

Planning Sub-Committee Agenda



To: Councillor Muhammad Ali (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Toni Letts, Chris Clark, Joy Prince, Sherwan Chowdhury,
Jason Perry, Scott Roche, Gareth Streeter and Ian Parker

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 24 October 2019** at the rise of Planning Committee but not earlier than **7.15 pm** in **Council Chamber, Town Hall, Katherine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
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www.croydon.gov.uk/meetings
Wednesday, 16 October 2019

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail

Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

N.B This meeting will be paperless. The agenda can be accessed online at www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee

2. Minutes of the previous meeting (Pages 5 - 6)

To approve the minutes of the meeting held on Thursday 10 October 2019 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Planning applications for decision (Pages 7 - 10)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

5.1 19/01724/FUL 6 Haling Park Gardens, South Croydon, CR2 6NP (Pages 11 - 20)

Retrospective application for the continued use of the existing outbuilding as a granny annexe.

Ward: Waddon

Recommendation: Grant permission

**5.2 19/02090/FUL 32 Kingswood Way, South Croydon, CR2
8QP (Pages 21 - 38)**

Alterations and erection of front porch, erection of dormer extension on front roof slope, erection of single/two storey rear extension at lower ground floor/ground floor levels and conversion to form 3 two bedrooms and 2 three bedroom flats with associated parking for 6 cars, cycle and refuse storage and amenity area.

Ward: Selsdon Vale and Forestdale
Recommendation: Grant permission

**5.3 19/02887/HSE 34 Portnalls Road, Coulsdon, CR5 3DE
(Pages 39 - 52)**

Erection of single/two storey front/side/rear extensions and enlargement of the roof to facilitate a loft conversion (partially retrospective application).

Ward: Coulsdon Town
Recommendation: Grant permission

6. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

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Planning Sub-Committee

Meeting of Planning Sub-Committee held on Thursday, 10 October 2019 at 9:35pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Jason Perry and Gareth Streeter

Also Present: Councillor Maria Gatland

PART A

A85/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday 12 September 2019 be signed as a correct record.

A86/19 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

A87/19 **Urgent Business (if any)**

There was none.

A88/19 **Planning applications for decision**

A89/19 **19/02280/FUL 7 Dornton Road, South Croydon, CR2 7DR**

Change of use to supported living accommodation for vulnerable adults comprising of 8 bedrooms and communal areas. Erection of single storey side/rear extensions.

Ward: South Croydon

The officers presented details of the planning application and officers responded to questions for clarification.

Mr Kris Sen, representing Dornton Road Area Residents Association, spoke against the application.

Referring Ward Member Councillor Maria Gatland spoke against the application.

Councillor Perry proposed a motion for **REFUSAL** of the application on the grounds of the loss of amenity for adjoining occupiers and the accumulative impact on adjoining occupiers. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Ali seconded the motion.

The motion to refuse was put forward to the vote and fell with two Members voting in favour and three Members voting against.

The motion to approve was put forward to the vote and carried with three Members voting in favour and two Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 7 Dornton Road, South Croydon, CR2 7DR.

The meeting ended at 10.06 pm

Signed:

Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 ROLE OF THE COMMITTEE MEMBERS

