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London Borough Croydon

Scale 1: 1250



1 SUMMARY OF APPLICATION DETAILS

Ref: 17/01706/HSE.
Location: 20 Mapledale Avenue, Croydon CR0 5TB
Ward: Fairfield
Description: Alterations and erection of single/two storey front/rear extensions
Drawing Nos: 059 DWG P 01A, 059 DWG P 02, 059 DWG P 03, 059 DWG P 04, 059 DWG P 05A, 059 DWG P 06A, 059 DWG P 07A, 059 DWG P 08A, 059 DWG P 09A, NL 01
Applicant: Mr and Mrs Patel
Agent: Miss Joanne Lingwood
Case Officer: Sera Elobisi

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

2 RECOMMENDATION

- 2.1 That the Planning 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) The development shall be carried out entirely in accordance with the approved drawings and other documents submitted with the application.
- 2) All new and external work and work of making good shall be carried out in materials to match existing.
- 3) No window at or above first floor elevation shall be provided in the eastern and western elevations of the extension.
- 4) The development shall be begun within three years of the date of the permission.
- 5) Any [other] condition(s) considered necessary by the Director of Planning, and

Informatives

- 1) Site notices displayed Mapledale Avenue and Upfield to be removed by the applicant.
- 3) Any [other] informative(s) considered necessary by the Director of Planning

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The application proposes:

- Erection of porch to the front elevation
- Single storey rear extension to existing garage/annexe
- Part Single/part two storey rear extension from the original rear wall
- The existing conservatory would be demolished and replaced with the proposed single/two storey rear development.

Site and Surroundings

3.2 The application site is occupied by a large two storey detached house situated on the south-western side of Mapledale Avenue. The surrounding area is wholly residential, characterised by large detached houses of varying styles and sizes on similarly sized plots.

3.3 Site Policies and Constraints;

- Flood Risk 1000 year surface water
- Gas Pipes Low Pressure

Planning History

3.4 The site has not been the subject of any previous planning applications of relevance to this proposal.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 The development would not detract from the visual character of the building and the character of Mapledale Avenue.

4.2 The development would not harm residential amenity

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 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: 8 Objecting: 8 Supporting: 0

6.2 The Whitgift Estate Residents Association is objecting to the development proposal.

6.2 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
<i>Loss of light</i>	
Morning sunlight from the main living area of 18 Mapledale Avenue would be blocked out by the proposed two storey development.	The daylight assessment submitted as part of the application demonstrates the proposed two storey development would be at an angle of 25° from the ridge and 20° from the proposed eaves when measured from the nearest sensitive window at 18 Mapledale Avenue. The adjacent dwelling at 18 Mapledale Avenue would not be materially affected as a result of the two storey rear extension.
<i>Overlooking and loss of privacy</i>	
1 st floor rear windows would very easily allow viewing into the rear garden of 18 Mapledale Avenue because of the centre line of application property (from front to back) being angled at about 20 degrees towards 18 Mapledale Avenue	Given the plot orientation (south facing rear garden) and the proposed siting of the first-floor rear windows, there would be no undue overlooking into the rear gardens of the adjacent dwellings or loss of privacy to warrant a refusal on these grounds.
<i>Overdevelopment of the site</i>	
	The proposed development would be largely contained within the existing footprint of the dwelling and would not result in overdevelopment of the site. The property is situated within a large plot.
<i>Obtrusive design, bulk overshadowing</i>	
2 storey development would have an overbearing effect at very close proximity to 18 Mapledale Avenue as it would be built on land about 2 feet higher.	It is noted that there are land level changes between the application site and that of 18 Mapledale Avenue with a difference of approximately 600mm. The single storey part of the extension would be setback 4.0 metres away from the boundary of 18 Mapledale Avenue and would be on a single level with a maximum height of 3.025 metres from the ground floor of this neighbouring property. The first-floor extension would have a minimum setback of 9.0 metres from the boundary of 18 Mapledale Avenue and would be setback from the rear wall of this neighbouring property. Whilst the development would be noticeable from the rear gardens of the adjacent dwellings, it would not have an overbearing effect on the occupiers and in particular, the occupiers of 18 Mapledale Avenue.

