

PART 6: Planning Applications for Decision

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

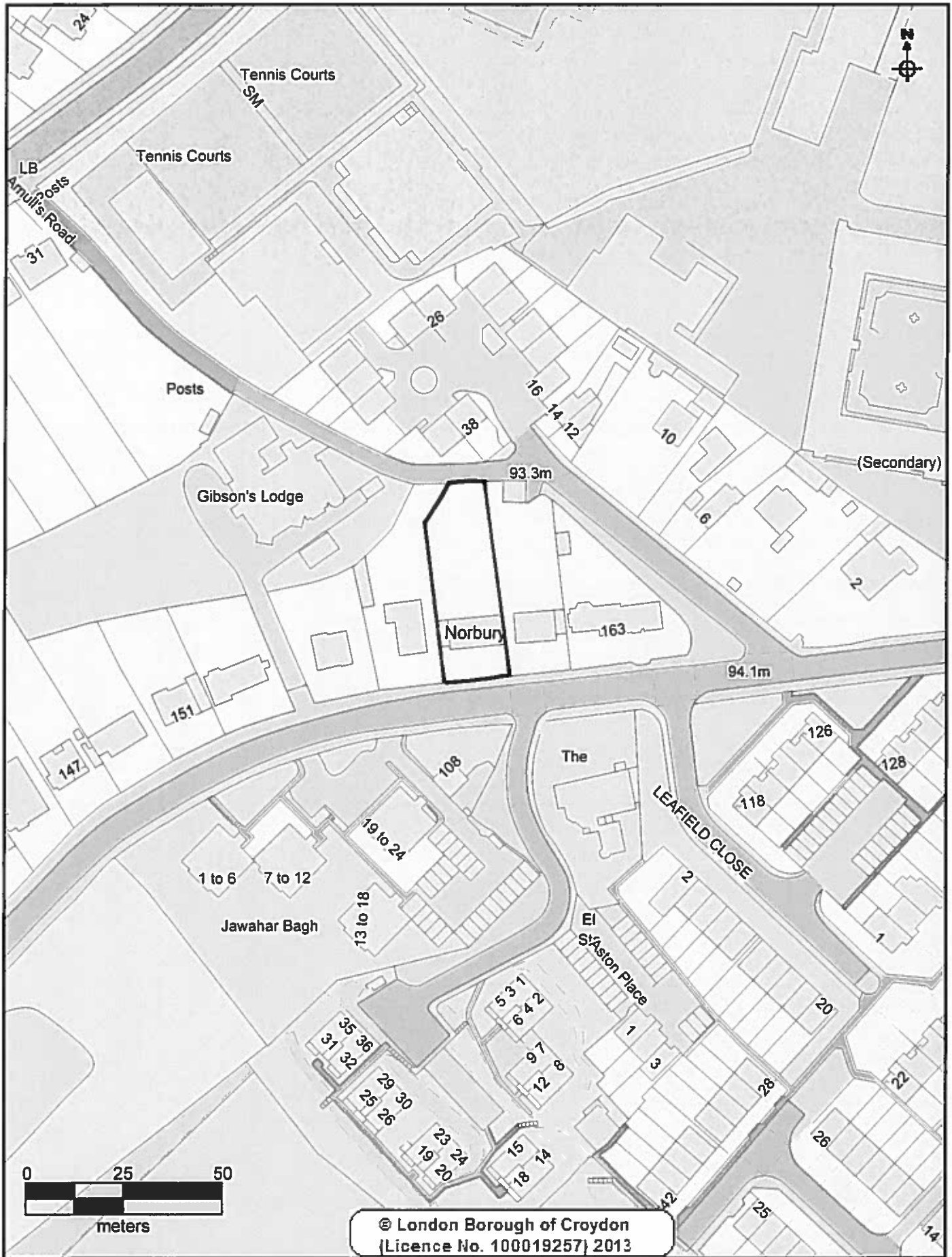
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

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.



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22-Nov-2016



1 APPLICATION DETAILS

Ref: [16/03150/P](#) (*Link to associated documents on the Planning Register*)
Location: 159 Gibson's Hill, London, SW16 3ES
Ward: Norbury
Description: Alterations ; erection of single storey side / rear extensions and first floor side extension ; erection of dormer extension and installation of roof light window.
Drawing Nos: 9594_FPA_01 ; 9594_FPA_02 ; 9594_FPA_03 ; 9594_FPA_04 ; 9594_FPA_05
Applicant: Mr Goudie
Case Officer: Dean Gibson

- 1.1 The application is being reported to Committee because the North Croydon Conservation Area Advisory Panel has objected to the application and met the terms of referral as set out within Committee Consideration criteria.