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. THE ROLE OF THE CHAIR

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

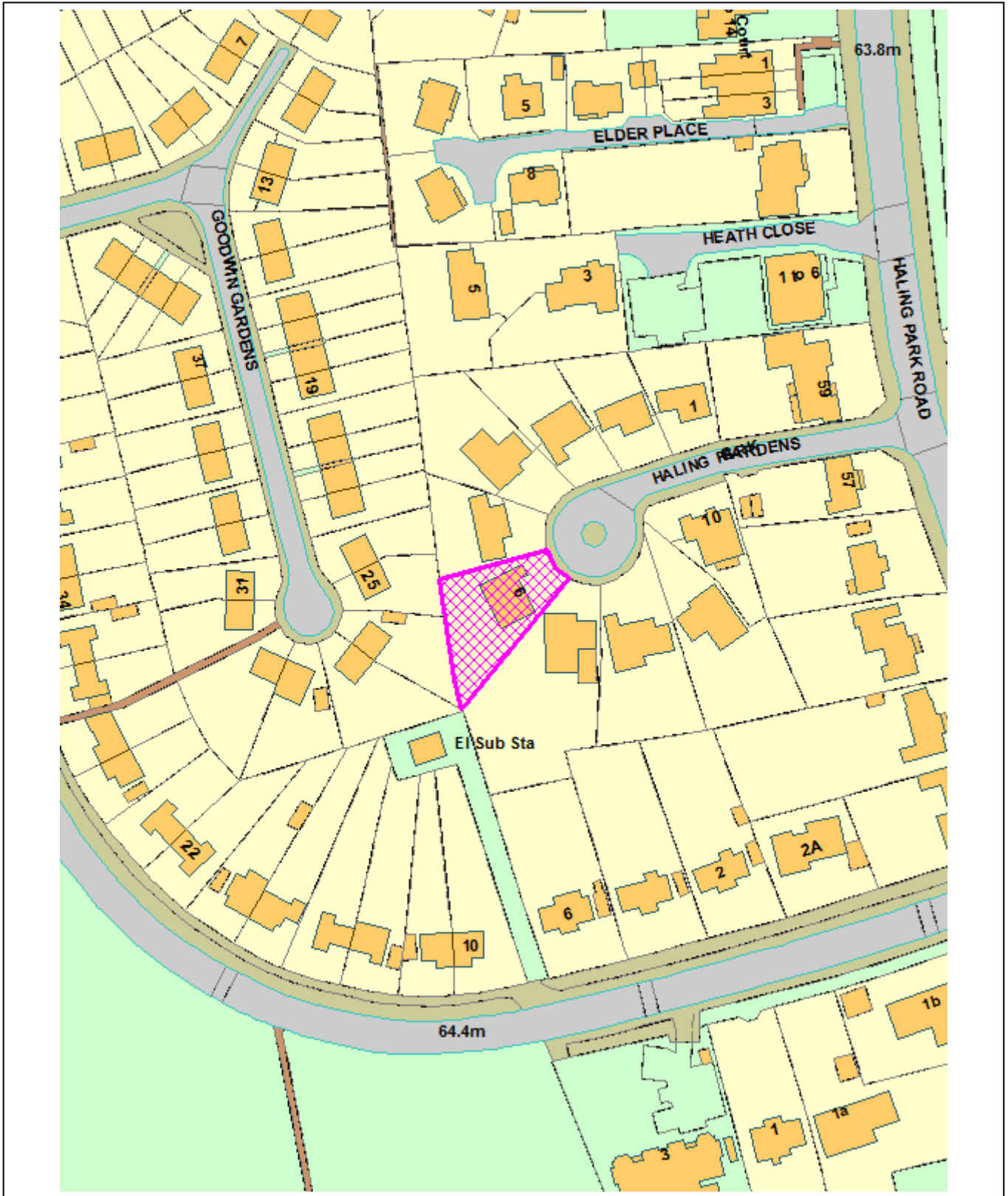
8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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1 APPLICATION DETAILS

Ref: 19/01724/FUL

Location: 6 Haling Park Gardens, South Croydon, CR2 6NP

Ward: Waddon

Description: Retrospective application for the continued use of the existing outbuilding as a granny annexe.

Drawing Nos: Site Plan (Drawing no.00001 Rev.P1), Site Location Plan (TQ3163), Ground Floor Plan (Drawing no.00003 Rev.P3), Roof Plan (Drawing no. 00004 Rev.P1), Proposed Elevations (Drawing no.00005 Rev.P1), Foundations (00002 Rev.P1), 3D View (00006 Rev.P1)

Applicant: Wendy Holden

Case Officer: Joe Sales

- 1.1 This application is being reported to committee because the ward councillor, Councillor Pelling has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration. Objections above the threshold as specified by the Committee Consideration Criteria have also been received.

2.0 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. In accordance with the approved plans
2. All existing external work and work of making good shall be carried out in materials to match the existing.
3. Use to be ancillary to main house: The building hereby approved shall be used only in conjunction with the property known as 6 Haling Park Gardens and not used, let out, sold or otherwise disposed of as a separate unit

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full retrospective planning permission for the following:
 - Continued use of the existing outbuilding as a granny annexe.
- 3.2 Planning permission was previously granted for an ancillary outbuilding, which was not self-contained by not providing a full kitchen. The current proposal would retain the existing building and use, but with a full kitchen. It is still proposed that the use would be in conjunction with the main house.

