

To: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Jamie Audsley, Sherwan Chowdhury, Luke Clancy, Jason Perry, Joy Prince, Manju Shahul-Hameed, Susan Winborn and Chris Wright

Reserve Members: Hamida Ali, Simon Brew, Steve Hollands, Maddie Henson, Bernadette Khan, Shafi Khan, Stuart King, Maggie Mansell, Helen Pollard and Andy Stranack

(Five Members selected from the Planning Committee membership above for the Planning sub-Committee:  
Councillors Paul Scott, Humayun Kabir, Jamie Audsley and 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to attend, will be held on **Wednesday 18th May 2016 at 7:00pm**, in **Room F10, The Town Hall, Katharine Street, Croydon CR0 1NX** .

GABRIEL MacGREGOR  
Acting Council Solicitor and Acting  
Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk, Croydon CR0 1EA

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www.croydon.gov.uk/agenda  
9 May 2016

Members of the public are welcome to attend this meeting. If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail  
Planning.Speakers@croydon.gov.uk or call MARGOT ROHAN by 4pm on the  
Tuesday before the meeting

## **AGENDA - PART A**

**1. Minutes of the meeting held on Wednesday 16th March 2016 (Page 1)**

To approve the minutes as a true and correct record.

**2. Apologies for absence**

**3. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality in excess of £50. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Business Manager at the start of the meeting. The Chairman will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

**4. Urgent Business (if any)**

To receive notice from the Chair of any business not on the Agenda which should, in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**5. Exempt Items**

To confirm the allocation of business between Part A and Part B of the Agenda.

**6. Planning applications for decision (Page 5)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

6.1 15/05307/P 19 Upper Woodcote Village, Purley, CR8 3HF  
Alterations; subdivision to form a shop on part ground floor, 1 two bedroom flat and 1 three bedroom semi detached house; erection of two storey rear extension to provide staircase

Ward: Purley

Recommendation: Grant permission

6.2 15/05502/P 26 Mapledale Avenue, Croydon, CR0 5TD  
Erection of single/two storey/ first floor side/rear extensions

Ward: Fairfield

Recommendation: Grant permission

6.3 16/00711/P 14 Barnfield Road, South Croydon, CR2 0EY

Retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with PP 14/01941/P) and retention of raised patio at the rear; Alterations and part demolition of existing rear balcony and construction of an enclosed balcony within the rear roof slope

Ward: Croham

Recommendation: Grant permission

**7. [The following motion is to be moved and seconded as the “camera resolution” where it is proposed to move into part B of a meeting]**

That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

**AGENDA - PART B**

None

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## PLANNING SUB-COMMITTEE

Meeting held on Wednesday 16th March 2016 at 7:00pm in Room F10, The Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES - PART A

Present: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Sherwan Chowdhury, Luke Clancy and Chris Wright

Also present: Councillors Andrew Pelling and Jeet Bains

#### **A17/16 MINUTES OF THE MEETING HELD ON THURSDAY 3RD MARCH 2016**

**RESOLVED** that the minutes of the meeting held on Thursday 3 March 2016 be signed as a correct record.

#### **A18/16 DISCLOSURE OF INTEREST**

There were no disclosures of a pecuniary interest not already registered.

#### **A19/16 URGENT BUSINESS (IF ANY)**

There was no urgent business.

#### **A20/16 EXEMPT ITEMS**

**RESOLVED** to that allocation of business between Part A and Part B of the Agenda be confirmed.

#### **A21/16 PLANNING APPLICATIONS FOR DECISION**

**6.3 15/05281/P 41 Mead Way, Coulsdon, CR5 1PP** - Erection of single/two storey side/rear extensions  
Ward: Coulsdon East

**THE WARD COUNCILLOR'S REFERRAL WAS WITHDRAWN PRIOR TO THE MEETING, SO THIS ITEM REVERTED TO THE DIRECTOR OF PLANNING & STRATEGIC TRANSPORT TO DEAL WITH UNDER DELEGATED POWERS.**

**6.1 15/04351/P & 15/04352/LB 130 Brighton Road, Purley, CR8 4EX**

Construction of an extension in the central area of the existing building at basement level to create 2 x two bedroom and 2 x one bedroom flats

15/04351/P: Planning application

15/04352/LB: Listed building application

**6.2 15/04360/P & 15/04361/LB 130 Brighton Road, Purley, CR8 4EX**

Construction of a roof extension in the central area of the existing building at second floor level to create 2 one bedroom flats

15/04360/P: Planning application

15/04361/LB: Listed building application

Ward: Coulsdon West

One presentation was given covering both the above items, and the four applications were then considered separately.

Ms Jenna Cook, a resident in a flat at 130 Brighton Road, spoke in objection, on behalf of a number of residents at 130 Brighton Road Councilor Jeet Bains, ward Member for Coulsdon West, spoke in objection, on behalf of the referring ward Councillor, Mario Creatura, representing the views local residents

After consideration of the officer's report, Councillor Paul Scott moved and Councillor Humayun Kabir seconded the officer's recommendation on all four applications and the Committee voted as follows:

**6.1 15/04351/P**

3 in favour, 2 against (5), so planning permission was **GRANTED** for development at 130 Brighton Road, Purley, CR8 4EX.

**6.1 15/04352/LB**

3 in favour, 2 against (5), and planning permission was **APPROVED**.

**6.2 15/04360/P**

3 in favour, 2 against (5), so planning permission was **GRANTED** for development at 130 Brighton Road, Purley, CR8 4EX.

**6.2 15/04361/LB**

3 in favour, 2 against (5), and planning permission was **APPROVED**.

It was requested that party wall notice and building regulations application informatives be added to the approval.

A second motion, proposed by Councillor Chris Wright and seconded by Councillor Luke Clancy, to **REFUSE** on the grounds of overdevelopment and danger to the listed building, thereby fell.

**6.4 15/05500/P 8 Duppas Hill Road, Croydon, CR0 4BG**

Conversion to form 1 studio, 2 one bedroom and 1 two bedroom flats; erection of single/two storey side/rear extension and dormer extension in rear roof slope

Ward: Waddon

Ms Sara Santosh Expedith, a local resident, spoke in objection, on behalf of other residents

Councillor Andrew Pelling, ward Member for Waddon, spoke in objection, on behalf of the referring ward Councillor, Joy Prince, representing local residents' views

After consideration of the officer's report and addendum, Councillor Paul Scott moved and Councillor Chris Wright seconded the officer's recommendation and the Committee voted unanimously in favour (5), so planning permission was **GRANTED** for development at 8 Duppas Hill Road, Croydon, CR0 4BG. It was requested that an informative be added to make it clear that the matter of permission for access on Glen Gardens must be resolved before any works are commenced.

