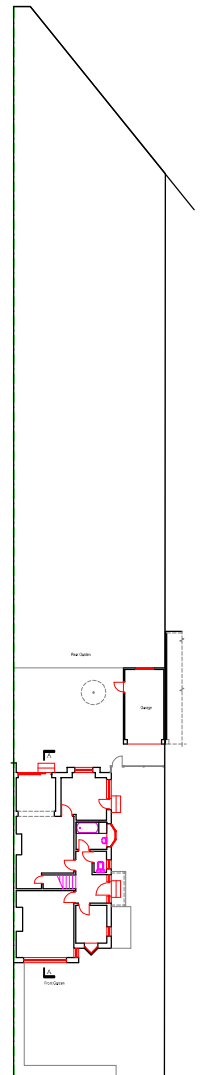



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OS Site Location Plan
1:1250 Scale



Site Plan 1:500 Scale

Project PROPOSED GROUND FLOOR SIDE & REAR EXTENSION AT 11 MITCHLEY GROVE, SANDERSTEAD, SOUTH CROYDON, SURREY, CR2 9HS	Sheet Title OS Site Location & Site Plan	Notes Do not scale these drawings. Any discrepancies noted are to be reported to RIBO Associates Ltd immediately	Drawn by RB	 RIBO ASSOCIATES LTD Architectural Consultants Suite 129, Challenge House, 616 Mitcham Road Croydon, Surrey, CR0 3AA Tel: 020 8617 9182 / 020 8683 6463 E: ribo.arch@gmail.com W: www.ribo.org.uk	Drawing No. <div style="text-align: center; font-size: 2em; font-weight: bold;">1</div> of	
	Revisions		Scale 1:1250 @ A4 1:500 @ A4			Date MAY 2016
			Job No. 11 MG/P3			

PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: [16/02591/P](#) (*link to documents on the Planning Register*)
 Location: 11 Mitchley Grove, South Croydon, CR2 9HS
 Ward: Sanderstead
 Description: Erection of single storey side/rear extension and juliet balcony at rear
 Drawing Nos: 1, 2, 3, 4, 5, 6, 7
 Applicant: Mrs Brewster
 Agent: Mr Bowen
 Case Officer: Dan Hyde

- 1.1 This application is being reported to committee because the Ward Councillor (Cllr Tim Pollard) made representations in accordance with the Committee Consideration Criteria and requested Committee Consideration.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The erection of the proposed extension would not harm the street scene, the amenities of the adjoining occupiers or parking arrangements on site.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning & Strategic Transport 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) The flat roof area of the extension shall not be used as a balcony, roof garden or similar area, and no alterations to be made at first floor level to create access to it
- 3) The windows in the ground floor north roof slope shall be non-opening and obscure glazed
- 4) Matching materials to be used
- 5) Commence the development within 3 years of the date of this decision
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

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

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 The applicant seeks full planning permission for the:

- Erection of single storey side/rear extension and juliet balcony at rear

4.2 It should be noted that when the application was originally submitted it included the dormer extension in the side roof slope (see 4.5, reference 15/05785/LP) in the proposed plans. This has been removed as this aspect is permitted development.

Site and Surroundings

4.3 The application site lies on the western side of Mitchley Grove and is currently occupied by a two storey semi-detached property sited approximately 10 metres back from the adjacent highway. The plot in which the property is situated is approximately 67 metres in depth.

4.4 The surrounding area is residential in character and comprises semi-detached properties within various sized plots. The area is characterised by semi-detached housing with a similar architectural style. Many of the surrounding properties have had side dormer extensions in the roof slopes. There are no constraints affecting the application site and it is not subject to a Tree Preservation Order.

Planning History

4.5 The following planning decisions are relevant to the application:

15/05785/LP	Erection of dormer extensions in side roof slope Approved and not yet implemented on site
16/00136/GPDO	Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.1 metres Refused on the grounds of impact on adjoining occupiers residential amenity
16/00315/P	Erection of 3 storey side extension and single storey side/rear extension Refused on the grounds of impact on adjoining occupiers, street scene and original building
16/01893/P	Erection of 3 storey side extension and single storey side/rear extension Refused on the grounds of impact on adjoining occupiers, street scene and original building

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: 4 Objecting: 4 Supporting: 0

6.2 The following Councillor made representations:

- Councillor Tim Pollard [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

- Overdevelopment of the site
- Detrimental to the amenities of neighbouring occupiers
- Detrimental to the street scene
- Detrimental to the original building
- Impact on parking

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 proposed development on the amenities of adjoining occupiers.
2. The impact of the proposed development upon the character and appearance of the surrounding area and original building.
3. The impact of the proposed development on the parking arrangements on site.

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

7.2 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. Supplementary Planning Document No2 states that any possible detrimental effect to surrounding neighbours and appearance and character of original house must be assessed.

