



2 Douglas drive, Sirley, Croydon, Surrey

Location plan

scale: 1-1250

PART 6: Planning Applications for Decision**Item 6.4**

1 APPLICATION DETAILS

Ref: [16/02307/P](#) (*link to related documents in the Planning Register*)
Location: 2 Douglas Drive, Croydon, CR0 8PS
Ward: Shirley
Description: Retention of single storey detached building at rear.
Drawing Nos.: DD-1-01, 02.
Applicant: Mr & Mrs Velautham
Agent: Mr Robinson, MRA Robinson
Case Officer: Billy Tipping

- 1.1 This application is being reported to the Sub Committee because a referral has been received from Cllr Sue Bennett and individual objections have been received above the delegated level agreement.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application building has been erected at the rear end of the application site garden, adjacent to the flank elevation of 35 Tideswell Road. It is 700mm from the boundaries of both adjoining properties to the south at 35 Tideswell Road and, to the east at 4 Douglas Drive.
- The building has a ridged roof running parallel with the immediately adjoining property at 35 Tideswell Road. It is 7.7m long and 3.5m deep, 3.85m high to the ridge and 2.4m to the eaves. It has double doors and windows facing the rear of the application property at a distance of 12.8m.
- The structure as built is relatively small, adjacent to a neighbouring garage (attached to 4 Douglas Drive) and aligns generally with the character and appearance of the immediate locality and would not significantly affect the amenities of neighbouring residential occupiers. A planning condition is recommended to ensure that the out-building is used incidental to the enjoyment of the dwelling house.

3 RECOMMENDATION

- 3.1 That the Committee resolve to APPROVE planning permission subject to the following condition:

- 1) The rear outbuilding shall not be used for any purposes other than those incidental to the enjoyment of the dwelling house.

Informatives

- 1) Site Notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning.

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Planning permission is sought for the retention of a single storey detached building at the rear of the application site. The structure is timber clad with an interlocking tiled roof.

Site and Surroundings

- 4.2 The application property is a detached two storey, residential property on the southern side, at the western end, of Douglas Drive. The flank elevation of the property faces Tideswell Road.
- 4.3 The area is a residential area characterised principally by two storey semi-detached properties.

Planning History

- 4.4 This application for retrospective planning permission arose out of a planning enforcement investigation. The outbuilding required planning permission in view of its overall height, relatively close to neighbouring property boundaries.
- 4.5 No other planning history is relevant.

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 site notices in Douglas Road and Tideswell Road. The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No. of individual responses: 13 Objecting: 13, Supporting 0.

No of petitions received: 0.

- 6.2 Spring Park Residents Association also object to the proposal.
- 6.3 Cllr Sue Bennett objected to the proposal and referred the proposal to the Sub Committee.
- 6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:
- Loss of trees to erect building.
 - The submitted application details do not accord with the building as erected at the application site.
 - The building is visible from the public highway.
 - The building is too big

- Out of character for the area.
- Lack of clarity regarding the use of the building.
- Loss of light and amenity to adjoining occupiers.
- Loss of privacy.
- Visual intrusion.
- The building is an eyesore.
- Building has been built close to the boundary with the adjoining property.
- Lack of clarity regarding ownership.
- Back garden development.

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The character and appearance of the area.
2. Amenities of the occupiers of adjoining property.
3. Amenities of the occupiers of the application property.

The impact on the character and appearance of the area

7.2 Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development. Further paragraph 61 states that securing high quality and inclusive design goes beyond aesthetic considerations. Planning decisions should therefore address the connections between people and places and the integration of new development into the natural, built and historic environment. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan 2011 (with 2016 Alterations) state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policies UD2 and UD3 of the Croydon Plan (2006) Saved Policies 2013 require the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 of the Croydon Local Plan: Strategic Policies (2013) indicates 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 of the Croydon Local Plan: Strategic Policies (2013) also require development to be of a high quality which respects and enhances local character.

7.3 The application building is at the rear of the application site and lies parallel to the flank elevation of the neighbouring property at 35 Tideswell Road. This type of location would be a typical location for the siting of a garage and the building appears superficially, to be this kind of structure. Although the building as erected, is somewhat larger than a typical garage, it is still of a form that does not jar with the streetscape and the character of the area. The outbuilding is suitably set back from the back edge of pavement and the flank elevation of the host property. In this location, this style of building is considered acceptable, utilising appropriate materials.

7.4 Consequently, it is concluded that the proposal accords with the intentions of the NPPF, Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan (2011), Policies UD2 and UD3, of the Croydon Plan (2006) Saved Policies 2013 and Policies SP1.1, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013).

Amenities of the Neighbouring Residential Occupiers

- 7.5 Policy 7.6 of the London Plan 2011 (with 2016 amendments) states that development should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy UD8 Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that “Privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected from undue visual intrusion and loss of privacy...” and will have regard to the “maintenance of sunlight or daylight amenities for occupiers of adjacent properties”.
- 7.6 The application building is located adjacent to the adjoining property situated at 35 Tideswell Road. This property has an attached garage building on this boundary with the application site and it is therefore considered that any impact, in terms of noise, general disturbance or loss of light would be limited and consequently acceptable.
- 7.7 The building is 12.8m from the rear elevation of the host property and consequently views of the adjoining property (4 Douglas Drive) are only possible obliquely from the outbuilding and at a greater distance. Given the single storey nature of the application building the effects of the development would be acceptable. It is recommended that a condition be imposed limited the uses to those incidental to the enjoyment of the dwelling house.

Impact on the Existing Residential Occupier

- 7.8 The application property is a corner property and so has a slightly larger garden than is typical for the area. The out-building as constructed, leaves a 12.8m deep garden. This is considered acceptable for this two storey single family dwelling house.

Conclusions

- 7.9 Objections have been raised on the basis of loss of trees. No trees which benefit from a Tree Preservation Order at the site would be affected by the proposal.
- 7.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be approved for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.