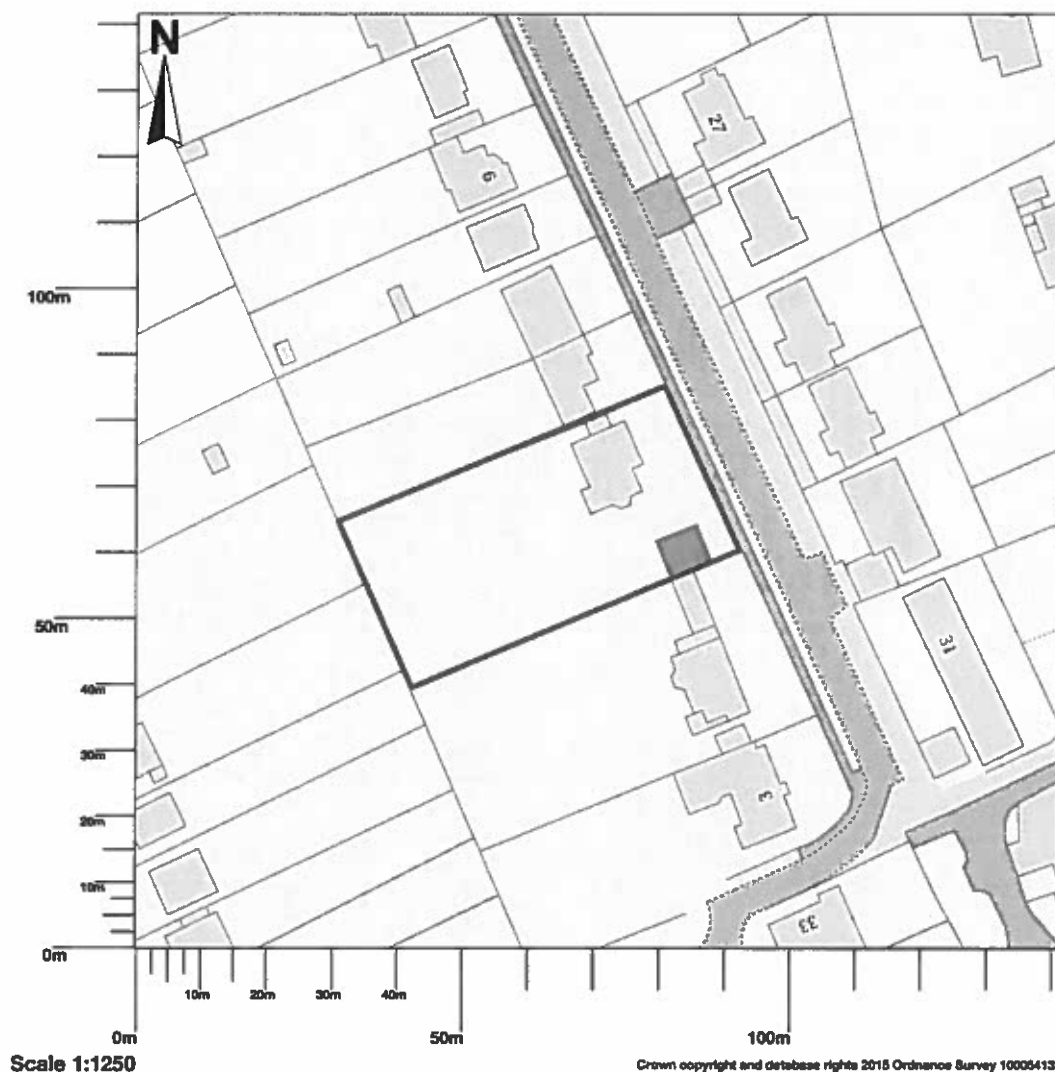


5 HIGHLANDS ROAD SITEPLAN



SITE PLAN 5 HIGHLANDS ROAD, PURLEY, CR8 2HS FLORA ASSOCIATES ARCHITECTS

Map shows area bounded by: 531332.3,160005.3,531473.7,160146.7 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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PART 5: Planning Applications for Decision

Item 5.1**1 SUMMARY OF APPLICATION DETAILS**

Ref: **17/03034/FUL** (*Link to associated documents on Planning Register*)
Location: 5 Highland Road, Purley, CR8 2HS
Ward: Purley
Description: Demolition of an existing garage: Erection of two storey detached building comprising garage and office space/games room at first floor level to be used in conjunction with the main dwelling.
Drawing Nos: 656.3, 656.4, 656.6B, 656.1B and Site Plan - 5 Highlands Road
Applicant: Councillor Simon Brew
Agent: Mr Tarsem Flora
Case Officer: Tim Edwards

- 1.1 This application is being reported to Planning Sub Committee because the applicant, Simon Brew is a Ward Councillor.

