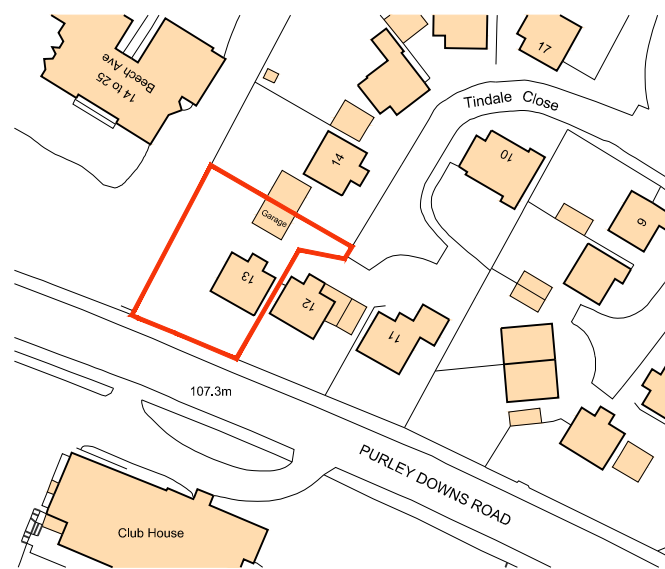
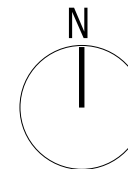


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 Any discrepancies are to be reported to WS Planning & Architecture.
 Refer to Structural Engineers details for structural design criteria.
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Date	Drawn By
NOVEMBER 2016	JP
Scale	Checked
1:1250@A3	LB

Client
 Mr Webzell

Project
 13 Tindale Close
 South Croydon

Title
 Site Location Plan

Drawing No.
 J002488/ DD01



Site Location Plan 1:1250

SUMMARY OF APPLICATION DETAILS

Ref: 17/00216/HSE
Location: 13 Tindale Close, South Croydon, CR2 0RT
Ward: Sanderstead
Description: Erection of two storey side extension and single storey front extension and extension to decking
Drawing Nos: J002488/DD01, J002488/DD02, J002488/DD03, J002488/DD04, J002488/DD05, J002488/DD06, J002488/DD07-A, J48.56/03
Applicant: Mr Webzell
Agent: Neal McGregor, WS Planning & Architecture, Europe House, Bancroft Road, Reigate, RH2 7RP
Case Officer: Dan Hyde

- 1.1 This application is being reported to Planning Sub-Committee because the Ward Councillor (Cllr Pollard) made a representation in accordance with the Committee Consideration Criteria and requested committee consideration.

2 RECOMMENDATION

- 2.1 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Tree Protection measures be in place prior to works beginning on site, including storage of materials, appropriate ground protection, fencing and foundations
- 2) Materials to match the existing dwelling
- 3) The proposal to be in accordance with the approved plans
- 4) To complete the proposal in 3 years of the date of the permission
- 5) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.2 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- Erection of two storey side extension

- Extension of existing single storey front porch
- Extension to decking to accommodate the proposal

Site and Surroundings

- Residential in character
- Surrounding properties of a similar size and design to application site
- Flatted development to the north west of the site
- An Area Protection Order is in place on site made under Tree Protection Order No. 145 of 1962. Most notably there is a large Beech tree to the north west of the application site.
- The site is not subject to any designations as identified in the Croydon Local Plan Policies Map.

Planning History

- The following planning decisions are relevant to the application:

06/04079/P Retention of decking at rear
Approved [and implemented]

14/04937/P Erection of detached 3 bedroom dwelling at side and provision of associated parking
Refused on grounds of overdevelopment, out of character with surrounding area, impact on protected trees
Appeal dismissed on the same grounds

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed extension would not have a detrimental impact on the amenity of the street scene in this part of Tindale Close. It would be out of the direct line of sight when approaching this part of the close, and would not be immediately visible in the wider street scene and would be partly screened, particularly at ground floor level by the existing detached garage.
- The proposed extension would be well separated from no. 14 by 15.5m which is considered a significant enough distance to protect their residential amenities.
- The proposal would encroach very slightly into the Root Protection Area of the protected Beech tree. However screw pile foundations are proposed which would be acceptable, allowing the health of the tree to be maintained.

