

**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**

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**1 APPLICATION DETAILS**

Ref: [16/02627/P](#) (*link to associated files on the Planning Register*)  
Location: 11 Little Woodcote Lane, Purley, CR8 3PZ  
Ward: Coulsdon West  
Description: Erection of single/two storey side extension  
Drawing Nos: 1040 BL 001, 1040 EX 001, 1040 GA 001, 1040 EL 001, MJC-16-0151-01 rev:A  
Applicant: Mr Freed  
Agent: Mr Plumb, The Abacus Studio  
Case Officer: Hayley Crabb

- 1.1 This application is being reported to committee because the ward councillor (Cllr Jeet Bains) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The proposal accords with guidance provided in the Council's Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2).
- 2.2 The extension to the building would not have a detrimental impact on the appearance of the existing building, the character of the area, or the residential amenity of adjoining nearby occupiers.

**3 RECOMMENDATION**

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1) In accordance with the approved plans
- 2) Restrict side facing windows
- 3) Materials to match the existing
- 4) Tree protection plan
- 5) 3 year commencement
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Removal of site notices
- 2) Party Wall Act
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.3 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## 4 PROPOSAL AND LOCATION DETAILS

### Proposal

4.1 An application for full planning permission for the erection of a single/two storey side extension.

- The extension would be 7.2m wide and a maximum depth of 12.7m
- The extension would include a gable end

4.2 The key difference between this and the previously refused 16/00758/P scheme is the provision of a gable roof over the two storey side extension.

### Site and Surroundings

4.3 The application site is located on the northern side of Little Woodcote Lane. The site comprises a semi-detached house with an in and out driveway.

4.4 The surrounding area is residential in character of mainly semi-detached houses set within relatively spacious gardens. The spacing between dwellings is a characteristic of the road. Little Woodcote Lane has a distinctive rural feel.

4.5 No. 15 Little Woodcote Lane has erected a single/two storey side extension to the side of their property.

### Planning History

4.6 The following planning decisions are relevant to the application

08/02936/P An additional vehicular access  
**Approved** and implemented

09/03243/P Erection of a detached two storey four bedroom house at the side with accommodation in the roofspace and provision of associated parking for existing and proposed houses  
**Refused** on the grounds the siting and layout of the development would not respect or improve the existing pattern of buildings and the spaces between them nor maximise the opportunities for creating an attractive and interesting environment

10/00169/P Erection of a detached two storey four bedroom house at the side with accommodation in roofspace; provision of associated parking for existing and proposed houses  
**Refused** on the grounds the siting and layout of the development would not respect or improve the existing pattern of buildings and the spaces between them nor maximise the opportunities for creating an attractive and interesting environment  
**Appeal Dismissed**

12/00558/P Erection of a detached three bedroom chalet bungalow at side; provision of associated parking for existing and proposed houses

**Refused** on the grounds the siting and layout of the development would not respect or improve the existing pattern of buildings and the spaces between them nor maximise the opportunities for creating an attractive and interesting environment. The development would be detrimental to the visual amenity of the street scene by reason of its layout, scale and design

15/02749/P Erection of two storey side extension

**Refused** on the grounds 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

16/00758/P Erection of two storey side extension

**Refused** on the grounds 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

## 5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6 LOCAL REPRESENTATION

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: 2      Objecting: 2      Supporting: 0

6.1 The following Councillor made representations:

- Councillor Jeet Bains [objecting]

6.2 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

- Not in keeping with the character of the road
- Unbalance/dominate the surroundings

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

- Existing structure at rear (OFFICER COMMENT: The structure appears to be more than 4 years old and therefore immune from Enforcement Action)

- The use of the building in the rear garden served by mains/should provide information regarding this structure (OFFICER COMMENT: This structure is not included as part of this application. In the event this structure is used as a self-contained unit then planning permission would be required and if future proposals come forward, these will be judged on their own individual merits)
- Extension easily converts to a separate dwelling (OFFICER COMMENT: A planning condition can be imposed that the extension would be used in conjunction with the existing house only and not as a separate unit)
- Gap resulting in an access which could result in a house being erected at rear (OFFICER COMMENT: The application is determined based on the proposed development. If a scheme was submitted in the future for a house, the access and proposed dwelling would be assessed at that stage)
- Proposed extension would destabilise the neighbouring property (OFFICER COMMENT: This is not a planning consideration)