### **MINUTES - PART B**

None

The meeting ended at 8:16pm

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**PART 6: Planning Applications for Decision**

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**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.



**PART 6: Planning Applications for Decision**

**Item 6.1**

**1 APPLICATION DETAILS**

Ref: 15/05307/P  
 Location: 19 Upper Woodcote Village, Purley, CR8 3HF  
 Ward: Purley  
 Description: Alterations; subdivision to form a shop on part ground floor, 1 two bedroom flat and 1 three bedroom semi-detached house; erection of two storey rear extension to provide staircase  
 Drawing Nos: 560-01, 560-02, 560-03 Rev D (dated 20/4/2016), 560-04, TCP01 (dated 29/2/2016), Tree Schedule, letter dated November 2015 (Ref: 560) and emails dated 29/2/2016 and 20/4/2016  
 Applicant: Mrs Webb  
 Agent: Mr Easmon-Dura  
 Case Officer: Georgina Galley

1.1 This application is being reported to committee because the ward councillor (Councillor Badsha Quadir) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

2.1 The proposed conversion of the property is acceptable and will retain the existing post office / convenience shop. The proposed development is considered acceptable in relation to the character and appearance of the conservation area, the locally listed building and the local environment generally. The proposed development will not detract from the residential amenities of the adjoining occupiers. The proposed development will provide additional residential accommodation that meets the required space standards and will have an acceptable impact on the local highway.

**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) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) Existing planting to be retained;
- 4) Tree Protection measures to be installed;
- 5) Hard and soft landscaping to be submitted for approval;
- 6) Details to be provided:
  - 1) Cycle storage
  - 2) Refuse storage
  - 3) External lighting
- 7) Any other planning condition(s) considered necessary by the Director of Planning

## **Informatives**

- 1) CIL - Grant
- 2) Site notice removal
- 3) Any other informative(s) considered necessary by the Director of Planning

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 The proposal will involve the sub-division of the existing property to retain a smaller post office / shop on part of the ground floor, 1 two bedroom flat above the shop and 1 three bedroom semi-detached house in the existing side extension, together with minor elevational alterations to the front/side of the property and the erection of 2 storey rear extension to provide a staircase to the 1 two bedroom flat.
- 4.2 The existing post office / shop on the ground floor will be retained, although the overall floor area will be reduced in size from 139 sqm to 80 sqm due to the loss of various storage areas / office space. This space on the ground floor will provide the ground floor living area for the 3 bedroom semi-detached house.
- 4.3 The proposed alterations to the front of the property will involve the removal of the double doors and first floor window in the existing side extension and their replacement with a single entrance door / glazed panel and matching window opening above. The new door will form the entrance point for the 3 bedroom semi-detached house. The proposed alterations to the side of the property (northern elevation) will involve the replacement of an existing door and large window opening on the ground floor with 2 new windows.
- 4.4 The proposed 2 storey rear extension will be centrally positioned in the location of the existing rear balcony and will measure 2.7m in depth, 6.6m in width and 5.3m in height to the top of the parapet. The flat roof of the proposed 2 storey rear extension will sit above the existing eaves line of the property and the rear elevation will be blank with the exception of 2 vertical glazed window panels. It will provide a separate entrance and staircase to the 2 bedroom flat above the post office / shop.

### **Site and Surroundings**

- 4.5 The application property is a detached 2 storey building that is located on the northern side of Upper Woodcote Village, adjacent to the war memorial and opposite the village green (which is designated Local Open Land and a Locally Listed Historic Park and Garden). The site is located within the Webb Estate and Upper Woodcote Village Conservation Area and the building is locally listed. The building is currently occupied by a post office / convenience shop on the ground floor and a self-contained residential flat on the first floor. The post office / convenience shop is a standalone shop and does not form part of a designated parade. The immediate area mainly comprises detached properties on large plots of land. The area has a PTAL rating of 1b.

### **Planning History**

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

84/00591/P Erection of single storey rear extension to include first floor balcony.

**Granted on 09.05.1984. Implemented.**

15/01842/P Alterations; subdivision to form a shop on part ground floor, 1 three bedroom flat and 1 three bedroom semi-detached house; erection of two storey rear extension to provide staircase.

**Withdrawn on 14.08.2015.**

## **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 a press notice and 2 site notices displayed in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 122    Objecting: 122    Supporting: 0

No of petitions: 3 with a total of 314 signatures

6.2 The following Councillors and MP made representations:

- Councillor Badsha Quadir [objecting]
- Chris Philp MP [objecting]

6.3 The following local groups / societies made representations:

- South Woodcote Residents Association [objecting];
- Croydon Area South Conservation Panel [objecting];
- Webb Estate Society [objecting];

6.4 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**

- Loss of a much valued and local resource particularly for elderly and disabled residents who have limited mobility;
- Loss of the only general store in the area;
- The property currently offers easily accessible postal service with a genuine community feel;
- The post office is the heart of the community;
- The Lord Roberts was intended by William Webb to be a local amenity;
- Loss of storage and reduction in the range of goods will impact viability and profit;
- To question the amount of storage required and state that it is not needed is misguided and incorrect;
- Freezers and ovens are required for the business to run (for the bakery and deli counter);

- To use the garage for storage purposes is impractical and unacceptable;
- Concerns regarding length of closure to allow works to take place;
- The loss of the retail premises would seriously damage the character of the village green and the wider conservation area;
- The changes could result in the complete closure of the post office;
- Provision has not been made for a wash station or a kitchen area;
- The post office is of historic interest;
- The closure of the post office will put more pressure on Coulsdon;
- Temporary closure could have very serious consequences with permanent loss of business as people have to seek alternatives and having been inconvenienced may not return;
- Impact on a locally listed heritage asset in a conservation area;
- Reduce the spacious character of the area;
- Out of keeping;
- The building is a key feature of the Webb Estate;
- It is a local landmark and centre of the Woodcote community;
- The proposal will alter the character and appearance of this 100 year old building;
- An outdoor staircase is a terrible idea;
- The new staircase structure is not in keeping with the rest of the property;
- The proposal will significantly alter the elevations of the building;
- Out of keeping with the style of the property;
- This development would destroy the charm and character of this property;
- A glazed front door is inappropriate;
- The number one restrictive covenant on all the properties in the village is that no more than 1 dwelling shall be allowed on any one piece of land;
- This sub-division would seriously affect the character of the conservation area which the council is legally bound to preserve and enhance;
- Set a precedent for other conversions that will damage the conservation area;
- There is not a need for a new dwelling in the area as there are empty properties on the Estate;
- This will be the first step towards an apartment block in the area;
- It will spoil an attractive part of the Village green;
- Loss of a Bourne Society blue plaque;
- What's positioned as a lounge will be incredibly dark without additional change to the property boundary, removing trees and making the appearance of that part of the Village Green very, very different;
- Over-development of a single plot;
- The building is too small to be sub-divided;
- Inadequate parking;
- The application form states 8 parking spaces, which is misleading as these are short term spaces for customers;
- Parking in front of other people's property is forbidden in the Webb Estate;
- Parking is easy and a great help to many elderly local residents.
- This will mean 3 or possibly 4 vehicles parked on the forecourt of this busy Community Post Office or around the corner facing the Village Green, thereby restricting spaces and causing unnecessary hazards for its customers;
- Increased traffic will result in noise;
- Impact on trees;
- It will be impossible to carry out works without altering the hedge;
- The loss of the hedge will impact the conservation area;