5 CONSULTATION RESPONSE

- The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 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: 1 Objecting: 1 Supporting: 0

- The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
No other buildings in the cul-de-sac have two storey extensions and would increase the size of the dwelling to a size that would be out of keeping with surrounding dwellings.	The site is in the corner of the cul-de-sac and as such the proposal would not have a dominant effect on the visual amenity of the area. There are no restrictions imposed on this area which would not allow such extensions, and the applicant has the right to extend their property if they so wish, the application site lends itself to a two storey side extension unlike some other properties in this particular cul-de-sac due to the layout.
The proposal would have a detrimental impact on the amenities of the objector due to potential overlooking and loss of privacy	The proposed extension would be 15.5m from the most affected property, which is considered to be a significant enough distance to not warrant a detrimental impact in terms of overlooking and loss of privacy.
The proposal would have an impact in terms of loss of light to the adjacent property.	The aforementioned separation distance is considered significant enough to not warrant an excessive loss of light, particularly during summer months, to warrant refusal of the application on these grounds.
Concerns over impacts to wildlife and the loss of open space and views to protected Beech tree	It has not been identified that there are any protected species on the site. The open space is also not protected by Local Policy and as such would not be an open space that could be defended to be kept, particularly as it is a private garden. The Beech tree would be much taller than the proposal and as such views of the tree may be obscured but not lost entirely.
Concerns over the impact of construction traffic in the private close	Whilst this may be an issue during the construction phase, this is not something that would be appropriate to control due to the scale of the development.
The proposal would have a detrimental impact on protected trees	The Councils Tree Officer was consulted during the application process and the applicant provided an Arboricultural Report. It was concluded that with appropriate

	foundations to the development the health of the tree would not be detrimentally impacted upon from the proposal.
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- Councillor Tim Pollard has made the following representations:
 - Loss of privacy to neighbours
 - Shading and loss of light to neighbours

7 RELEVANT PLANNING POLICIES AND GUIDANCE

- In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012. (This list and the paragraphs below, will need to include CLP1.1 and CLP2 once they have weight and become material planning considerations).
- Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
 - Requiring good design.
 - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- The main policy considerations raised by the application that the Committee are required to consider are:
 - Consolidated London Plan 2015 (LP):
 - 7.4 on Local Character
 - 7.6 on Architecture
 - Croydon Local Plan: Strategic Policies 2013 (CLP1):
 - SP1.2 Place Making
 - SP4.1 & 4.2 Urban Design and Local Character
 - Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):
 - UD2 Layout and Siting of New Development
 - UD3 Scale and Design of New Buildings
 - UD8 Protecting residential amenity
 - NC4 Woodland Trees and Hedgerows

- There is relevant Supplementary Planning Guidance as follows:
 - SPD2 Residential Extensions (LBC)

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
1. Principle of development
 2. Townscape and visual impact
 3. Residential amenity
 4. Protected trees

Principle of development

- 8.2 The principle of extending properties in Tindale Close has already been established with no. 29 Tindale Close having a similar extension to the one proposed. Therefore it is considered that the principle of extending the property is acceptable, and can be supported.

Townscape and visual impact

- 8.3 The proposed extension would be in the south west corner of this cul-de-sac within Tindale Close. Due to the tight nature and layout of this area of Tindale Close views of the extension would not be possible until one is well within the cul-de-sac. Some of the extension would be well screened by the existing garages to the front of the application site, therefore the proposal would not have a dominating impact on the street scene.
- 8.4 Whilst the extension would not be SPD2 compliant as it would not have a 1.5m set back, it would not cause any terracing as there is no neighbouring occupier to this side of the property, and as stated previously, the location of the development would mean that the proposal would not have a harmful impact on the street scene.

Residential amenity

- 8.5 The proposed extension, would be 15.5m from the neighbouring occupier to the north east of the site, no. 14 Tindale Close. It is considered that this separation distance is significant enough to not warrant a detrimental impact from the proposal on the amenities of this occupier. Furthermore, there are no side windows in no. 14 to be effected by the proposal except for a side door which is obscure glazed and directly behind the existing garage to that property. Therefore any impact on this would not harm the overall residential amenities of the occupiers.
- 8.6 Due to the proposals location it is not considered that there would be a harm from it on other neighbouring occupiers in Tindale Close or surrounding properties.

Protected trees

- 8.7 The application was submitted with a substantial Arboricultural report which stated that 5.3% of the Root Protection Area (RPA) of the large Beech tree would overlap with the proposal, along with 2.7% of the RPA of a smaller Yew tree and 1.6% of the

RPA of a smaller Beech tree. It is considered that with the appropriate conditions and foundations being used, as stated in the Arboricultural Report the minor intrusion into the RPAs would not compromise the long term health of the trees.

Conclusions

- 8.8 It is recommended that planning permission should be granted for the proposal, as it would not have a detrimental impact on the townscape or the visual amenity of the area due to the location of the proposal within in Tindale Close. The proposal would not have a detrimental impact on the amenities of neighbouring occupiers due to significant separation distances and arrangements of neighbouring properties (particularly no. 14 Tindale Close). The proposal would not harm protected trees due to reasonable foundations being proposed and acceptable tree protection requirements that can be conditioned.
- 8.9 All other relevant policies and considerations, including equalities, have been taken into account.