7.3 The proposed single storey side and rear extension would be located along the boundary with no. 13 Mitchley Grove to the north of the site. The front door to no. 13 is located on the south elevation of the property, therefore facing the application site. The proposal would not be the full length of the existing application property; rather, it would begin 5.8m behind the main front wall of the dwelling. Furthermore, due to the orientation of the properties on Mitchley Grove, the proposal would not cause a significant loss of light above what already exists on site. The rear element of the proposal would not strictly be SPD2 compliant in relation to no. 13; however, due to

the existing garage at no. 13 it is considered that a majority of this rear element would be screened from the neighbouring occupiers and therefore would not have a detrimental impact on their amenities. As such it is considered that the proposal would have an acceptable impact on no. 13.

- 7.4 The single storey side element of the proposal would not have an impact on the neighbouring adjoining occupiers at no. 9 Mitchley Grove as this part of the proposal would be on the opposite side of the site to the occupiers. The proposed rear extension that projects 5m beyond the main rear wall of the application site would be the element of the proposal that is thought to have a potential impact on the neighbouring occupiers at no. 9. The single storey rear element that runs adjacent to the southern boundary of the application site would project 2m beyond the rear wall of the neighbouring occupier of no. 9 as their property projects out 3m from the main rear wall. The single storey rear extension would therefore be in compliance with SPD2 and as such is an acceptable addition. The element of the proposal that projects 4.4m further than this 5m deep rear extension would be 6.3m from the boundary with no. 9 and as such is not considered to have a detrimental impact on the neighbouring occupiers.
- 7.5 The velux windows in the roof slope of the single storey side/rear element of the proposal have caused concern within the residents. These could give rise to a loss of privacy despite being at high level, although the velux windows may not be wholly detrimental to the amenities of the neighbouring occupiers at no. 13, it is considered appropriate to attach the condition to have these obscure glazed to ensure the current situation of privacy is unaffected.
- 7.6 In terms of the rear juliet balcony, whilst there may be some impact, it is not considered that this would impact on privacy or overlooking more than what a large window would, which the application site already has. It is therefore considered that the impact from the juliet balcony would not worsen the current situation to such an extent as to warrant a refusal of the application. Furthermore, the juliet balcony would be permitted development, so the applicant could build this element of the proposal without planning permission.

The impact of the proposal upon the character and appearance of the surrounding area and original building

- 7.7 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.
- 7.8 The only element of the proposal that would be visible in the surrounding street scene would be the single storey side extension and pitched roof over the garage. The single storey side element of the proposal would see the front of the garage brought towards the front elevation by 7.6m, although would retain a separation

distance of 14.3m from the highway. This separation distance is considered to be significant enough to not warrant a detrimental impact on the street scene from the proposal. Furthermore, the pitched roof, whilst slightly off centre from the garage door below and parapet wall, would be a reasonable addition to the street scene and is preferred from a flat roofed design. Given the significant set back from the road and therefore very limited views combined with the variety of extensions in the local, it is not considered a grounds for refusal could be substantiated on design.

- 7.9 The proposal would have an impact on the original building; however it is considered that this impact would not be detrimental. The pitched roof over the side is considered to be acceptable in terms of its impact on the original building. The height of the single storey side extension would be 4.8m, and therefore is not considered to dominate the front or side elevation of the existing dwelling due its relative small height in comparison to the original building.
- 7.10 The single storey rear extension would not be visible in the street scene and would therefore not have an impact on it. The single storey rear extension would have a flat roof and two roof lights, and would be a maximum height of 3.3m. Although the extension would have a flat roof, the height of the extension would not result in a detrimental impact from the extension on the original building. Furthermore, the principle of flat roofed rear extensions is well established throughout the Borough and as such is considered to be an acceptable addition to the house and would not have a detrimental impact upon it.

The impact of the proposal on the parking arrangements on site

- 7.11 The National Planning Policy Framework requires local authorities to take into account the accessibility of the development, the availability of and opportunities for public transport and local car ownership levels. The London Plan 2011 policy 6.13 states maximum residential parking standards, with properties of 4 beds or more should have up to 2 parking spaces per unit. Policy SP8.17 states that the Council will apply the standards set in the London Plan in terms of parking levels. Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 requires in Table 2 of Appendix 2 for maximum car parking provision of 2 spaces per unit for a predominant housing type of detached and linked houses.
- 7.12 The proposal would remove 7.6m depth of parking area to the side of the application site. However, as also mentioned above, there would be over 14m of space to the highway that could still be used as parking space on the existing driveway which would remain on site. It is considered that this is more than enough space to accommodate for 2 parking spaces on the driveway. As such it is considered that the proposal would not have a detrimental impact on the parking arrangements on site.

Conclusions

- 7.13 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.