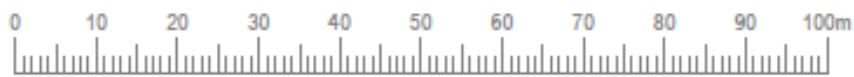
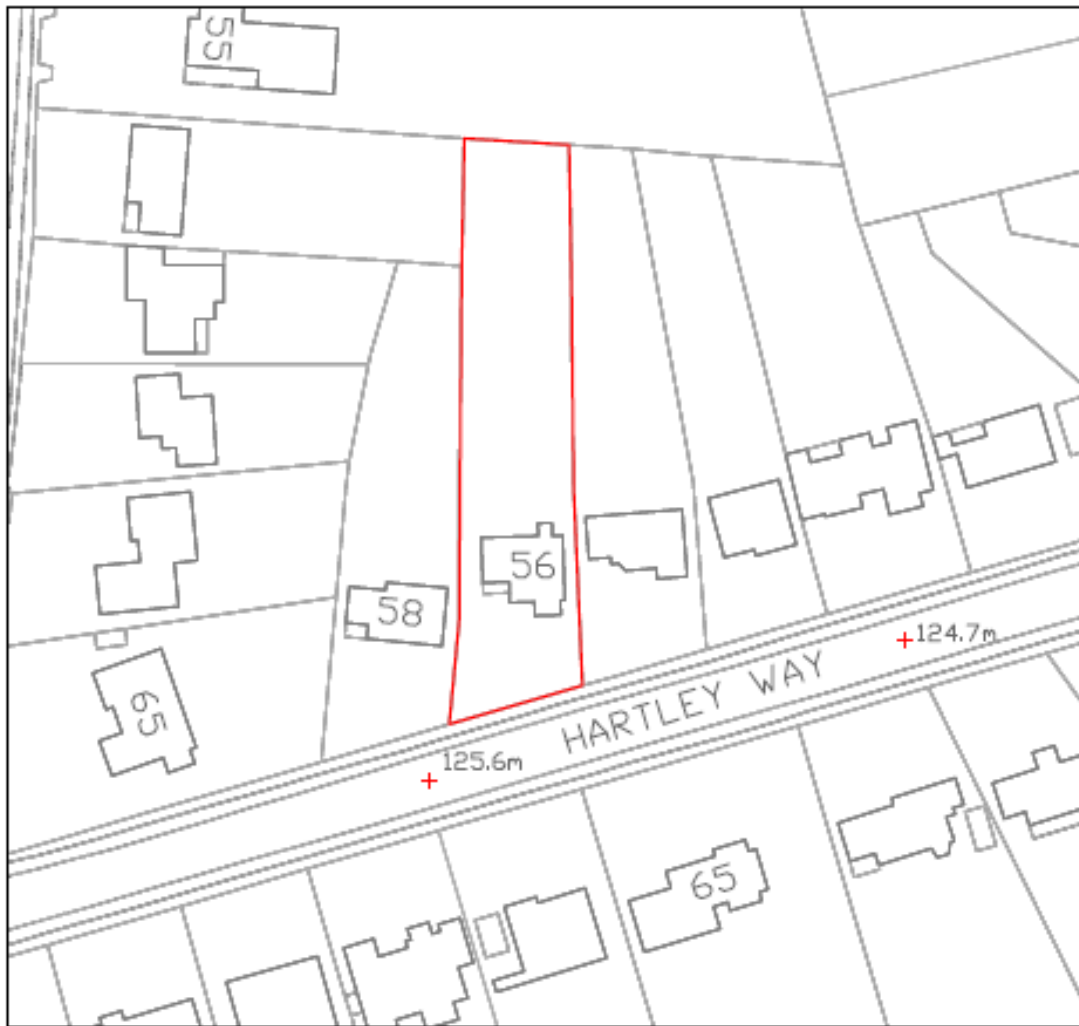


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1:1250

LINEAR SCALE

Site Plan 1:1250



PART 6: Planning Applications for Decision

Item 6.2

1 SUMMARY OF APPLICATION DETAILS

Ref: 17/02596/HSE
Location: 56 Hartley Hill, Purley, CR8 4EN
Ward: Kenley
Description: Retention of raising part of the ridge height by 300 mm and insertion of rooflight in connection with planning permission 16/04059/P for the erection of two storey rear extension and dormer extension in rear roof slope
Drawing Nos: H.18/01 Rev D, H.18/02 Rev D, H.18/03, H.18/04 Rev D (received 6 June 2017) and H.18/05 Rev D, H.18/06 Rev D, H.18/07 Rev D (received 3 July 2017).
Applicant: Mr and Mrs Crow
Agent: Ms Alida Calistru
Case Officer: Samantha Dixon

- 1.1 This application is being reported to Planning Sub-Committee because the Ward Councillor (Cllr O'Connell) and Hartley and District Residents' Association made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 RECOMMENDATION

- 2.1 That the Planning Sub-Committee resolve to GRANT planning permission.
- 2.2 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) In accordance with submitted drawings
- 2) No windows in west or east side elevations or roofslopes
- 3) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informatives

- 1) Removal of site notices
- 2) Any other informative(s) considered necessary by the Director of Planning

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 This application follows the grant of previous planning permission (16/04059/HSE) for the erection of a two storey rear extension to the dwelling including a rear dormer extension. The works have been substantially completed. The works have not been

carried out entirely in accordance with the approved scheme and this application seeks permission for the unauthorised works.