Site and Surroundings

- 3.2 The application site lies on the western end of Haling Park Gardens and is currently occupied by a two storey detached property, with outbuildings located in the rear garden, sited approximately 6 metres from the adjacent highway. The surrounding area is residential in character and comprises a mix of semi-detached, detached and terrace properties either inter-war in period or 1950/60's. There are no constraints affecting the application site as identified by the Croydon Plan and the site is not subject to a Tree Preservation Order.

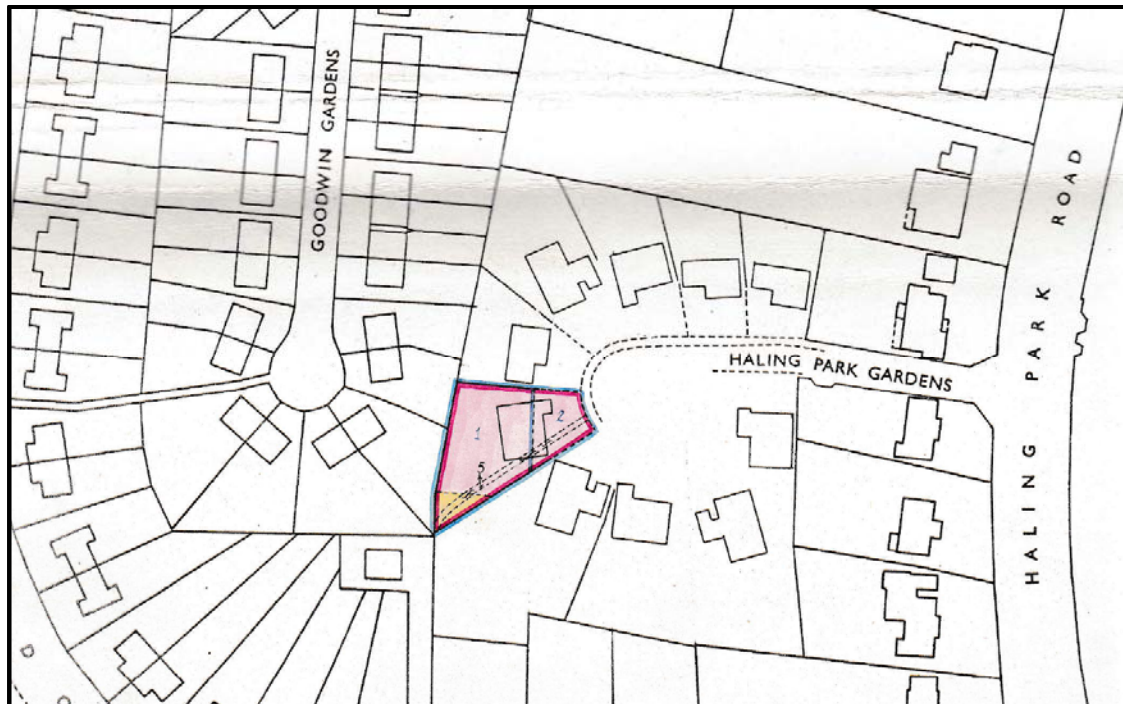


Figure 1-Location Plan

Planning History

- 3.3 91/02267/P - Planning permission was refused on the 27th November 1991 for the erection of two storey/first floor rear extension to include balcony area at first floor level.
- 3.4 91/02844/P - Planning permission was refused on the 19th February 1992 for the erection of two storey/first floor rear extensions
- 3.5 98/02805/P - Planning permission was granted on the 21st January 1999 for the demolition of existing conservatory and erection of conservatory
- 3.6 14/04040/P-Planning permission was granted for the retention of detached outbuilding at rear to be used in association with the main dwelling.
- 3.7 It should be noted that informative no.2 of this planning permission stated that 'The applicant is respectfully advised that should the outbuilding be used as a self-contained annexe additional planning consents would be required; of which it is unlikely to be supported by the Local Planning Authority.
- 3.7 An enforcement enquiry was received by the council on the 10th of December 2018 in relation to the occupiers of 6 Haling Park Road installing a kitchenette to the existing outbuilding. It was considered by the council that this installation had led to the outbuilding being converted into a self-contained unit. The applicant was advised that this change in the outbuilding would require planning permission and that they

should submit a retrospective planning application for conversion of the existing outbuilding to a granny annexe that is ancillary to the existing dwelling.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The granny annexe will allow the occupants of the host dwelling house to accommodate relatives which require care and are no longer able to live independently.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of notification letters. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

