



1 SUMMARY OF APPLICATION DETAILS

Ref: [17/01823/HSE](#) (*Link to associated documents on the Planning Register*)

Location: 29 The Ruffetts, South Croydon, CR2 7LS

Ward: Selsdon and Ballards

Description: Erection of single/two storey front/side/rear extension

Drawing Nos: Location Plan, TR1 (Amended Plan Received 13/7/17), TR2 and TR3 (Amended Plan Received 13/7/17)

Applicant: Mr A Hussain

Agent: Mr N McKinnon

Case Officer: Georgina Betts

- 1.1 This application is being reported to Committee because a Resident Association (Croham Valley Residents Association) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 RECOMMENDATION

- 2.1 That the 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) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2) No windows in the northern elevation
- 3) Materials to match the existing
- 4) Commencement of development within three years of consent being granted
- 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

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Erection of a single storey front/side/rear extension
- Erection of first floor side extension

Site and Surroundings

3.2 The application site lies on the western side of The Ruffetts and is currently occupied by a two storey semi-detached inter-war property.

3.3 The surrounding area is residential in character and comprises of similar two storey semi-detached and detached properties.

3.4 The application site lies within an area at risk of surface water and critical drainage flooding.

Planning History

3.5 16/03626/P – Planning permission was granted for the erection of a part single/two storey side and single store rear extension.

3.6 16/03440/GPDO – Prior Approval was granted with no jurisdiction for the erection of a single storey rear extensions projecting out a maximum of 5 metres with a maximum height of 4 metres.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development is acceptable in regards to the character and appearance of the surrounding area
- The development would not harm the residential amenities of the adjoining occupiers.
- The scheme generally accords with Supplementary Planning Document No2 on Residential Extensions and Alterations.

5 CONSULTATION RESPONSE

- 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: 3 Objecting: 3 Supporting: 0

6.2 Croham Valley Residents Association objected to the application and referred it to Planning Committee for determination.

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 light/over development
- Not in keeping with the character of the area
- Obtrusive design
- Overlooking/loss of privacy

6.4 The following issues were raised in representations which are not material to the determination of the application:

- Loss of view [OFFICER COMMENT: This is not a material planning consideration]

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. (This list and the paragraphs below, will need to include CLP1.1 and CLP2 once they have weight and become material planning considerations).

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:

- 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
- Delivering a wide choice of high quality homes
- Providing a good standard of amenity for existing and future occupants of buildings and land
- Promoting sustainable transport

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):

- 7.2 An Inclusive Environment
- 7.4 Local Character

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

- SP1.1 Place Making
- SP4.1 & 4.2 Urban Design and Local Character

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

7.7 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

7.8 In addition to the above policies, Supplementary Planning Document No 2 on Residential Extensions and Alterations is also relevant to this proposal.

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Townscape and visual impact
2. Residential amenity of the adjoining occupiers

Townscape and visual impact

8.3 The single/two storey front/side/side extension would measure less than two thirds the width of the original property while the ground floor would sit flush with the main front wall with the first floor set back 1.5 metres. The design of the extension would comply with the detailed design guidance of SPD2 and is considered to appear well designed and subservient to the original building.

8.4 The single storey rear extension would be subservient in appearance due to its scale and design and would have limited visibility from the wider area. Given the limited visibility of the rear extension and residential nature of the extension

this aspect of the development is not considered to harm the character and appearance of the surrounding area.

Residential amenities of the adjoining occupiers

- 8.5 The two storey side extension would not project beyond the rear of the adjoining occupiers while the single storey rear element would have a depth ranging from 3 to 5 metres; no windows are proposed in the northern or southern elevations.
- 8.6 The principle of a 5 metre rear extension has been accepted through 16/03440/GPDO, which is an important consideration for this application.
- 8.7 The relationship with 31 The Ruffetts is acceptable due to presence of an existing garage and attached conservatory at the property. While it is noted that there is a change in land levels between No's 29 and 31 this is minor and would not result in an overly intrusive extension when viewed from the conservatory at No31.
- 8.8 The nearest part of the extension adjacent to 27 The Ruffetts would project 3 metres beyond the rear wall of No27stepping out to 5 metres. The deeper element of the extension would not be visible from No27 due to a 45 degree splay taken from the nearest section of the extension. As such the proposed extension would not appear visually intrusive or result in a loss of privacy.
- 8.9 The development would therefore have an acceptable relationship with both neighbouring properties.
- 8.10 The application site lies within an area at risk of surface water and critical drainage flooding however given the limited scale of development and the existing site conditions the proposal is not considered to result in further flood risk. As such the proposal is acceptable in flood risk terms

Conclusions

- 8.11 It is recommended that planning permission should be granted for the proposal as it would be acceptable in all respects, subject to conditions.
- 8.12 All other relevant policies and considerations, including equalities, have been taken into account.