- Noise and dust during construction;
- 6.5 The following issues were raised in representations, but they are not material to the determination of the application:
- No dialogue has taken place with the owners;
  - Information concerning rent figures should not have been disclosed as this is confidential;
  - The view that the owner has subsidised rent is not appropriate;
  - Increase in rent will drive out the tenants;
  - Concerns regarding rent increases that will make the business unviable;
  - Pure greed on behalf of the developer;
  - The use of the garage will not meet Health and Safety standards;
  - There is no provision for any kind of kitchen/sink area which is required by Health and Safety and to meet Environmental Health standards;
  - It is not sensible to lock stock away in the garage for security reasons;
  - The Webb descendants appear to be instrumental in destroying the concept of the conservation area established by their forefathers.

## **7 MATERIAL PLANNING CONSIDERATIONS**

- 7.1 The main planning issues raised by the application that the committee must consider are:
1. The principle of the proposed conversion;
  2. The impact of the proposed conversion on the founding principles of the Webb Estate;
  3. The impact on the viability of the existing post office
  4. The character and appearance of the conservation area and the locally listed building;
  5. The living condition for future occupiers;
  6. Impact on local environment;
  7. The residential amenities of the adjoining occupiers;
  8. Transportation considerations.

### **The principle of the proposed conversion**

- 7.2 Policy 3.3 of the London Plan 2015 (Consolidated with Alterations since 2011) states that the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford.
- 7.3 Policy H7 of the Croydon Plan (2006) Saved Policies 2013 states that planning permission will be granted for the sub-division of a dwelling to 2 or more units provided that: i) the new dwellings are self-contained and provide satisfactory accommodation; ii) the sub-division does not result in the loss of needed small family accommodation; and iii) the conversion, in itself or cumulatively, does not harm the environment or amenities of the surrounding area.
- 7.4 Supporting Paragraph 11.48 for Croydon Plan Saved Policy H7 states: "Sub-division will not normally be appropriate for dwellings less than 130 sqm gross internal area or 6 habitable rooms.

- 7.5 In view of the fact that the gross internal area of the existing residential dwelling (i.e. measured to the internal face of the perimeter walls) exceeds 130 sqm in size, there are no policy objections to the principle of the sub-division of the property into 2 self-contained units. In terms of the quality of the living accommodation and the impact on the environment, these matters will both be discussed further in the report.

### **The impact of the proposed conversion on the founding principles of the Webb Estate**

- 7.6 Paragraph 1.9 of the Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management Plan (CAAMP) (2007) states that in applying its statutory powers the Council will operate policies, which are designed to ensure that the special significance and character of the Webb Estate are retained. The intention of these policies is not to inhibit development on the Estate but to ensure that it respects the character of the area. There will be two main areas of concern within these policies, those directed towards the built environment and those designed to protect landscape features. Permission will not normally be granted for the introduction of any uses into the area, which would be in conflict with the existing residential character. This includes nursing homes, hostels, flat conversions etc.
- 7.7 Whilst the guidance within the CAAMP is noted concerning flat conversions, it should be pointed out that the property is a unique building in the conservation area due to the fact the post office / convenience shop occupies the whole ground floor and there is an existing residential flat above. As such, the property already fails to comply with the typical residential set-up in the conservation area, which consists of 2 storey family dwellings. The continued provision of a flat at the site is, therefore, acceptable.
- 7.8 Paragraph 1.9 of the CAAMP further states that permission will not normally be granted for development which would involve the sub-division of existing single plots. In exceptional circumstances, sub-division may be allowed where it does not unduly affect the landscape character of the area.
- 7.9 The plot of land itself will not be sub-divided to provide the additional unit at the site; this will be achieved through extending and reorganising the existing building. On the basis that there is an existing side extension at the property that could be converted into a separate unit of accommodation without requiring significant alterations to be made to the exterior of the building, it is considered that the sub-division of the building into a 3 bedroom semi-detached property and a 2 bedroom flat is acceptable, in principle, subject to landscaping details being provided. As previously stated, this is a unique situation in the conservation area and it is considered that this application would not set a precedent for other residential conversions in the area.

### **The impact on the viability of the existing post office / convenience shop**

- 7.10 Croydon Plan Saved Policy SH7 states that the Council will not permit development involving the loss of a convenience shop where this would result in an increase in the number of people living more than 400m from alternative provision unless: (i) the application is for an appropriate use; (ii) the property has been vacant for at

least a year and where genuine attempts have been made to market them for retail (A1) use.

- 7.11 Convenience shops are defined in the Croydon Local Plan as shops where food and household goods are brought on a daily or weekly basis. Supporting Paragraph 12.41 for Croydon Plan Saved Policy SH7 states that convenience shops are needed throughout the Borough so that all residents, especially people with restricted mobility or without the use of a car, can do their everyday shopping locally.
- 7.12 The existing post office / convenience shop is clearly a well-used facility that serves the local community. This facility will be retained at the site; however the overall floor area will be reduced in size from approximately 139 sqm to 80 sqm. The retail sales area will remain the same size at the site. The main loss of space will be from storage, office accommodation and toilet facilities, which will be reduced in size from approximately 80 sqm to 21 sqm. Evidence has been submitted to confirm that the post office / convenience shop can continue to function at the site; therefore whilst acknowledging a loss of storage and office accommodation, the retail sales area would be retained in full and the post office / convenience shop will not be lost. A grounds of refusal, therefore, cannot be made.