Total Consulted: 12 No. of individual responses: 6 Objecting: 6 Supporting: 0

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:

Objections:

- Out of character with the existing area.
- The outbuilding will not be used as a granny annexe.
- Back-land development.

6.3 Councillor Andrew Pelling referred the application to planning committee as it was considered that 'such a style of back garden living in Haling Park Garden, which may be inappropriate, requires consideration by the planning committee especially when space standards for use as independent living accommodation or as a separate property may not meet planning standards.'

7.0 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 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. 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.
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;

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

7.4 Consolidated London Plan 2015

- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.3 Sustainable design and construction
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM16 – Promoting healthy communities

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues relate to:

- a) The acceptability of the development in principle.
- b) The impact on the character and appearance of the site and surrounding area.
- c) The impact on the residential amenity of adjoining occupiers.
- d) Quality of accommodation.

a) The acceptability of the development in principle

8.2 Small residential units with all the facilities needed for independent living (e.g. a living room, bathroom, kitchen and bedroom) should not normally be accommodated to the rear of properties where they result in a unit which is used separately from the main house.

8.3 Any plot subdivision should instead be carefully planned and is only suitable when this fits in with the established character of an area. However, the applicant contends that the dwelling would be used by a relative for care purposes only and would be ancillary to the dwellinghouse (i.e. in single family occupation). A suitable condition will be used to ensure that the proposed building is only used as a single family unit for purposes ancillary to the use of the dwelling house. Given the recommendation of such a condition, it is not considered that refusal on this basis alone could be substantiated, subject to the detailed considerations below. As such, the proposal would be very similar to the consent previously granted, albeit with a kitchen within in, and still ancillary to the main house.

b) The impact on the character and appearance of the site and surrounding area

8.4 The proposed building would not be significant in scale and it would occupy a part of the existing rear garden of the bungalow. The footprint would not be so large as to overwhelm the garden, and on balance this is considered acceptable when also considered against planning permission ref. 14/04040/P which established that the scale of the outbuilding is acceptable.



Figure 2: Outbuilding as built

8.5 The structure would not be overly prominent in the street scene, and would have a suitable appearance being constructed with materials that are sympathetic to the existing dwelling house. On this basis, it is considered that the appearance of the proposed building would be satisfactory in accordance with PoDM10.7 of the Croydon Local Plan 2018.

c) The impact on the residential amenity of adjoining occupiers

8.6 The proposed building would not have a substantial existing impact on the light or outlook of adjoining occupiers beyond that of the existing boundaries. Privacy of neighbours would also be unharmed. The location of the building in the corner of the garden and the orientation of this, assists in the retention of the amenity to the existing adjoining occupiers.

8.7 It is not considered that the 'granny annex' would generate a level of noise and general disturbance which would be substantially above that of the existing dwelling.