2 SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- The proposal would be in the context of the presumption in favour of sustainable development set out in the National Planning Policy Framework.
- The proposal would accord with the design and amenity policies of the London Plan, the Croydon Local Plan, and the Croydon Plan Saved Policies.

3 RECOMMENDATION

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

Conditions

- 1) Use of matching materials in extensions and works of making good.
- 2) Western flank window of first floor side extension to be implemented and retained thereafter as obscure-glazed.
- 3) Western flank elevation new window of ground floor to be obscure-glazed and fixed shut implemented and retained thereafter as such.
- 4) Development to be carried out in accordance with the approved plans.
- 5) Development to be commenced within three years.
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Building Control

Informatives

- 1) Removal of sites notices

2) Any other required

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 Full planning permission is sought for :

Single storey rear extension / Single storey rear/side extension

- Rear 4.8m depth x 10.2m width x 3.2m height ; provision of two lantern windows in roof ; Powder coated aluminium doors.
- Side/rear (towards eastern side) 3.1m depth x 2.8m height x 2.8m width.

First floor side extension

- Frontage set back 1.5m from main façade of house
- Ridge height of roof set down 1.3m from ridge height of roof of existing house

Alterations to existing single storey western side addition

- Remove existing roof / replace with lean-to roof.
- Replace existing front door with window.
- Replace existing rear window with rear door.

Dormer extension in rear roof slope

- 2.9m depth x 4.3m width x 2.4m height

Replacement modern pediment and columns (i.e. Open Porch)

- Removal of existing pediment and Doric columns.

Replacement windows and garage door.

- Existing Upvc windows replaced with new Upvc windows.
- Ground floor front projecting bay windows replaced with flush windows.
- Garage door replaced.

Site and Surroundings

4.2 The site comprises a two storey detached inter-war family house on the northern side of Gibson's Hill. The house has two brick chimney stacks on its roof, one to the east and one to the west. There is a single storey addition (granny annexe) connected to the western flank of the house which accommodates a kitchen, bathroom, dining room. There is a single storey addition connected to the eastern flank of the house which accommodates a garage and utility room. The house is formed of brick and it has white Upvc windows throughout. The house has a hardstanding forecourt with separated vehicle entry and exit accesses. There is a front brick boundary wall/piers with decorative stone snowflake insets. There is a high hedge directly behind the front wall. The ground level of the site slopes up from south to north. The rear garden has a patio which steps up to a lawn area with border planting. There is a Cedar tree toward the western side / end of the rear garden which is subject of a tree preservation order (TPO 9/2011).

4.3 Directly to the west of the site, 157 Gibson's Hill, is a detached brick chalet bungalow dwelling. It has a single storey garage attached to its eastern flank. The property at 157 Gibson's Hill is set on a lower ground level than the application site.

Directly to the east of the site, 161 Gibson's Hill, is a detached two storey brick house. The property at 161 Gibson's Hill is set on a higher ground level than the application site. The rear of the site is bounded by Arnall's Road and the part directly behind the site is a pedestrian only cut-through to Ryecoft Road. There is a modern housing estate on the northern side of Arnall's Road.

- 4.4 The site is within the Norwood Grove conservation area. The dwellings on this part of Gibson's Hill are predominantly detached two storey detached houses, although chalet bungalows are found at 157 and 163 Gibson's Hill. There are two storey side extensions evident at 149 and 161 Gibson's Hill. Of the eleven dwellings in the row from 143 to 163 (odds) Gibson's Hill only 147 Gibson's Hill has timber framed frontage windows. The other ten properties, including the application site, have Upvc frontage windows. Four of the properties have flat windows to their frontage, four have bay windows to their frontage, and the remainder have a mixture of bay and flat windows to their frontage. Houses on this part of Gibson's Hill are set within generous plots and building lines are uniform with houses at a consistent set back from the road of between 8 – 10 metres, apart from Gibson's Lodge Nursing Home which is set back from the road accessed from a long driveway.

Planning History

- 4.5 10/00758/P – Refused planning permission for erection of three bedroom chalet bungalow at rear and provision of associated parking. Appeal Dismissed.
- 4.6 11/03670/P – Granted planning permission for Alterations and use of garage as granny flat, construction of pitched roof and erection of single storey rear extension (Implemented).
- 4.7 16/01276/Pre – Pre-application advice sought for first floor side extension and second floor roof/extension / loft conversion.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by the erection of site notices and press notices. The number of representations received from neighbours and local groups in response to the publicity of the application were as follows:

No of individual responses: 3 Objecting: 3

The following group made representation :- North Croydon Conservation Area Advisory Panel - Objecting

- 6.2 The following summarised issues were raised in representations received on the initial plans and amended plans, that are material to the determination of the application, and they are addressed in the next section of this report:

- First floor side extension will reduce spaces between buildings out of character

- Dormer extension would be a dominant structure / out of character
- Extensions will destroy symmetry of house
- Detrimental effect on conservation area
- Loss of light from first floor side extension
- Timber windows should be used

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Character of the area and the visual amenities of the street scene
2. Amenities of the occupiers of the adjoining residential properties

1. Character of the area and the visual amenities of the street scene

7.2 The site is located within the Norwood Grove Conservation Area and as such regard must be had to this designation. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 imposes a duty on local planning authorities to pay special attention to the desirability of preserving the character and appearance of the Conservation Area.

