

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 D, 4486-014 Rev C, 4486-015 Rev D
Applicant: Mr Spence
Agent: Mr Wilson of RDjW Architects Ltd
Case Officer: Georgina Betts

2 BACKGROUND

- 2.1 This application was first reported to Planning Committee on 18th May 2016. The Committee resolved to defer the application in order to allow Members of the Planning Committee to attend a site visit, which took place on the 18th June 2016.
- 2.2 The original report is attached to this agenda.

3.0 SCHEME AMENDMENTS

- 3.1 Following the Planning Committee site visit on the 18th June 2016 and dialogue with Members, officers suggested various scheme enhancements to the applicant's agent. The applicant took these points on board and made the following amendments:
- Provision of a 2 metre high glazed screen to the top step of the patio area
 - Raising the height of the boundary fence to 2 metres between No's 12 and 14 and including the stepped access to the eastern flank wall
 - The provision of tiled sides to the balcony area at the second floor

4.0 CONSULTATION RESPONSE

- 4.1 10 representations of objection were received in response to notification of the application as explained in Section 6 of the original report.

4.2 Further to the Planning Committee site visit on the 18th June 2016 and the amendments addressed above, revised plans were received and revised site notices erected (in accordance with the Councils protocol). 2 further representations were received within the 14 day consultation period and 1 further representation was received after the consultation period.

4.3 No new issues were raised beyond what was covered in the original report.

4.4 Representations did raise questions over the installation of air conditioning units on the roof; this matter had been passed over to the Planning Enforcement Team.

5.0 FURTHER ADVICE ON MATERIAL PLANNING CONSIDERATIONS

5.1 Whilst acknowledging that the scheme has been amended since its initial submission, the changes are relatively minor in nature and as such the planning considerations remain the same as detailed in the original report. Further commentary will be provided on the bullet points above in reference to the Policies set out in the previous report (para. 7.2, 7.3, 7.8 and 7.9).

5.2 Concerns were raised on the site visit in relation to views from the top step across neighbouring properties. To address this, the applicant proposes to install two 2 metre obscure glazed panels to protect the privacy of the adjoining occupiers. Being obscurely glazed and well separated from neighbouring properties the provision of such screens is not considered to appear visually intrusive or result in a loss of light.

5.3 Concerns were expressed in relation to glimpses across the boundary towards 12 Barnfield Road from the eastern facing steps. As a result the applicant proposed to extend the length of the raised boundary fence. Given the permitted tolerances in respect of fence heights the additional height is not considered to appear visually intrusive while it seeks to further protect the privacy of No12.

5.4 Concerns were expressed at the site visit in relation to the perception of overlooking from the balcony at the second floor (roof) level. In the initial report it has already been discussed that no outlook/view would exist from the fully enclosed and obscured balcony area. The applicant proposes to tile hang the sides of the balcony area to reduce the perception of overlooking, while seeking to better integrate the balcony area within the roof slope. As before, no outlook would exist as the rearward glazed elevation would be opaque. It is therefore considered that the perception of overlooking has been reduced and therefore protects the amenities of the adjoining occupiers.

5.5 Clarification was sought from the Council's Building Control Team in respect of the height of parapet wall of the single storey extension. Given the components required for such a roof form a reduction in the height of the parapet would be limited to 5-10 centimetres. Given the nominal decrease it is not considered reasonable on planning grounds to request the reduction in the height of the parapet wall. Such a reduction would be de minimis and have limited impact on neighbouring properties.

5.6 The proposal would therefore comply with the relevant Policies set out in paragraphs 7.2, 7.3, 7.8 and 7.9 in the initial report to Committee.

6.0 RECOMMENDATION

6.1 That the Committee resolve to GRANT planning permission subject to the conditions set out in 3.2 of the original report with the inclusion of the following condition(s):

- 1) The obscurely glazed screen to the top step of the patio area 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
- 2) Any other planning condition(s) considered necessary by the Director of Planning

6.2 That the Committee confirms that its reasons for granting Planning Permission are as set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS of the original report.