and there would not be sufficient grounds to refuse planning permission. It is therefore considered given the 1990 consent and the circumstances have not significantly altered, there are insufficient grounds to withhold planning permission on this aspect and it is therefore deemed acceptable.

7.11 The 90/01456/P application also included a 3.0m single storey rear extension which would have been set in from the side boundaries. This proposal would see a 3.0m single storey rear extension from the main rear wall in close proximity to the boundary with No. 39.

7.12 No. 39 have their garage with first floor extension adjacent to the boundary and a single storey rear extension. No. 41 has a structure adjacent to the boundary and there is high close boarded fencing along the boundary. Given the existing structure at No. 41 and the relationship with No. 39, it is considered the single storey rear extension would be acceptable. 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).

7.13 The garage would be lost to the property as a result of the extensions, but there is space on the drive for car parking.

Conclusions

7.14 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.