7.3 The Policies 7.4 and 7.6 of the London Plan, and SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies and UD2, UD3 and UD8 of the Croydon Plan aim to achieve a high standard of design in residential developments requiring development to respect the character of the area, and for the siting and massing of new buildings to respect or improve the existing pattern of buildings. The Supplementary Planning Document No.2 on Residential Extensions and Alterations (SPD2) is also relevant as is the Supplementary Planning Documents – Conservation Area General Guidance and Norwood Grove Conservation Area Appraisal and Management Plan (CAAMP).

•First floor side extension

7.4 The CAAMP advises that two storey side extensions may not be considered acceptable if they would result in a negative impact on the special character of the host building and the streetscape character of a collection of buildings. Where side extensions are considered to be acceptable in principle, the extension must be carefully designed so as to be subservient to the host building. A first floor side extension must be set back at least 1.5m at first floor level from the main façade of the building. The advice regarding the set back is also a recommendation of SPD2. The SPD2 also recommends that roof lines of these extensions match the pitch/form of the main roof and that they are set down from the height of the main roof in order to promote a subordinate appearance of extension.

7.5 In this instance the proposed first floor side extension to the western flank elevation would have a set back of 1.5m from the main façade of the house. The ridge of the extension roof would also be set down by 1.3m from the roof ridge height of the existing house. It would therefore appear subordinate to the existing house. As the

adjacent property at 157 Gibson's Hill is set on a significantly lower ground level and the properties are detached, then no adverse 'terracing' effect would result from the proposed built form occupying the space above the existing ground floor side addition. The retention of the chimney stack would also assist in maintaining some of the symmetry of the house. In the locality there are comparable side extensions at 149 and 161 Gibson's Hill, so the extension would not be out of character with the locality.

•Single storey rear extension / Single storey rear/side extension

7.6 The CAAMP advises that single storey rear extensions are generally acceptable in principle so long as they are not oversized and of an appropriate design. This advice is also a recommendation of SPD2, which also advises that rear extensions on detached properties should generally not project more than 4m beyond adjacent properties, but that on detached properties that some discretion can be applied depending on the merits of the individual site. The maximum depth of the rear extension would be 4.8m and the maximum depth of the rear/side extension would be 3.1m. While the depth of the rear extension would be greater than 4m, the extension would still appear subordinate to the main house due to its detached nature and relatively large rear garden. The proposed rear / side extension would effectively mirror the arrangement of the single storey addition on the western flank of the house and would again appear subordinate in the context of the existing house and garden space. Neither the rear or the rear/side extension would be visible from the public highway.

•Rear Dormer Extension

7.7 The CAAMP advises that large roof extensions, including dormer windows, that are visible from the 'public highway' are generally not considered to be appropriate due to the disruption of the predominant rhythm and proportions of the prominent roofscapes. Roof extensions must not unduly dominate the roof of the main building. SPD2 advises that dormer extensions should leave existing roof space around it on all sides and that they should not occupy more than two-thirds the width of the existing roofspace.

7.8 The proposed dormer extension would not be visible from the public highway of Gibson's Hill and would largely be obscured by large trees from Arnall's Road. The dormer would leave space around it on all sides. The existing roofspace has a width of 10.8m and the proposed dormer would be 4.3m width, so it would not be more than two-thirds the width of the roofspace. The dormer would therefore not be highly visible from the public highway and would be subservient to the existing rear roofspace.

•Replacement Windows / replacement garage door

7.9 The CAAMP advises that many properties in the conservation area contain timber sash windows or traditional steel or timber framed leaded windows. It goes to recommend that original or traditional-style windows should be retained and repaired if at all possible due to their historic importance. If replacement of windows is the only viable option this should be on a like-for-like basis in terms of design and materials.