### **The character and appearance of the conservation area and the locally listed building**

- 7.13 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning authorities to pay special attention to the desirability of preserving the character and appearance of listed buildings and conservation areas.
- 7.14 Paragraph 56 of the National Planning Policy Framework (NPPF) states that Good design is a key aspect of sustainable development. London Plan Policies 7.4 and 7.6 indicate that development should make a positive contribution to local character and should incorporate high quality materials that are appropriate to its context. London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 7.15 CLP1 Policies SP1.2, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) (CLP1) require all new development to be of a high quality that contributes to enhancing a sense of place and improving the character of the area. CLP1 Policies SP4.12 and SP4.13 state that the Council and its partners will strengthen the protection of and promote improvements to the heritage assets and their settings, which include conservation areas and locally listed buildings.
- 7.16 Croydon Plan Saved Policies UD2 and UD3 state that development proposals should reinforce and respect existing development patterns, plots and building frontage widths, heights and proportions of surrounding buildings. Croydon Plan Saved Policy UD3 also requires development to preserve and enhance the particular character or appearance of the conservation area and a high quality in design to respect the visual character of an area in terms of a building's detailing and boundary treatment. Croydon Plan Saved Policy UD9 states that substantial weight should be given to the protection and conservation of locally listed buildings and the features that account for their designation.

- 7.17 The Webb Estate and Upper Woodcote Village CAAMP states that extensions should be designed with care and consideration and should relate to the original building. This is reinforced within the Conservation Area General Guidance (CAAG) (2013).
- 7.18 The Council's Supplementary Planning Document Number 2 (SPD2) states that 2 storey rear extensions are not usually permitted at the rear of a house because of the dominance, visual intrusion and overshadowing which would be caused to neighbouring properties. However, each case will be considered on its merits, where it can be demonstrated that there is no harm.
- 7.19 The proposed alterations to the front/side of the property and the proposed 2 storey rear extension are considered acceptable in terms of their design and impact on the character and appearance of the locally listed building and the conservation area. The proposed alterations and extension would be respectful to the existing building in terms of the materials used.

### **The living conditions for future occupiers**

- 7.20 The National Housing Space Standards (NHSS) state that a 2 bedroom / 4 person dwelling across 1 storey should have a minimum gross internal floor area of 70 sqm and a 3 bedroom / 5 person dwelling across 2 storeys should have a minimum gross internal floor area of 93 sqm. The NHSS state that a double bedroom should have a minimum floor area of 11.5 sqm and a single bedroom should have a minimum floor area of 7.5 sqm.
- 7.21 London Plan Policy 3.5 states that new developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.
- 7.22 The Mayor of London's Housing Supplementary Planning Guidance (SPG) (2016) provides guidance on the quality of new housing and internal space standards. This guidance document seeks to ensure that the design of new development provides adequate standards of accommodation for future occupiers and incorporates access arrangements that are safe.
- 7.23 CLP1 Policy SP2.1 applies a presumption in favour of development of new homes and CLP1 Policy SP2.6 sets out the requirement for all new homes to achieve the minimum standards set out in the Mayor of London's Housing SPG.
- 7.24 The proposed 2 bedroom / 4 person flat, at 76 sqm, and the proposed 3 bed / 5 person semi-detached property, at 127 sqm, both exceed the minimum requirements set out in the NHSS; therefore the proposal will provide an acceptable standard of living accommodation. A large communal garden will also be provided at the rear which is more than adequate to meet the needs of the future occupiers. A condition will be imposed to ensure the rear garden is not sub-divided as a result of the proposed development.

### **Impact on local environment**

- 7.25 CLP1 Policy SP1.2 requires all new development in the borough to contribute to enhancing a sense of place and improving the character of the area. CLP1 Policy SP4.1 states that development will be of a high quality, which respects and enhances Croydon's varied local character and contributes positively to landscape.

- 7.26 Croydon Plan Saved Policy UD14 states that all landscape with new development should be considered as an intrinsic part of the overall design concept and should be considered in detail at the outset. Croydon Plan Saved Policy NC4 states that the Council will refuse permission for development that results in the loss of valued tree(s) especially those protected by Tree Preservation Orders.
- 7.27 The Webb Estate and Upper Woodcote Village CAAMP states that one of key features that makes a positive contribution to the special interest of the area is the landscaping, in particular the specimen trees and other planting are the most important feature of the Estate. In his book, 'Garden First in Land Development' (1919), William Webb expressed his ideas on an ideal type of settlement where, as the title suggests, the garden and landscaping takes priority over the building. This was to be the very essence of the Webb Estate. To ensure the integrity of the Estate remained intact, Webb laid out a set of restrictive covenants which included: "No boundary or party fences or walls shall be erected on the land other than wire fences and live hedges and the Purchaser shall do all that be necessary to maintain such parts of the live hedges as are on his ground".
- 7.28 The proposal includes a tree survey and tree retention plan. The Tree Officer has not raised any objections to the proposed development subject to conditions requiring the existing planting at the site to be retained and suitable tree protection to be carried out. Any future landscaping proposals at the site will be required to comply with the requirements of Paragraphs 4.39 and 4.40 of the Webb Estate and Upper Woodcote Village CAAMP, which specifically states the type of general planting and tree planting that should be provided in the area. This will be ensured by way of a planning condition.

### **The residential amenities of the adjoining occupiers**

- 7.29 London Plan Policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 7.30 Croydon Plan Saved Policy UD8 states that development proposals should not harm the residential amenity of adjoining occupiers.
- 7.31 SPD2 requires proposed extensions to have regard to neighbouring properties, particularly the issues of privacy, visual intrusion, sunlight and daylight.
- 7.32 In view of the siting of the proposed alterations and 2 storey rear extension and the separation distance to the nearest neighbouring properties, it is considered that there will not be any significant impact for the adjacent residents.

