

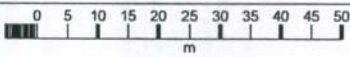
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21 Riddleston Avenue  
 South Cropton  
 CR8 1JH




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**PART 6: Planning Applications for Decision**

**Item 6.2**

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**1 APPLICATION DETAILS**

Ref: [16/01178/P](#) (*link to related documents in the Planning Register*)

Location: 21 Riddlesdown Avenue, Purley, CR8 1JH

Ward: Purley

Description: Erection of single storey detached building at rear

Drawing Nos: Site plan (1:1250), site plan (1:500), 89/01, 89/02, 89/03B, CH-16-1000-1

Applicant: Mr Prior

Agent: Mr Eric Davies, Clear Designs Surrey Ltd

Case Officer: Hayley Crabb

- 1.1 This application is being reported to Sub Committee because objections above the threshold in the Committee Consideration Criteria have been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The proposal is in accordance with guidance provided in the Council's Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2).
- 2.2 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 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) Materials as specified
- 3) Building used only together with the existing house as one single dwelling
- 4) Any other planning condition(s) considered necessary by the Director of Planning

**Informatives**

- 1) Removal of site notices
- 2) Party Wall Act
- 3) Natural England standing advice
- 4) Any other informative(s) considered necessary by the Director of Planning

## 4 PROPOSAL AND LOCATION DETAILS

### Proposal

- 4.1 An application for full planning permission for the erection of a single storey detached building at rear to be used as a gym, incidental to the enjoyment of the dwelling house. It would be pebble-dashed with interlocking tiles.
- 4.2 The proposed building would be 5m (in length) x 6.9m (in width) x 4.5m (in height) (from the lowest land level) and set approximately 40m from the main rear wall of the house.
- 4.3 The building would be set approximately 2m from the side and rear boundaries at its closest point.

### Site and Surroundings

- 4.4 The application site is located on the eastern side of Riddlesdown Avenue. It consists of a two storey detached house with a single storey extension at side, a single storey extension at rear at lower ground floor level, a raised patio area and a decked area with a swimming pool at rear. The land slopes down towards the rear boundary with the properties at the rear set significantly lower than the host house.
- 4.5 There is close boarded fencing along the side boundary between 19 and 21 Riddlesdown Avenue, adjacent to the rear boundary. 19 Riddlesdown Avenue also has high natural screening along part of the side boundary.
- 4.6 There is high natural screening/trees along the rear boundary and high natural screening along the boundary between 21 and 23 Riddlesdown Avenue.
- 4.7 The area is predominately residential in character comprising a mix of detached/semi-detached houses of varying sizes and styles set at differing land levels.

### Planning History

- 4.8 The following planning decisions are relevant to the application:

15/05074/P Erection of single storey detached building at rear

**Withdrawn**

14/04733/P Erection of first floor side extension

**Refused**

95/02369/P Demolition of garage and store; erection of single/two storey side/rear extension to provide granny annexe

**Granted and not implemented**

## 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: 12      Objecting: 12      Supporting: 0

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

- Incongruous/visually intrusive/overbearing/dominant feature
- Overlooking
- Overshadowing/loss of light/affect enjoyment of garden
- Overbearing/out of character with the local surroundings
- Detrimental to the local wildlife and environment/badger set
- Overdevelopment
- Loss of privacy

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

- Set a precedent, should be temporary in nature (OFFICER COMMENT: Each application is judged on its own individual merits)
- Result in a small garden being provided (OFFICER COMMENT: Each application is judged on its own individual merits)

## 7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the Sub 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. Trees and biodiversity

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

7.2 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. SPD2 was formally adopted by the Council on the 6<sup>th</sup> December 2006 following public consultation and forms a material planning consideration.

- 7.3 The property is a detached house with a single a single storey extension at side, a single storey extension at rear at lower ground floor level, a raised patio area and a decked area with a swimming pool at rear. The land slopes down towards the rear boundary with the properties at the rear set significantly lower than the host house. From the main rear wall of the house, the existing garden has a length of approximately 49 metres.
- 7.4 It is proposed to erect a detached building at the end of the garden adjacent to the rear boundary with 94 Brancaster Lane. It would be set approximately 2m from the side and rear boundaries at its closest point and would have a maximum height of 4.5m taken from the lowest ground level. It would be pebble-dashed and have interlocking tiles.
- 7.5 Whilst the property has a single storey rear extension, patio area, decking area with swimming pool, given the size and siting of the proposed building and the length of the rear garden, it is considered that the detached building would not lead to overdevelopment of the site, harmful to the character and appearance of the area. Whilst the detached building would be pebble-dashed with interlocking tiles as opposed to a wooden structure, it is not uncommon for detached structures to be erected of varying materials in the rear garden. Given it would not be visible from the street scene and set away from the host building and adjacent to the rear boundary, it would not have a detrimental impact on the character of the area.
- 7.6 Therefore the development 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 2016 (consolidated with alterations since 2011).

### **Impact on the amenities of the occupiers of the adjoining and neighbouring properties**

- 7.7 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.
- 7.8 Due to the topography of the area the gardens fall away from Riddlesdown Avenue to Brancaster Lane. The properties backing onto the site are situated lower than the host house and proposed detached building.
- 7.9 The detached building would be situated approximately 2m from the side and rear boundaries and used in connection with the main house as a gym. There is close

boarded fencing along the side boundary between 19 and 21 Riddlesdown Avenue with screening supplemented by natural planting.

- 7.10 94 Brancaster Lane has a garden length of approximately 36m from the main rear wall of the house to the rear boundary. Whilst the building would be in an elevated position in relation to no. 94 Brancaster Lane and the properties to the rear, given the size and siting of the detached building set away from the boundary, the separation distance between the building and the rear of no. 94 Brancaster Lane and properties in Brancaster Lane and the existing boundary treatment, it is deemed the development would not be detrimental to the amenities of properties in Brancaster Lane.
- 7.11 Given the siting of the proposed building in relation to properties in Riddlesdown Avenue adjacent to the rear boundary, set away from the side boundaries and the existing boundary treatment which minimises overlooking, it is considered the proposed development would not have an undue impact on the amenities of these properties as to warrant a refusal of planning permission.
- 7.12 Therefore the development would 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).

### **Trees and biodiversity**

- 7.13 London Plan policy 7.21 states that existing trees of value should be retained and any loss as the result of development should be replaced. UDP Policy NC2 states that planning permission will not be granted for development that would cause demonstrable harm to a species of animal or plant, or its habitat. UDP Policy NC4 states that the Council will refuse permission for development that results in the loss of valued tree(s) especially those protected by Tree Preservation Orders. CLP1 Policy SP7.4 states that the Council will enhance biodiversity across the borough, including the protection and enhancement of sites of importance for biological and geological diversity.
- 7.14 There is not a tree preservation order on the application site. There is high natural screening/trees along the rear boundary, high natural screening along the side boundary with 23 Riddlesdown Avenue and along part of the side boundary with 19 Riddlesdown Avenue.
- 7.15 Representations have been received in relation to the impact on wildlife especially badgers and that there is a badger sett at 25 Riddlesdown Avenue and that badgers travel through the various neighbouring gardens including the application premises. At the time of the site visit, no evidence was found that badgers use this site. Considering the size and siting of the proposed building set away from the side and rear boundaries and with the existing natural screening/trees which would remain, if badgers do use this site the impact on badger movements would be minimal. With all matters weighed, up it is considered the proposed development would not have an undue impact on badgers. However, in the event protected wildlife is found it is recommended for the applicant to follow the standing advice provided by Natural England which has been captured as a standard informative.

## **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.