- 7.10 The existing windows on the house are formed of white Upvc frames throughout and they have a square grid pattern of mullions. The front ground floor windows are protruding bay windows. It is proposed to replace the existing white Upvc frame windows with white Upvc windows and replace a front kitchen door with window again with Upvc frames. The front ground floor bay windows would also be removed and replaced with windows flush with the front elevation of the house. The doors of the proposed rear extension would have powder coated aluminium frames.
- 7.11 The proposed replacement garage door would be a like-for-like replacement. Timber framed windows are advocated in conservation areas, however, in this instance the use of Upvc frames would be in keeping with the appearance of the existing house. Of the eleven dwellings from 143 to 163 (odds) Gibson's Hill, only one property has retained timber framed windows ; all of the other dwellings have white Upvc framed windows to their frontages. The proposed replacement of the ground floor bay windows with flush windows would also be in keeping with the appearance of the house, and there are at least four other properties with the wholly flush windows to front elevations evident on the dwellings from 143 to 163 Gibson's Hill. The front ground floor of the property is set back approximately 8m from the pavement and is largely obscured by the existing front hedge of the property. Therefore, in this instance the proposed windows and doors would be in keeping with the existing house and locality.

Replacement modern pediment and columns (i.e. Open Porch)

- 7.12 The CAAMP advises that new porches may be considered to be acceptable provided they result in an enhancement to the character of the host building.
- 7.13 The existing pediment and Doric columns that form the open porch do not appear to be an original part of the house, but a later addition. The proposed open porch would have a canopy with tiles to match the existing roof of the house and slim profile columns. The front ground floor of the property is set back approximately 8m from the highway and is largely obscured by the existing front hedge of the property. Therefore, the provision of the replacement porch would not detract from the visual amenity of the house or conservation area.

2. Amenities of the occupiers of the adjoining residential properties

- 7.14 The Policies 7.6 and 7.15 of the London Plan, and SP4.2 of the Croydon Local Plan Strategic Policies, and UD8 and EP1 of the Croydon Plan seek to enhance social cohesion and wellbeing and to protect residential amenity in considering proposals for new development. They seek to protect adjoining and nearby occupiers from loss of privacy, loss of light, loss of outlook, adverse visual intrusion, and pollution resulting from development, such as noise and disturbance.
- 7.15 The proposed development would have no adverse effect on the amenities of adjacent occupiers. SPD2 advises that rear extensions to detached houses should not project more than 4m beyond adjacent dwellings, but that each case will be considered on its individual merits. The proposed rear extension would be 4.8m depth, but the eastern and western flanks of the rear single storey extension would be set 2.7m away from both the eastern and western side boundaries of 157 and 161 Gibson's Hill, so would not result in adverse loss of light, loss of outlook, or visual intrusion to those properties. The side/rear extension would project 3.1m

beyond 161 Gibson's Hill and this would be in accordance with the recommendation of SPD2 that rear extensions should not project more than 4m beyond adjacent dwellings. Again it would not result in adverse loss of light, loss of outlook, or visual intrusion to that property.

- 7.16 The proposed rear dormer extension would be set into the lee of the rear roof slope and so would not have any detrimental effect on the amenities of adjacent dwellings.
- 7.17 While there is a dormer window in the eastern flank roof slope of 157 Gibson's Hill, the proposed first floor side extension would be set in the lee of the existing western flank elevation of the house on the application site. Due to this arrangement and the orientation of the application site, it would not result in adverse loss of light, loss of outlook, or visual intrusion to the occupiers of 157 Gibson's Hill. A window proposed in the western flank elevation of the first floor side extension would serve a bathroom, so is likely to be obscure-glazed. This matter can be secured by condition to protect the privacy of the occupiers of 157 Gibson's Hill.
- 7.18 No adverse increase in noise would result from the proposed development as it is relatively minor in nature. While noise from demolition and construction works is inevitable, there is separate environmental legislation in place to respond to noise nuisance. The Council and the GLA also produce good practice guidance on this issue which the applicant could be made aware of through an informative. It would also be prudent to require a Construction Environmental Management Plan be produced to manage and minimise pollution from demolition and construction works associated to the proposed development. This matter could be secured by condition.
- 7.19 Therefore, the proposed development would not adversely affect the amenity of adjoining occupiers in terms of loss of light, loss of outlook, loss of privacy, or visual intrusion, or increased noise and disturbance.

Other Matters

- 7.20 The Policies 7.21 of the London Plan and SP7.4 and SP7.5 of the Croydon Local Plan Strategic Policies and UD14, NC3, and NC4 of the Croydon Plan support the role of productive landscapes by protecting trees and improving the qualities of habitats through encouraging diversity in flora and fauna.
- 7.21 The protected Cedar tree in the rear garden is a significant distance from the proposed rear extension and would not be adversely affected by the proposed development. Some minor foliage adjacent to the eastern side boundary would be removed to accommodate the ground floor side/rear extension. This would be acceptable.

Conclusion

- 7.22 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out at the beginning of this report in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS. The details of the decision are set out in the RECOMMENDATION.