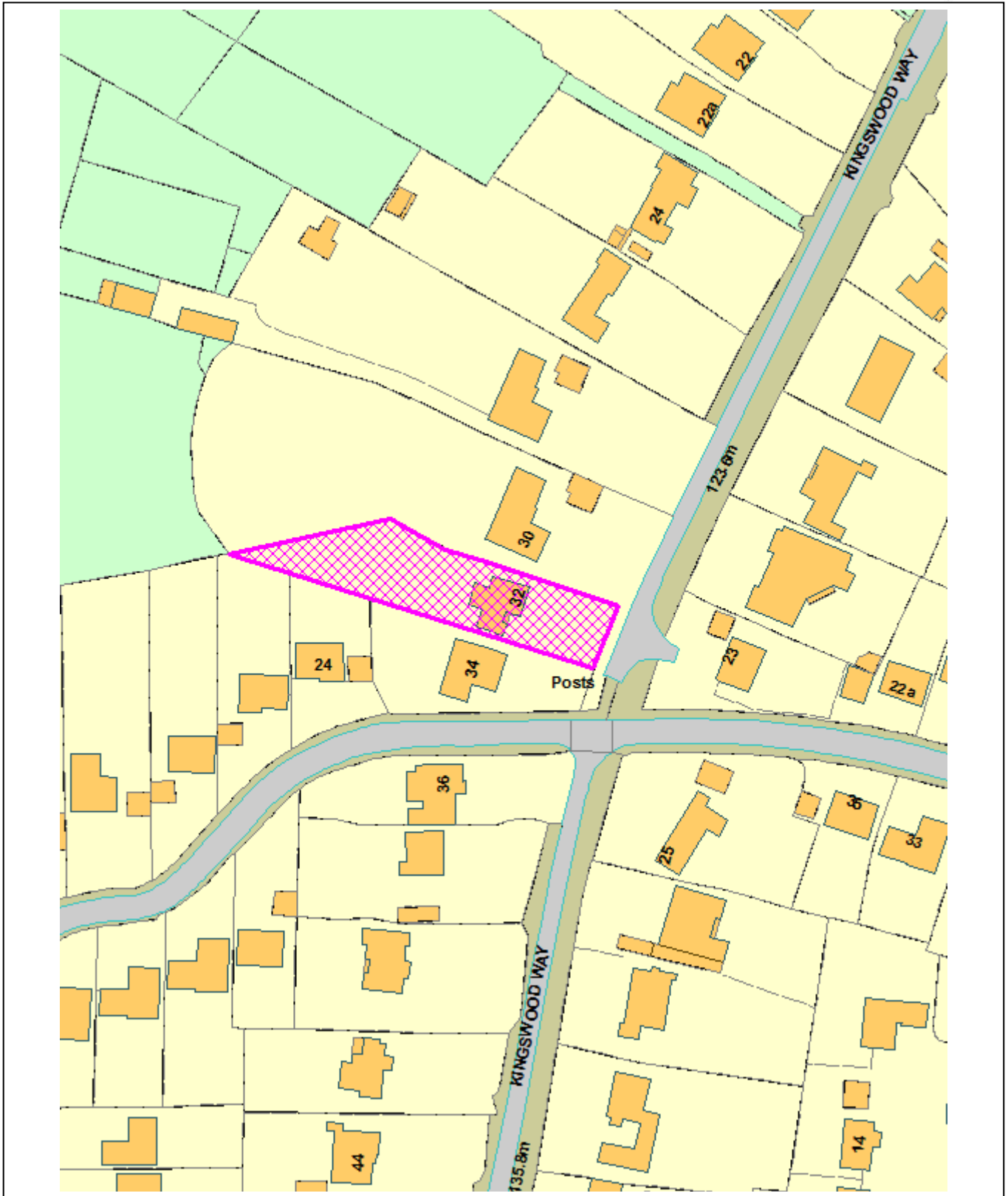
8.9 On this basis, it is considered that the residential amenity of adjoining occupiers would be unharmed and Policy DM10.6 of the Croydon Local Plan 2018 would be respected.

d) Quality of accommodation

- 8.10 The proposed annexe provides a suitable quality of accommodation for the occupier with windows which allow sufficient light into the annexe. Furthermore the open plan living/kitchenette area with separate bedroom and bathroom facilities allow for semi-independent living. As this is not a self contained unit, the Nationally Described Space Standards, and other guidance, do not apply.

9.0 CONCLUSIONS

- 9.1 The principle of the conversion of the existing outbuilding to a granny annexe is considered acceptable within this area subject to the recommended conditions. The erection of the proposed outbuilding has been established by planning permission ref: 14/04040/P and its appearance respects the character of the surrounding area. There is no significant adverse impacts on neighbouring occupiers.
- 9.2 All other relevant policies and considerations, including equalities, have been taken into account.