### **Transportation considerations**

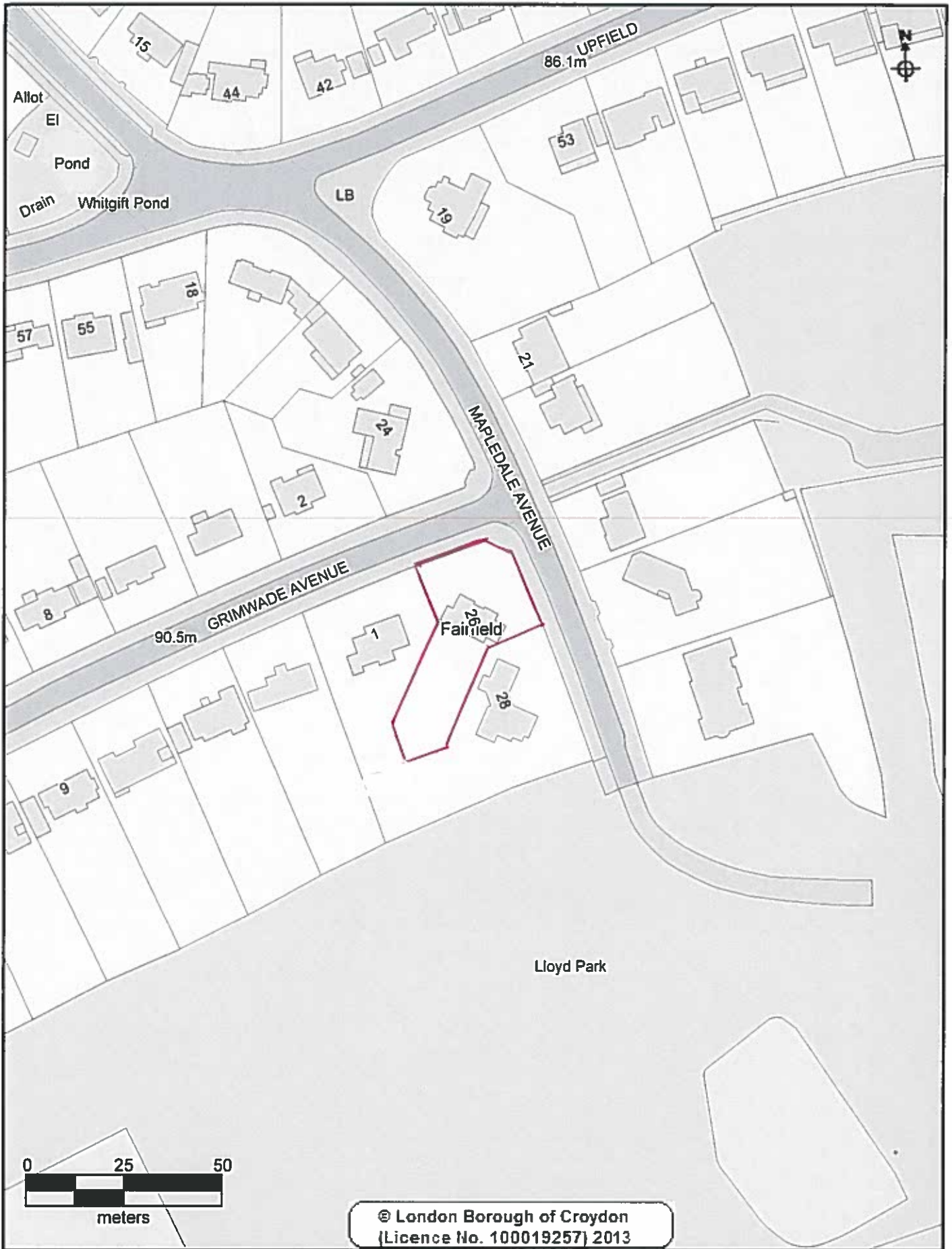
- 7.33 London Plan Policy 6.9 states that new developments should provide secure, integrated and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 (NB: 1 cycle space per unit). London Plan Policy 6.13 states that an appropriate balance should be struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use.

- 7.34 CLP1 Policy SP8.7 seeks to ensure that new developments include adequate provision for cyclists. CLP1 Policy SP8.15 states that, outside high PTAL areas, the Council will apply the standards set out within Policy 6.13 of the London Plan.
- 7.35 Croydon Plan Policy T4 requires new development to provide sufficient, safe and secure cycle parking facilities (NB: 1 cycle parking space per unit). Croydon Plan Policy T8 requires development to provide car parking in accordance with the standards set out in Appendix 2 (NB: 1 car park space per unit for 'mostly flats' and 2 car park spaces for linked houses).
- 7.36 The site has a PTAL rating of 1a, which means that it has poor access to public transport. There is a detached garage and driveway at the rear of the property that will allow space for 2 cars to park off-street. This is considered acceptable.
- 7.37 It is recommended that a planning condition be imposed regarding refuse and cycle storage.

### **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.

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**26 Mapledale Avenue, CR0  
 5TD**

09-May-2016





**PART 6: Planning Applications for Decision**

**Item 6.2**

**1 APPLICATION DETAILS**

Ref: 15/05502/P  
 Location: 26 Mapledale Avenue, Croydon CR0 5TD  
 Ward: Fairfield  
 Description: Erection of single/two storey first floor/rear extensions  
 Drawing No's 0615-P02 Rev B, 0615-P01 Rev A  
 Applicant: Mr and Mrs Stretton  
 Agent: Nicole Grandison  
 Case Officer: Sera Elobisi

- 1.1 This application is being reported to committee because the ward councillor (Cllr Helen Pollard) made representations in accordance with the Committee Consideration Criteria and requested committee consideration. Objections above the threshold in the Committee Consideration Criteria have also been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The development would not detract from the visual character of the building or the surrounding area.
- 2.2 The development would not harm residential amenity

**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) The development shall be carried out entirely in accordance with the approved drawings and other documents submitted with the application.
- 2) The first floor windows in the eastern, southern and western elevations shall be obscurely glazed as specified in the application and shall be retained in this form for so long as the development remains in existence.
- 3) All new and external work and work of making good shall be carried out in materials to match existing.
- 4) The proposed 1.7 metres high screen on the eastern elevation shall be obscurely glazed and shall be retained in the form specified in the application for so long as the development remains in existence.
- 5) Full details of both soft and hard landscaping works including details of existing planting to be retained, species and sizes of new planting, hard landscaping materials (which shall be permeable as appropriate) and all boundary treatment within and around the development) must be submitted to and approved in writing by the Local Planning Authority before any development takes place; the

approved details shall be provided prior to the development being occupied and maintained for as long as the development remains in existence.

- 6) The development shall be begun within three years of the date of the permission.
- 7) Any [other] condition(s) considered necessary by the Director of Planning

### **Informatives**

- 1) Site notices displayed in Mapledale Avenue and Grimwade Avenue to be removed by the applicant.
- 2) The applicant's attention is drawn to the requirements to the Party Wall Etc. Act 1996 in relation to work close to or on a neighbours building or boundary.
- 3) Any [other] informative(s) considered necessary by the Director of Planning

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 Erection of single/two storey side extension on the eastern elevation
- 4.2 Alterations to the existing front elevation to include installation of windows to the porch entrance and garage.
- 4.3 Erection of single storey side extension on the north-western elevation
- 4.4 Erection of single/two storey rear extension to project 4.0 metres deep into the garden area.
- 4.5 Erection of gable roof dormer in the rear roof slope
- 4.6 Proposed balcony with 1.7 metres high obscure glazing on the eastern elevation.
- 4.7 Obscure glazing proposed for the windows on the eastern, western and southern elevations at first floor level.

### **Site and Surroundings**

- 4.8 The application site is occupied by a large two storey detached house located on the south-western side of Mapledale Avenue
- 4.9 The surrounding area is wholly residential, and characterised by a large detached houses of varying styles and sizes and on similarly sized plots.