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) Materials to match the existing building
- 3) No windows at/above first floor level in the western elevations (annotated as the back elevation within the proposed plans)
- 4) The proposal shall be completed as detailed with email correspondence between the agent and Robert Goode, Tree Officer.
- 5) The proposed extension and its accommodation shall only be used together with 5 Highland Road as one single dwelling.
- 6) Commencement of development within three years of consent being granted
- 7) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) Code of Practice for Construction Sites
- 3) 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:

- Demolition of existing single storey garage
- Erection of a two storey garage to provide two parking spaces at ground floor level and at first floor level an office/games room.

Site and Surroundings

3.2 The application site is a detached two storey property on the western side of Highland Road in Purley. The property is set down from the road side with land levels falling sharply on site from east to west. The proposal would see the existing single storey garage demolished and its replacement with a two storey garage/office/games room. The main dwelling and access would remain the same with the vegetated strip at the front of the site also retained.

3.3 The surrounding area is largely residential in character, comprising mostly of semi-detached and detached properties of varied character generous plots. The site falls within a 1 in 1000 year Surface Water Flood Risk Area, according to the SFRA (2013).

Planning History

3.5 No relevant planning history.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed garage would be of an acceptable scale and massing. There would not be a detrimental impact on the character of the dwelling, or the streetscene considering the land levels on site, screening and proposed design of the development. The proposed design of the development is noted to be unusual, however, it is considered to take cues from the host dwelling and surrounding area as well as its proposed location within the existing land levels on site which have shaped the design and the off-centre gable roof design which is considered acceptable.
- The siting and layout of the development including the degree of separation between the existing buildings would be sufficient to ensure no undue impact on residential amenities of the adjoining occupiers.
- There would be no changes to the existing parking arrangements, with the existing driveway retained and the two existing parking spaces retained within the proposed garage. As such there is no significant impact on highway safety or parking within the existing dwelling.
- The proposal is considered acceptable as being ancillary to the main dwelling and not as a separate unit. It is considered that the proposed use of the garage/outbuilding can be conditioned to be only be used in connection with the main dwelling and is therefore acceptable.

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:	0	Objecting: 0	Supporting: 0
No of petitions:	0		

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
- 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:

Consolidated London Plan 2015 (LP):

- 6.13 Parking
- 7.4 Local Character
- 7.5 Public Realm
- 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
- T2 Traffic Generation from Development
- T8 Car Parking Standards in New Development

- 7.4 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.

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 the impact on the character of the area
 2. The impact of the development on the residential amenities of adjoining occupiers

The design and appearance of the development and the impact on the character of the area

- 8.2 The proposal would be well screened from the wider streetscene by the existing land levels on site as well as the existing trees along the front boundary which would be retained. The proposal would not appear overly dominant considering these land levels and sufficient soft landscaping, front driveway and large rear garden which would remain. Although the proposal would increase in height by approximately 3.3 metres, it is still considered to be subservient to the main dwellinghouse and therefore overall the proposal is considered to be acceptable in terms of its impact on the character of the area and in accordance with the above mentioned policies.
- 8.3 The proposed development has taken design cues such as the bay window and protruding gable ends from the host dwelling providing an appropriate and acceptable garage/outbuilding which is considered to be in keeping with the host property and therefore in accordance with the above mentioned policies.

Residential amenity of adjoining occupiers

- 8.4 No.4 Highland Road lies to the south of the site. The proposed garage/outbuilding would be visible from this property however the proposal is considered to be

sufficiently separated from this dwelling and of an appropriate scale not to detrimentally impact the amenities of the adjoining occupiers. No windows are proposed within the rear elevation facing no.4 and although there are windows within the 'garden elevation' as detailed on the plans, the closest first floor window is well separated from the side boundary by approximately 2.85 metres. There is also existing soft landscaping to minimise overlooking and any loss of privacy from the first floor of the proposed garage/outbuilding.

8.5 All other adjoining occupiers are sufficiently separated from the proposal to not be detrimentally impacted upon by the proposed development.

8.6 Overall, the development is considered to be in accordance with the relevant policies and would not result in harm to the residential amenities of surrounding occupiers.

Other Considerations

Transportation

8.7 As detailed within the key reasons for recommendations there would no change to the existing site access or parking provision on site which are both considered acceptable.

Flooding

8.8 The site is at low risk of surface water flooding. There would be no significant increase in hardstanding and so no significant increase in runoff.

Conclusions

8.9 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.

8.10 All other relevant policies and considerations, including equalities, have been taken into account.