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PART 5: Planning Applications for Decision

Item 5.2

1 SUMMARY OF APPLICATION DETAILS

Ref: 19/02090/FUL
 Location: 32 Kingswood Way, South Croydon, CR2 8QP
 Ward: Selsdon Vale and Forestdale
 Description: Alterations and erection of front porch, erection of dormer extension on front roof slope, erection of single/two storey rear extension at lower ground floor/ground floor levels and conversion to form 3 two bedrooms and 2 three bedroom flats with associated parking for 6 cars, cycle and refuse storage and amenity area
 Drawing Nos: Location plan, Design and Access Statement, Existing floor plans and elevations, proposed elevations, 3756/A16 Rev B received 10th October 2019, Tree Arboricultural Report/Tree Protection Plan (UA/TPP1) by Usherwood Arboriculture.
 Applicant: Mr Ivias Daood
 Case Officer: Hayley Crabb

	2 bed	3 bed	Total
Proposed Flats	3 x 3 person units	2 x 4 person units	
Total	3	2	5

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
6	10

- 1.1 This application is being reported to committee because the ward councillor, Councillor Andy Stranack, has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration. Objections above the threshold as specified by the Committee Consideration Criteria have also been received.

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 except where specified by conditions
- 2) Materials as specified in the application and to match the existing
- 3) Roof area not to be used as a balcony
- 4) Car parking to be provided as specified in the application prior to occupation
- 5) Bin store/cycle store as specified in the application
- 6) Vehicular access/visibility splays as specified in the application
- 7) No additional windows in the flank elevations other than as specified/obscure glazed first floor kitchen windows/second floors
- 8) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments and planting as boundary screening and SUDs techniques
- 9) Existing vegetation at front shall be retained and areas identified on submitted drawings shall be permanently retained
- 10) Tree Protection Plan
- 11) 19% reduction in carbon emissions
- 12) Water usage restricted to 110 litres per person per day
- 13) Commencement of development within three years of consent
- 14) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Party Wall Act
- 4) Protected Species
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the 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

3.1 The proposal comprises the following:

- Erection of a single/two storey extension at rear (The shell of the extension previously granted under application number 18/02694/FUL has been constructed)
- Dormer extension on the front roof slope (This has already been erected as per 18/02694/FUL).

- Erection of front porch
- Conversion of the property to form 3 x 2 bedroom flats and 2 x 3 bedroom flats
- Provision of 6 parking spaces
- Provision of refuse and cycle stores

3.2 Planning permission has been granted for a dormer extension on the front roof slope and extension at rear under application number 18/02694/FUL to sub-divide the property to provide a pair of semi-detached dwellings with associated car parking and refuse storage. During the officer's site visit, it was noticed extensive works are being carried out, the front dormer extension has been erected and the shell of the rear extension granted under application number 18/02694/FUL have been erected. One part of the property is currently in use at the time of the officer's site visit. This application is to complete these extensions, an additional single storey element at rear a porch extension and convert the building into five flats

Site and Surroundings

- 3.3 The application site lies on the western side of Kingswood Way close to the junction with Kersey Drive. A detached property on a sizable plot.
- 3.4 The surrounding area is residential in character and mainly comprises of two storey detached properties varying in design but sited within sizeable plots.
- 3.5 The site is in an Archaeological Priority Area (Tier III) and is covered by TPO 151.



Planning History

- 3.6 There have been numerous planning applications at the site dating back to 1978 including (but not limited to) the following:

- 3.7 02/00056/P - Planning application for erection of two storey front/side and two storey rear extensions granted on 20.02.2002;
- 3.8 04/03623/P – Planning application for alterations; erection of dormer extension in front roof slope granted on 06.10.2004;
- 3.9 18/02694/FUL – Planning application for Alterations; proposed additions to ground floor, first floor and roof in order to create a pair of semi-detached dwellings with associated car parking and refuse storage granted on 19.09.18;
- 3.10 18/06000/FUL – Planning application for Alterations and erection of front porch, erection of dormer extension on front roof slope, erection of single/two storey rear extension at lower ground floor/ground floor levels and conversion to form 5 two bedroom and 1 one bedroom flats with associated bin/cycle stores and provision of 6 parking spaces refused on 27.03.19 on the following grounds:
1. The development would provide sub-standard accommodation by reason of poor internal layouts/inadequate floor areas, poor outlook and poor private amenity space for future occupiers and would thereby conflict with Policies SP2.8 and DM10.4 and DM10.5 of the Croydon Local Plan 2018, Policy 3.5 of the London Plan (consolidated with alterations since 2011), the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015), the Housing Supplementary Planning Guidance to the London Plan (March 2016).
 2. The development would not achieve a target of 30% of all homes up to 2036 to have three or more bedrooms and would thereby conflict with Policy SP2.7 of the Croydon Local Plan 2018.
 3. The applicant has failed to demonstrate that adequate provision can be made for refuse/cycle storage within the site and the development would thereby conflict with Policies DM13 and DM30 of the Croydon Local Plan 2018, 6.13, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) and the Housing Supplementary Planning Guidance to the London Plan (March 2016).