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

1. The impact on the character and appearance of the area and the visual amenity of the street scene
2. The impact on the amenities of the occupiers of the adjoining and neighbouring properties.
3. Impact on trees

### **The impact on the character and appearance of the area and the visual amenity of the street scene**

7.2 The National Planning Policy Framework requires good design making a positive contribution to place. London Plan 2011 (Consolidated with alterations since 2011) policies 7.4 and 7.6 state that new development should reflect the established local character and should make a positive contribution to its context. Policies SP4.1 and SP4.2 of the Croydon local Plan: Strategic Policies 2013 require development to be of a high quality respecting and enhancing local character and informing the distinctive qualities of the area. Policy UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 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 extensions to be in good design, to improve the character and quality of an area. Supplementary Planning Document no 2 on Residential Extensions and Alterations recommends a setback of 1.5m at first floor level to avoid a terracing effect and to ensure that the extension is subservient to the host building. SPD2 also states the shape or form of the roof needs to be appropriate to the particular house and its context and the extension should not normally be more than 2/3rds the width of the proposed house.

7.3 This application proposes to erect a single/two storey side extension. Previous attempts have been made to erect a house on the plot which has been unsuccessful as well as extensions to the existing house.



- 7.4 The property is a semi-detached house with a gable end with mock tudor detailing situated on a wide plot. The properties in the vicinity vary in size and style. No. 9 Little Woodcote Lane has a hipped roof and no. 11 a gable roof. No. 15 Little Woodcote Lane has erected a single/two storey side extension similar to that proposed albeit it with a hipped roof to match the hip on the existing house as to the gable proposed at no. 11 and other variations to the position of windows.
- 7.5 The existing house is 6.86m wide and the proposed extension would be 7.4m wide at ground floor level. At first floor it would be 4.2m in width. Given the extension would be part single and part two storey as per no. 15, it is considered the width is acceptable.
- 7.6 The proposed extension at first floor level would be set back 1.5m from the main front wall with a reduced ridge height, level with the main rear wall and a gable end to match the existing property. The ground floor would have a bay feature to the front to match the bay and roof found on the existing house. There would be a single storey element at the side which would have a hipped roof and be set back approximately 1.1m from the front of the bay.
- 7.7 Planning permission was previously refused under application number 16/00758/P as it was deemed the interconnection between the existing gable end and proposed hipped roof would have an awkward relationship, unbalancing the pair. This proposal would see a gable end with a lower ridge height to match the existing. Whilst no. 9 has a hipped roof on the main roof and no. 11 a gable end on the main roof, the pair are already unbalanced and at odds within the street scene. Whilst the roof to the proposed extension would be gabled, it would be sufficiently subordinate to the host building and the roof appropriate to the host house given the existing gable. Whilst the properties would be different, it is considered the development would not be so detrimental to the appearance of the street scene to, on balance, be acceptable particularly bearing in mind the extension at no. 15 Little Woodcote Lane.
- 7.8 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. It would be 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 on the amenities of the occupiers of the adjoining and neighbouring properties**

- 7.9 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. SPD2 Note No. 2 requires extensions to have acceptable relationships with neighbouring properties.

- 7.10 The property is a semi-detached house. The proposed extension would be set 4.0m from the boundary with no. 13 and there is a close boarded fence along the side boundary. No. 13 has a wooden structure located adjacent to the boundary and a garage to the side of the main house. Given the siting of the extension and relationship with no. 13 and the existing boundary treatment, it is considered the extension would not have a significant effect on the amenities of no. 13 and is acceptable.
- 7.11 The extension would be of sufficient distance to not have an undue impact on the amenities of no. 9.
- 7.12 The development would therefore be in accordance with the intentions of Policy UD8 of the replacement Unitary Development plan (The Croydon Plan 2006) Saved Policies 2013, Supplementary Planning Document No. 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (consolidated with alterations since 2011).

### **Impact on trees**

- 7.13 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. London Plan Policy 7.21 states that trees and woodlands should be protected, maintained and enhanced. UDP Policies UD2 and NC4 requires that valued trees especially those protected by Tree Preservation Orders are protected.
- 7.14 There is a preserved tree to the front of the site, in the adjoining property. Whilst not being compromised by the development it must be suitably protected. A tree report/tree protection plan was submitted (MJC-16-0151-01 rev:A) which is considered acceptable and it is recommended for the tree protection plan to be conditioned.

### **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.