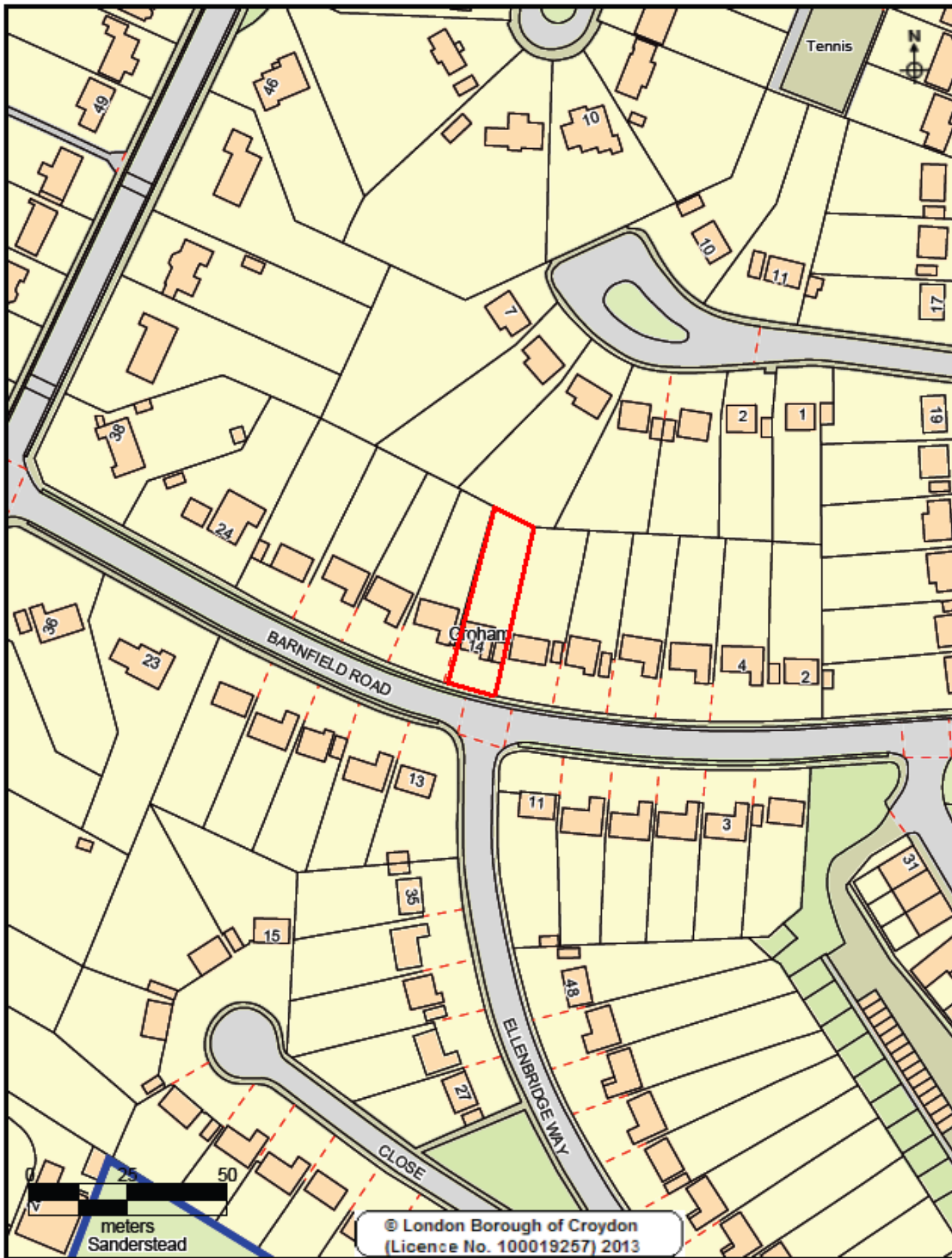


This page is intentionally blank



PART 6: Planning Applications for Decision

Item 6.3

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.