

**PART 6: Planning Applications for Decision**

**Item 6.3**

**1 APPLICATION DETAILS**

Ref: 16/03311/P  
 Location: 69 Coulsdon Rise, Coulsdon, CR5 2SF  
 Ward: Coulsdon  
 Description: Alterations; construction of first floor with new roof and single storey rear extension  
 Drawing Nos: A098, A099, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, 2015/05/05 Rev 00, L7367 1 of 2, L7367 2 of 2 and 3 x CGIs  
 Applicant: Mr Nomafo  
 Case Officer: Georgina Galley

1.1 This application is being reported to committee because two ward councillors (Cllr Margaret Bird and Cllr James Thompson) made representations in accordance with the Committee Consideration Criteria and objections above the threshold in the Committee Consideration Criteria have been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

2.1 The proposed development will not adversely impact the appearance of the street scene 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 and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1) Built in accordance with approved plans
- 2) Tree protection plan and mitigation measures to be submitted prior to commencement of development
- 3) Matching materials to be used
- 4) Windows specified on plans to be obscure glazed and permanently maintained as such
- 5) No additional windows other than as specified to be inserted in the flank elevation
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Site notice removal
- 2) Code of Practice regarding construction sites
- 3 Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## 4 PROPOSAL AND LOCATION DETAILS

### Proposal

- 4.1 The proposal will involve alterations and the construction of a first floor with new roof and single storey rear extension.
- 4.2 The proposed first floor will be located over the existing footprint of the house. The first floor and new roof will increase the eaves height of the house from 2.4m to 3.7m and the maximum height of the roof of the house from 5.3m to 8m. The proposed new roof will be staggered in height to provide a transition due to the slope of the land towards Stoneyfield Road. A gap of approximately 1.4m will be maintained to both side boundaries as per the existing bungalow.
- 4.3 The proposed single storey rear extension will measure 4.8m in depth from the existing rear wall of the house for a width of 12.9m. The proposed single storey rear extension will measure 3m in height to the upper surface of the flat roof. A gap of between 2.4m and 2.8m will be maintained to the side boundaries and the proposed single storey rear extension will not project past the rear building lines of either of the immediate neighbouring properties. The proposed extensions will be finished in painted render and clay roof tiles.

### Site and Surroundings

- 4.4 The site consists of a large detached bungalow on a relatively spacious plot when compared to the immediate neighbouring properties. The land rises towards Stoneyfield Road; therefore the adjacent 2 storey semi-detached dwelling at Nos. 71 Coulsdon Rise is located on higher ground level.
- 4.5 The immediate area is characterised by detached and semi-detached 2 storey properties and bungalows. The site is covered by Tree Preservation Order 12, dated 2006, which relates to a silver birch tree in the front and a silver birch tree in the rear garden.

### Planning History

- 4.6 The following planning decisions are relevant to the application:  
15/03611/P Construction of first floor with new roof and single storey side and rear extensions - **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 2 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: 18      Objecting: 18      Supporting: 0

6.2 The following Councillors made representations:

- Councillor Margaret Bird [objecting]
- Councillor Steve Thompson [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:

- Loss of light/overshadowing to neighbours;
- The building will be too high;
- Loss of privacy to neighbours;
- The kitchen, bathroom and back door are situated on the side of No. 67 facing the site - only the roof of 69 is visible from that side so 67 is not overlooked and privacy is enjoyed;
- The single storey rear extension will be clearly visible from No. 67;
- Sense of enclosure for neighbours;
- Overbearing;
- Not in keeping with the neighbouring properties;
- The proposal should be accompanied by a daylight / sunlight test;
- The proposal will dominate the skyline;
- It is important to protect bungalows for elderly and disabled people;
- Noise and disruption during construction works;

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

- Loss of view;
- Infringe upon the legal rights of light enjoyed by Nos. 67 and 71 Coulsdon Rise;
- The property will be developed and sold on;
- Impact on quality of life of local residents;
- If this proposal is agreed, will the owners make a commitment to carry out the work as quickly and efficiently as possible and take all possible steps to minimise unpleasantness for the neighbours?

## **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 existing dwelling and the street scene;
2. The impact on the residential amenities of the adjoining occupiers;
3. Other planning matters.