### **Planning History**

- 4.10 94/00418/P – Permission granted for erection of single/two storey side extension to include double garage (implemented).
- 4.11 04/03453/P – Permission refused for alteration; erection of dormer extensions in front and rear roof slopes.

Refusal reasons: The development would detract from the appearance of the building and be detrimental to the amenities of the street scene by reason of dominance, siting and design.

4.12 04/05227/P – Permission refused for alterations; erection of dormer extensions in front and rear roof slopes.

Refusal reasons: The front dormer would detract from the appearance of the building and be detrimental to the visual amenities of the streetscene by reason of its size, prominent siting and design.

## **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: 17      Objecting: 15      Supporting: 2

(4 addresses of the 17 individual responses are not in the immediate vicinity of the site).

No of petitions received: 0

6.2 The following local groups/societies made representations:

- The Whitgift Estate Resident's Association are objecting to the development proposal.

6.3 The following Councillors made representations:

- Councillor Helen Pollard (objecting)
- Councillor Vidhi Mohan (supporting)

6.4 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**

- Overdevelopment of the site
- Loss of light to occupiers at No. 1 Grimwade Avenue
- Overlooking and loss of privacy to Nos. 28 Mapledale Avenue and 1 Grimwade Avenue
- Rear extension would result in bulk and overshadowing to 1 Grimwade Avenue
- Noise and disturbance as a result of the extension near to the boundary
- Development not in keeping with the character of the Whitgift Estate

## **Supporting comments**

- Amended plans fully addresses concerns raised by objectors
- Proposal in keeping with the character of the area
- No impact on residential amenity

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

- Possible boundary encroachment (Officer's Comment: A dispute over boundary encroachment is not a planning consideration. The applicant and the neighbour at No. 1 Grimwade Avenue were duly informed during the Officer's site visit to both properties. Subject to grant of planning permission, an informative to the applicant will be added to the decision notice regarding the requirements to the Party wall Etc. Act 1996). The submitted plans show that the extension would be contained within the application site boundary.
- Mature hedging and shrubs close to boundary of 1 Grimwade Avenue may be damaged/removed during construction. (Officer's Comment: subject to grant of planning permission, a landscaping scheme can be secured by way of a condition).

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

1. The impact of the development in the streetscene
2. The impact of the development on residential amenity

### **The impact of the development in the streetscene**

7.2 The National Planning Policy Framework requires good design making a positive contribution to place. Paragraph 56 attaches great importance to the design of the built environment. It highlights good design as a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. 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 6<sup>th</sup> December 2006 following public consultation and forms a material planning consideration.

7.3 Supplementary Planning Document No 2 recommends that two storey side extensions should be designed so that they are no more than two thirds the width of the original dwelling house, they are set back by 1.5m at first floor level to avoid a

terracing effect and that the ridge of the roof of the extension is set at a lower level than the original house to ensure that the extension is subservient to the host building.

- 7.4 The proposed side extension on the eastern elevation would have a maximum width of 5.1 metres which is less than two thirds the width of the original dwelling house, thus complying with SPD2. The first floor would be set back 1.5 metres from the main front wall and would have a lower ridge height of 300mm in accordance with SPD2. The proposed ground floor element would be flush with the main front wall of the application property. The single storey extension on the north-western elevation would have a maximum width of 1.8 metres and would measure 4.5 metres high at the ridge.
- 7.5 It is recognised that the application property already benefits from a two storey side extension on the north-western elevation which was constructed in 1994. It is not considered however that the proposed side extensions coupled with the existing two storey side addition would unduly result in bulk and overdevelopment of the site nor would it detract from the visual character of the building and its surroundings.
- 7.6 The area comprises of detached houses, set within deep and spacious plots which makes an important contribution to the area's character. Whilst the side extensions would follow the plot orientation and be located close to the boundaries the spacing between the dwelling and adjacent properties and the building setback from the road would be sufficient to ensure that the development does not appear prominent or cramped.
- 7.7 The proposed alterations to the front elevation to include windows to the existing garage as well as an enclosed porch is acceptable in terms of design.
- 7.8 The single/two storey rear extension would not be visible in the streetscene. Given the existing dwelling house and plot size, the proposed rear extension is considered acceptable in terms of scale, siting and design.
- 7.9 SPD2 states that "dormer extensions should not normally be wider than they are high, should not dominate the roof and should not normally be more than two thirds of the width of the roof. It further states that "dormer extensions should not compromise the integrity of the original roof"
- 7.10 The proposed dormer by reason of its size would remain a subservient addition to the roofslope. It would not be visible in the streetscene and the proposed scale and form would not detract from the existing development pattern on the road nor result in a significant change in the original character and appearance of the existing building. The proposed dormer would thus accord with SPD2.
- 7.11 It is worthy of note that a number of properties in the locality benefit from large side and rear extensions not dissimilar to that being proposed at the application site. Whilst this should not set a precedent for future developments, it must be noted that the proposal would not be inconsistent with the development pattern of the locality. The overall massing and design of the development would be appropriate to the context in which it would be located, consistent with the surrounding buildings and would maintain the existing neighbourhood character.

7.12 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).

### **The impact of the development on residential amenity**

7.13 Paragraph 17 of the NPPF indicates that decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have good quality environment. 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.

7.14 SPD 2 states that two storey rear extensions will not normally be granted planning permission because of the dominance, visual intrusion and overshadowing which would be caused to neighbouring properties. SPD2 also states that the maximum permissible projection for single storey rear extensions is 3.0 metres. It further states that a deeper projection may be acceptable for large detached dwellings on large plots of land.

7.15 The proposed 4.0 metres projection on a large detached dwelling such as the application site is considered acceptable and in accordance with SPD2. At first floor level, the extension would a width of 5.35 metres and would project the same depth as the ground floor extension.

7.16 Whilst the development would be noticeable, it is not considered that there would be any significant impact on the adjoining occupiers in terms of loss of privacy, overlooking, loss or light and outlook.

7.17 The proposed rear extension would have a minimum separation of 5.0 metres from the flank wall of the single storey side extension at No. 1 Grimwade Avenue. The degree of separation between the proposed development and neighbouring dwelling at No. 1 Grimwade Avenue (in particular the ground floor window to the side elevation) is considered to be sufficient enough to ensure no undue impact on the residential amenities of the adjoining occupiers. The proposed first floor windows in the north-western elevation would be obscurely glazed as annotated on the plans.