<p><i>Not in keeping with the Whitgift Estate and corner plotted properties</i></p>	<p>The proposed development would be largely contained at the rear of the site and whilst it would be visible in places from the street it would not significantly alter the openness of the area. The proposed erection of a porch is acceptable in terms of design and scale and would not detract from the building or the streetscene.</p>
<p><i>Proposal is similar to 26 Mapledale Avenue which has been refused planning permission and dismissed by the Planning Inspectorate.</i></p>	<p>Whilst each planning application should be determined on its individual merits, this proposal has a number of key differences compared to the proposal at 26 Mapledale Avenue (including the primary element of the proposal being a two-storey rear extension rather than a two storey side extension) ensuring the majority of the development is at the rear of the property. Importantly, the proposal would not project beyond the established building line facing Mapledale Avenue.</p>

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:
- 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, public realm and streetscape
 - 7.6 Good quality environment
- 7.5 Croydon Local Plan: Strategic Policies 2013 (CLP1):
- SP4.1 Design
 - SP4.2 Residential amenity

7.6 Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and Siting
- UD3 Scale and Design
- UD8 Protecting residential amenity

7.7 There are relevant adopted Guidance as follows:

- Supplementary Planning Document note 2 on Residential Extensions and Alterations (SPD2).

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/Daylight & Sunlight for neighbours

Townscape and visual impact

8.2 The proposed alterations to the front elevation, namely the enclosed porch would be acceptable in terms of design. The proposed single storey extension to the rear of the attached garage/annexe would not be visible to the street-scene and would remain a subservient addition to the main dwelling.

8.3 The area comprises of detached houses, set within spacious plots which makes an important contribution to the area's character. The proposed two storey rear extension would be visible from public vantage points in Mapledale Avenue but the first floor element of the extension would not project beyond the side elevations of the existing dwelling or the established building line to the front of the properties. This would ensure that the sense of openness within the area is not significantly eroded. The maximum depth of the rear first floor projection would be 3.8 m which, combined with the design consisting of twin gables and suitable materials, would result in an extension that would not harm the overall appearance and character of the host dwelling and the immediate neighbourhood. The development would be acceptable in terms of its impact on the visual amenity of the street scene and the character of the area in accordance with the intentions of policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Policies SP1.2, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies 2013, Policy 7.6 of the London Plan 2015 and Supplementary Planning Document No 2 on Residential Extensions and Alterations.

Residential Amenity/Daylight & Sunlight for neighbours

8.4 The proposed ground and first floor extensions to such a large detached dwelling such as the application site is considered acceptable and in accordance with the Council's SPD2 which allows for a deeper projection on detached dwellings on large plots.

8.5 Whilst the development would be noticeable from the rear gardens of the adjacent dwellings, it would not have an overbearing effect on the occupiers (in particular the occupiers of 18 Mapledale Avenue). The proposed single storey rear extension would

have a minimum separation of 4.0 metres from the flank wall of the single storey side extension to 18 Mapledale Avenue and 9.0 metres at first floor level. The degree of separation between the proposed development and neighbouring dwelling at 18 Avenue would be sufficient enough to ensure no undue impact on the residential amenities of the adjoining occupiers. There are no windows proposed in the eastern and western and given the plot orientation and the proposed siting of the first-floor rear windows, there would be no undue overlooking into the rear gardens of the adjacent dwellings or loss of privacy to warrant a refusal on these grounds.

- 8.6 The daylight assessment submitted as part of the application show the proposed two storey development would be at an angle of 25° from the ridge and 20° from the proposed eaves when measured from the nearest sensitive window at 18 Mapledale Avenue. The adjacent dwelling at 18 Mapledale Avenue would not be materially affected by the two storey rear extension.
- 8.7 In relation to the proposal's impact upon 20 Mapledale Avenue, it is considered that sufficient distance exists between the rear elevation of the extension and boundary of the site to mitigate against any unacceptable overlooking or overshadowing. Given the orientation of the properties and siting of the proposed development within the application site, it is not considered harmful in relation to visual amenity.
- 8.8 The proposed development, by reason of its scale, form, design and siting would not result in harm to the living conditions of neighbouring residential occupiers so as to warrant a refusal in this instance.
- 8.9 Consequently, it is considered that the proposal complies with the objectives of Policies 7.4 and 7.6 of the London Plan, Policy 4.2 of the CLP-SP and Policy UD8 of the Croydon Plan (2006) Saved Policies that seek to protect existing occupiers from undue visual intrusion, loss of daylight and sunlight and loss of privacy.

Highway safety and efficiency

- 8.10 The proposal does not seek to make any changes to the existing access and car parking arrangements for the application site. It is therefore considered the proposal does not have an unacceptable impact upon the highway network.

Conclusions

- 8.11 Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.
- 8.12 All other relevant policies and considerations, including equalities, have been considered.