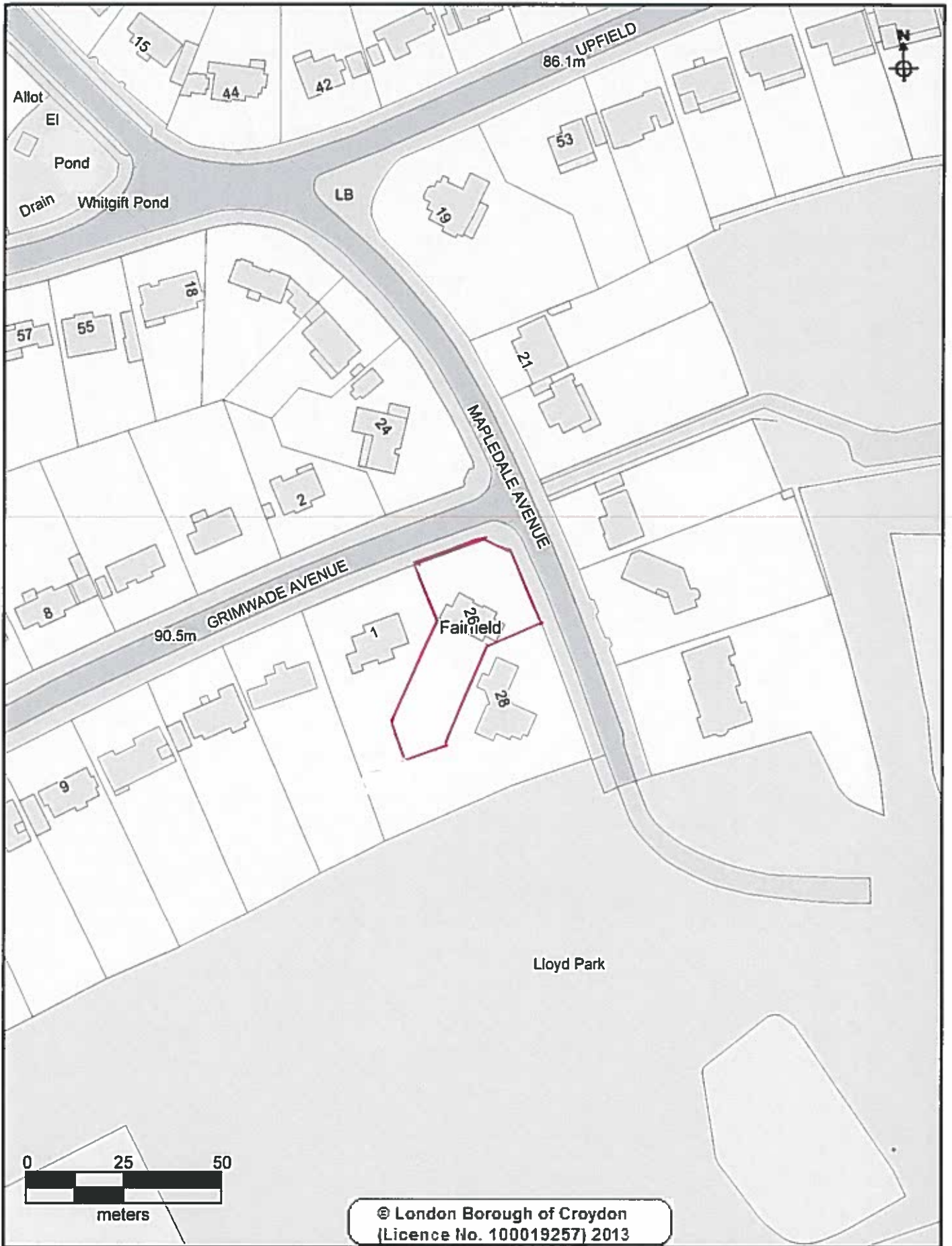


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**26 Mapledale Avenue, CR0
 5TD**

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 neighbour's 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 6th 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.