- 3.2 In comparison to the approved scheme, the ridge height of the building has been raised by 300mm. The dormer addition extends to the new ridge height and has a fully flat roof. A roof light has been inserted in the eastern side roof slope (Condition 2 of 16/04059/HSE restricted any additional windows being inserted in the east or western elevations).
- 3.3 It is noted that other alterations have occurred which include the removal of a chimney stack and conversion of garage to habitable room. The plans have been updated to include these alterations however they do not require planning permission in their own right.

Site and Surroundings

- 3.4 The application property is a two-storey detached house located on the north-western side of Hartley Hill. The area is mainly residential in character and is made up of detached properties. There is no direct policy constraint on the site as identified in the Croydon Local Plan Policies Map.

Planning History

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

14/03903/LP Application for lawful development certificate for erection of two storey rear extension. **Approved** 21.11.2014

14/03904/P Application for planning permission for the erection of two storey rear extension. **Refused** 21.11.2014 on grounds of harm to visual amenities of the occupiers of adjoining property by reason of its size and siting.
Appeal allowed. Work is currently on-going.

16/04059/HSE Erection of two storey rear extension with dormer extension in rear roof slope. **Approved** 04.11.2016 The permission is an amendment to a previous scheme allowed at appeal. The amendment includes the addition of rear dormer. Work is currently on-going.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The principle of residential extensions are acceptable.
- 4.2 The development does not have a detrimental impact on the character of the dwelling or surrounding area. Whilst the ridge height has been slightly increased and dormer enlarged in scale, the buildings in the surrounding area are of differing designs and scales and therefore the regularity of the street scene is not harmed.
- 4.3 The development does not have a detrimental impact on the amenity of adjoining occupiers.

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 two 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: 3 Objecting: 3 Supporting: 0

6.2 Representations have been made from the following local groups/societies:

- Hartley and District Residents' Association

6.3 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:

- Loss of privacy of adjacent houses and gardens
- Ridge height elevated by more than 300mm
- Proposed front elevations show a garage which was converted in 2014 to a habitable room. The side window overlooks the reception room of No.54. (OFFICER NOTE: The conversion of the garage to habitable accommodation does not require planning permission)
- The dormer is very prominent and creates a three storey house which is out of character for houses in this area

6.4 The following procedural matters were raised in representations:

- Submitted plans are not accurate (OFFICER NOTE: The plans have been amended to include the roof light, the correct scale of the rear dormer, the removal of the chimney stack and change of garage door to window in front elevation).

6.5 Councillor O'Connell (objecting) has made the following representations:

- Retrospective
- Out of character
- Overlooking neighbouring properties
- Inaccurate and potentially misleading plans

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 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.

7.2 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:

- Section 6: Delivering a wide choice of quality homes;
- Section 7: Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

7.4 Consolidated London Plan 2015 (LP):

- 7.4 Local Character
- 7.6 Architecture

7.5 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP4.1 & SP4.2 Urban design and local character
- SP8.17 Parking outside of high PTAL areas

7.6 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
- T2 Traffic generation from development

7.7 There is relevant Supplementary Planning Guidance as follows:

- SPD2 Residential Extensions (LBC) provides the following guidance:
 - Roof extensions should ideally be located on the rear elevation and should not dominate the original building. The extension should not normally be more than two thirds the width of the existing roof.
 - The extension should not be higher than the existing ridge line.

8 MATERIAL PLANNING CONSIDERATIONS

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

1. The design and appearance of the development and its effect on the character and appearance of the area
2. The impact of the development on the residential amenities of the adjacent occupiers

The design and appearance of the development

8.2 Part of the roof has been increased in height by approximately 300mm. The extent of the increase in height is not significant and the enlargement does not overall have any harmful impact on the appearance of the existing building. When viewed within the street scene the altered ridge is partially screened by the existing front facing gable feature. The buildings in this row are not uniform in appearance, height or building line and therefore the alteration to the roof height is not overly prominent or out of keeping with the wider streetscape.

- 8.3 The roof light is located in the side roof slope where it is not prominent within the roof slope or street scene and has no adverse impact on visual amenity.
- 8.4 The dormer extension to the rear is greater in height than the approved scheme and has a fully flat roof. Whilst this differs to the approved design, the dormer still sits centrally and overall does not dominate the roof slope. It is not visible from the front of the site or within the public realm. The alterations have no additional adverse impact on visual amenity in comparison to the approved scheme.

The residential amenity of adjacent occupiers

- 8.5 Given its location, the enlargement of the ridge height has no impact on the amenities of the adjacent residential properties by way of causing any loss of outlook, light or privacy.
- 8.6 The roof light in the eastern side roof slope is situated at a high level within the roof accommodation (1.65m above finished floor level). This and its angle within the roof slope prevents harmful outlook over the adjacent property.
- 8.7 The dormer, whilst slightly higher than the approved scheme sits well away from the side boundaries of the site. The alteration has no more impact of the adjacent properties in terms of overlooking than the approved scheme.

Other Planning Issues

- 8.8 The conversion of the garage to a habitable room does not require planning permission. Notwithstanding, there is ample room for vehicles to park off-road without having any impact on highway safety.

Conclusions

- 8.9 The alterations to the previously approved planning permission have no harmful impact on the visual or residential amenities of the area.
- 8.10 All other relevant policies and considerations, including equalities, have been taken into account.