7.18 Furthermore, given the land orientation of the application site and its relationship with the dwelling at No. 1 Grimwade Avenue, the rear wall of the proposed rear extension as demonstrated on the site plan would be setback over 1.0 metre from the rear wall of the existing extension at No. 1 Grimwade Avenue. The proposed balcony and windows in the southern elevation would directly overlook the rear garden of the application site. The proposed rear extension and the single storey side extension in the north western elevation would not result in harm to the living conditions of the

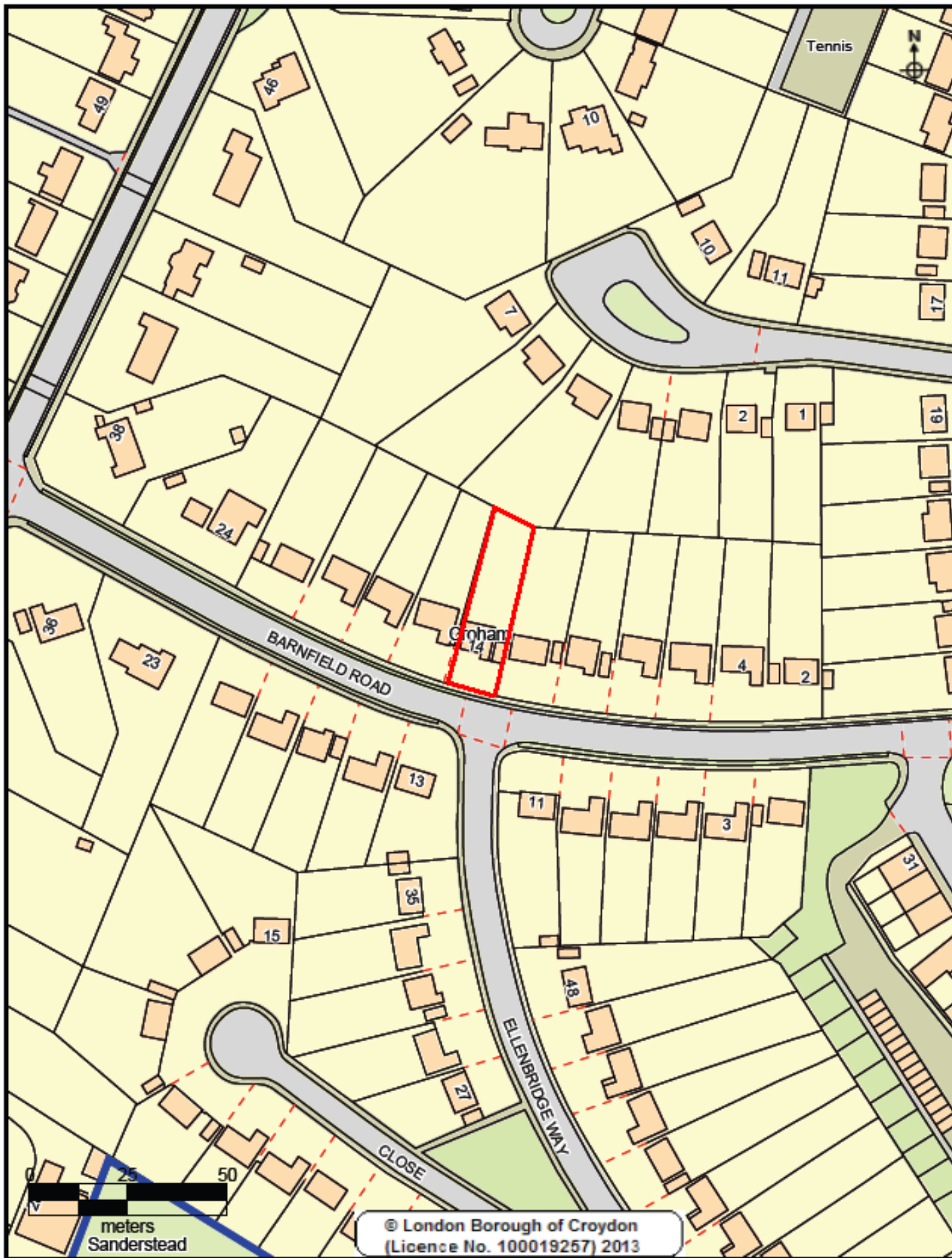
residential occupiers at No. 1 Grimwade Avenue so as to warrant a refusal in this instance.

7.19 The screening proposed to the eastern elevation would alleviate issues of overlooking and privacy on the occupiers of the dwelling at No 28 Mapledale Avenue who have written in to support the proposed development.

7.20 Consequently, it is considered that the proposal complies with the objectives of Policies 7.4 and 7.6 of the London Plan, Policy 4.2 of the CLP-SP and Policy UD8 of the Croydon Plan (2006) Saved Policies that seek to protect existing occupiers from undue visual intrusion and loss of privacy.

### **Conclusions**

7.21 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.





**1 APPLICATION DETAILS**

Ref: 16/00711/P  
 Location: 14 Barnfield Road, South Croydon, CR2 0EY  
 Ward: Croham  
 Description: Retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with PP 14/01941/P) and retention of raised patio at the rear; Alterations and part demolition of existing rear balcony and construction of an enclosed balcony within the rear roof slope.  
 Drawing Nos: 4486-005 Rev A, 4486-012 Rev B, 4486-014 Rev B, 4486-015 Rev C  
 Applicant: Mr Spence  
 Agent: Mr Wilson of RDJW Architects  
 Case Officer: Georgina Betts

- 1.1 This application is being reported to Planning Sub Committee because the Ward Councillor (Cllr Maria Gatland) made representations in accordance with the Committee Consideration Criteria and requested Committee Consideration.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with planning permission 14/01941/P as amended by 14/04696/DT) and retention of raised patio at rear, along with the part demolition of existing rear balcony and construction of an enclosed balcony within rear roof slope would not harm the character of the surrounding area or the residential amenities of the adjoining 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 informatives to secure the following matters:

**Conditions**

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) Remedial works to balcony area to be undertaken within 3 months of the date of this permission and permanently retained thereafter in the form

- approved (including the opaque glazing to the rear patio – at roof level) for as long as the development exists
- 3) 2 metre high fence to be provided within 3 months of the date of this decision and then retained in this form for as long as the stepped patio exists
  - 4) Any other planning condition(s) considered necessary by the Director of Planning

### **Informatives**

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

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

4.1 The applicant seeks full planning permission for the:

- Retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with PP 14/01941/P as amended by LBC Ref 14/04696/DT)
- Retention of raised patio at rear
- Alterations and part demolition of existing rear balcony and construction of an enclosed balcony within rear roof slope

### **Site and Surroundings**

- 4.2 The application site lies on the northern side of Barnfield Road and is currently occupied by a two storey detached property sited approximately 8 metres from the adjacent highway. The property in question has been subject to recent extension works following grants of planning permission and non-material amendments in 2014.
- 4.3 The surrounding area is residential in character and comprises detached properties within generous plots. The area is characterised by post-war housing with a strong mix of styles replicating many building periods. There are no constraints affecting the application site and it is not subject to a tree preservation order.