## **The character and appearance of the existing dwelling and the street scene**

- 7.2 Policies 7.4 and 7.6 of the London Plan 2015 (Consolidated with Alterations since 2011) state that development should make a positive contribution to local character, public realm and streetscape. New development should incorporate the highest quality materials and design appropriate to its context.
- 7.3 Policy SP1.2 of the Croydon Local Plan: Strategic Policies (2013) (CLP1) states that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 also require development to be of a high quality which respects and enhances local character.
- 7.4 Policies UD2 and UD3 of the Croydon Plan (2006) Saved Policies 2013 state that development proposals will be permitted provided they reinforce and respect the existing development pattern, plot and building frontage widths, height and proportion of the surrounding buildings.
- 7.5 The Council's Supplementary Planning Document Number 2 (SPD2) does not provide specific advice on the addition of a new floor; however this document states that roof forms and pitches should complement and respect those on the existing dwelling, as well as materials. In terms of single storey rear extensions, SPD2 states that these should be designed so that they are subordinate to the original house and so that the maximum projection beyond the rear of the neighbouring dwelling is 3m, although on well separated detached dwellings a larger extension may be permissible.
- 7.6 Given the fact that this is the end bungalow in a small group along Coulsdon Rise and sits adjacent to a pair of 2 storey semi-detached dwellings, it is considered that the proposed first floor extension and new roof will have an acceptable impact on the street scene. The roof has been designed to respond to the transition in height between the bungalows and the 2 storey dwellings, as it steps up the hill.
- 7.7 It is acknowledged that the overall appearance of the dwelling will be different from the existing dwelling at the site, but it is considered that it will add to the variety of building types and styles along the road.
- 7.8 The proposed single storey rear extension will be 4.8m in depth, which exceeds the requirements of SPD2; however it will have an acceptable relationship with the neighbouring properties as it will not encroach past their rear building lines. Additionally, a satisfactory distance will be maintained to both side boundaries so that it will not result in a cramped development.
- 7.9 Whilst the proposal results in the loss of a bungalow, there are no policies in place to protect these types of properties in the Borough. The overall impact on the character and appearance of the area is, therefore, considered acceptable.

## **The residential amenities of the adjoining occupiers**

- 7.10 London Plan Policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 7.11 Croydon Plan Policy UD8 states that development proposals should not harm the residential amenity of adjoining occupiers.

- 7.12 SPD2 requires proposed extensions to have regard to neighbouring properties, particularly the issues of privacy, visual intrusion, sunlight and daylight.
- 7.13 In terms of the relationship to the neighbour at No. 67 Coulsdon Rise, it should be noted that there are 3 windows and a back door at the side of No. 67 Coulsdon Rise that face towards the site. These windows and door serve a bathroom and the kitchen. Whilst it is acknowledged that these windows and door will likely be impacted by the proposed first floor, new roof and single storey rear extension in terms of daylight / sunlight, they are non-habitable rooms and are already partly obscured by the shared boundary wall and existing trellis. It is, therefore, considered that a ground of refusal on this basis could not be substantiated. Furthermore, it is important to note the existing acceptable relationship between No. 71 Coulsdon Rise and the impact it has on No. 69 Coulsdon Rise.
- 7.14 Whilst there will be new rear windows introduced at the first floor level, it is considered that any additional overlooking that will result for No. 67 Coulsdon Rise will not be any worse than what would typically be expected in a residential urban environment. The first floor rear windows will also be set back significantly from the main rear garden of No. 67 Coulsdon Rise.
- 7.15 The proposed single storey rear extension will not project past the rear building line of No. 67 Coulsdon Rise. As this property is located on lower land to the site, the proposed extensions will make the house appear larger for the existing occupiers of this dwelling; however this does not mean that the development is unacceptable from a visual intrusion point of view. The proposed extensions will be clearly visible from the side access along No. 67 Coulsdon Rise but they do not encroach into the rear garden area of this house. For these reasons the overall impact on the occupiers of this property is considered acceptable.
- 7.16 With regards to the other neighbour at No. 71 Coulsdon Rise it should be noted that the proposed single storey rear extension will not project past the rear building line of this house either. This property is located on higher ground to the site and given the separation distance of 4.5m to the flank wall of this house, it is considered that the ground floor side windows at this house will not be impacted to an unacceptable degree in terms of daylight / sunlight or visual impact. These windows serve the hallway and kitchen, which are not habitable rooms. In terms of the first floor side windows at No. 71 Coulsdon Rise, it should be noted that these serve a bathroom / W.C and a hobby room. Given the fact that the hobby room window is positioned towards the rear of the house and the proposed first floor extension and new roof will be sited above the existing ground floor footprint only, it is considered that the overall harm to this window will be within acceptable limits.
- 7.17 The overall impact on the amenities of the adjacent properties is, therefore, considered to be satisfactory.

### **Other Planning matters**

- 7.18 It is recommended that a tree protection plan be submitted prior to the commencement of any development at the site in view of the protected trees in the front and rear garden.
- 7.19 Whilst it is noted that there will be noise during the construction process, this will be of a temporary nature. A planning informative is recommended to advise the

applicant to follow the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites".

### **Conclusions**

- 7.19 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.