### **Planning History**

4.4 The following planning decisions are relevant to the application:

- 14/01941/P Demolition of existing garage and porch; erection of single/two storey front/side/rear extensions to include porch; construction of roof extension

**Approved and implemented on site**

- 14/04696/DT Demolition of existing garage and porch; erection of single/two storey front/side/rear extensions to include porch; construction of roof extension (Amendment to planning permission 14/01941/P)  
**Materials approved and implemented on site**
- 15/00079/C A complaint was received in relation to the height of the roof, height of parapet wall and the installation of a balcony at rear  
**No breach in regards to the roof or parapet height – application received regarding balcony at rear**
- 15/03488/P Retention of balcony area on roof at rear  
**Application Withdrawn**

## 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: 10      Objecting: 10      Supporting: 0

- 6.2 The following Councillor made representations:

- Councillor Maria Gatland [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

- Loss privacy/light
- Out of character
- The patio should not be able to be raised above the original plans – to avoid privacy problems
- Proposed fencing would not provide satisfactory privacy

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

- Right to light [Officer Comment: a right to lights does not exist unless this legally registered for specified time period]
- Multi-occupancy/bedsits [Officer Comment: the property has been inspected on numerous occasions and the Council can confirm that the internal layout is of a large single family dwelling]

## **7 MATERIAL PLANNING CONSIDERATIONS**

- 7.1 The main planning issues raised by the application that the Planning Sub Committee should consider are as follows:
1. The impact of the development upon the residential amenities of the adjoining occupiers.
  2. The impact of the development upon the character and appearance of the surrounding area
- 7.2 This current application follows on from the previously submitted application for retrospective planning permission (LBC Ref 15/03488/P) which was subsequently withdrawn by the applicant. As raised by third parties, the plans submitted at that time did not accurately reflect what had in fact been constructed on site (in terms of the part single part two storey rear extension, the rear raised patio area and the rear roof balcony area). The current application appropriately reflects what has been constructed on site and proposes material amendments to the unauthorised rear roof balcony area which, compared to the previously submitted proposal, seeks to reduce the area useable as a roof terrace, through further setting back the balustrade and glazing into the roof space.

### **The impact of the development upon the residential amenities of the adjoining occupiers**

- 7.3 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 the extension and alteration of existing buildings.
- 7.4 Supplementary Planning Document No 2 states that any possible detrimental effect to surrounding neighbours and appearance and character of original house must be assessed.
- 7.5 The applicant seeks retrospective planning permission for the retention of single/two storey front/side/rear extensions to include porch and construction of roof extension (not built in accordance with planning permission LBC Ref 14/01941/P and as amended by LBC Ref 14/04696/DT) and retention of raised patio at rear along with alterations and part demolition of existing rear balcony and construction of an enclosed balcony within rear roof slope. The main difference between the application previously approved and that now before the Planning Sub Committee is the land to the rear of the property has been dug away which has resulted in an increase in height of the extension when measured from the new ground levels immediately adjacent to the extensions and compared to the 2014 submitted planning application drawings.
- 7.6 As such, the retention of the single/two storey front/side/rear extensions to include porch and construction of roof extension is not considered to harm the

residential amenities of the adjacent properties through loss of light, increased enclosure or loss of outlook. The rear gardens of neighbouring properties are due north facing with the gardens sloping away towards the rear. Consequently, the outlook and openness from within neighbouring properties and gardens is acceptable.

- 7.7 This application also seeks retrospective planning permission for the retention of a raised patio at the rear. The arrangement of such provides a stepped access from the rear patio/bi-fold doors down to a raised patio 0.6 metres (at the highest point) above the existing ground level. A newly erected fence exists between 14 and 16 Barnfield Road and is considered to be an adequate screen, providing reasonable levels of privacy. As regards 12 Barnfield Road, it is recognised that there are currently weak spots along the shared boundary with the application premises, which limits privacy given the change in land levels. The applicant has specified that as part of the planning application, a 2 metre high timber fence would replace the existing boundary treatment between these two properties. Given the increase in the height of the boundary treatment and the presence of a detached/covered Jacuzzi area and soft landscaping, the residential amenities of 12 Barnfield Road would be adequately protected. The applicant has confirmed that he owns the boundary in question and as such, details could be secured through the imposition of a planning condition with the boundary put in place within a specified period.
- 7.8 The applicant seeks to alter the appearance of the current unauthorised rear balcony previously installed. The proposed alterations seek to reduce the scale and form of the balcony area thorough recessing further into the existing roof slope, thereby limiting its visual impact and reducing the floor area. This should also help reduce any perceived overlooking. The application indicates that the balcony area would be enclosed by a 1.44 metre high toughened, laminated, opaque glazed screen which would therefore eliminate any perception of overlooking. Given the applicant's commitment to recess the balcony area, reduce the eaves height and utilise opaque glazing, the roof top balcony (as amended) would be acceptable. As these details are indicated by the submitted drawings, the alterations can be required to be completed within a specified period and retained as such for the lifespan of the development.
- 7.9 The outlook from master bedroom would remain unaltered (with light obtained previously from roof lights) and therefore the balcony area would not impact upon the amenities of future occupiers.

#### **The impact of the balcony upon the character and appearance of the Surrounding area**

- 7.10 The National Planning Policy Framework requires good design making a positive contribution to place. London Plan 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 side extensions to be subordinate to the existing building.

- 7.11 SPD2 also states “roof extensions should ideally be located on the rear elevation of a dwelling and are not normally acceptable on the front elevation... When providing additional accommodation in the roof space which involves the construction of a roof extension, it is essential that it should not dominate the original building while the extension should not normally be more than two thirds the width of the existing roof.”
- 7.12 The principle of the part single, part two storey side and rear extension has already been granted planning permission. Whilst the extension (as completed on site) is relatively large in relation to neighbouring properties, these are substantial residential plots (in terms of width and length) with the existing extension set in from the existing site boundaries. The scale and form of the extensions are therefore considered acceptable.
- 7.13 The design of the balcony area, while contemporary in appearance, would measure less than two thirds the width of the roof space and would provide adequate spacing within the balcony area. The reduction in the depth of the structure (with a greater recess up from the eaves) would ensure that the balcony area would appear sufficiently subservient within the context of the roof slope. While the steel frame and obscure glazing would enclose the balcony at roof level, its appearance is similar to dormer extensions which are visible across the borough. As such, given the size, siting and design of the balcony area, the character and appearance of the surrounding area would not be harmed as a result of this development. The proposal would therefore comply with the above policies and detailed design guidance of SPD2 and is considered acceptable.

### **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.