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan;

- The level of parking and impact upon highway safety and efficiency is acceptable;
- Would not have an undue impact on protected trees
- Sustainability aspects of the development can be controlled by condition.

5 CONSULTATION RESPONSE

5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

Greater London Archaeology Advisory Service (Statutory Consultee)

5.4 Given the previous planning permission and the scale of the extension within a Tier III archaeological priority area, Historic England have not recommended any archaeological conditions.

6 LOCAL REPRESENTATION

6.1 A total of 10 neighbouring properties were notified about the application and invited to comment. A site notice was also erected. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 83 Objecting: 83 Supporting: 0

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
Loss of 4 bedroom houses	Addressed in Section 7.7 of this report
No other flats in the road/not big enough for flats/	Addressed in Section 7.6, 7.14 of this report
Not in keeping with the area use and density/out of character/Over-development/Obtrusive by design	Addressed in Section 7.9, 7.11 of this report
Flats unusable/not suitable for people to live in/poor layouts/detrimental for future occupiers/cramped accommodation	Addressed in Section 7.14-7.15 of this report

Refuse/unsightly/unworkable	Addressed in Section 7.17-7.18 of this report
Overlooking/Loss of privacy/Intrusive/security/safety/serenity	Addressed in Section 7.19-7.21 of this report
Loss of light/Right to light	Addressed in Section 7.19-7.21 of this report
Noise	Addressed in Section 7.22 of this report
Impact of parking/in-sufficient parking/too narrow/un-adopted highway/private road/inadequate cycle storage/overspill/lack of Traffic/Highway report	Addressed in Section 7.23-7.24 of this report
Impact on Emergency vehicles/refuse/recycling/endanger current users including children and horses/congestion	Addressed in Section 7.25 of this report
Damage un-adopted road/wear and tear of private road	Addressed in Section 7.26 of this report
Lack of infrastructure on drainage /waste/gas/water/sewage system insufficient / flooding	Addressed in Section 7.29 of this report
Impact on Trees	Addressed in Section 7.31 of this report
In-sufficient infrastructure for additional cars/families	The development would be liable for CIL which could ameliorate any impact on local services and infrastructure
Restrictive Covenants	This is not a planning consideration
Impact of other developments/negative impact	Each application is judged on its own individual merits
Set a precedent for future development	Each application is judged on its own individual merits
Use as multi-Occupancy rather than flats	Each application is judged on its own individual merits

Disruptive	This is a nature of the build process
Excavation/building rubble/health and safety through build process	This is a nature of the build process and health and safety is not a planning consideration
Property values	This is not a planning consideration
Other Brownfield sites which can be used	Each application is judged on its own individual merits

6.3 Cllr Andy Stranack has objected to the proposal and requested committee referral on the following grounds:

- Not in keeping with the area
- Overdevelopment
- Traffic and Highway concerns

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.2 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 2018 (CLP) and the South London Waste Plan 2012.

7.3 Government Guidance is contained in the National Planning Policy Framework (NPPF), February 2019. 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, including achieving well designed places that take the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2011 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture
- 7.21 on Trees and Woodland

Croydon Local Plan 2018 (CLP):

- SP2 on Homes
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM23 on Development and construction
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- DM44 on Selsdon

Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)

Suburban Design Guide SPD (April 2019)

The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development, including extensions and alterations, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

With a growing population there is a necessity to build more homes and Croydon is planning for 32,890 new homes by 2036, as set out in the housing target in the Croydon Local Plan 2018 with one third of these units to be located in the suburbs, as guided by the SPD. You will need to have regard to this document as part of any application coming forward as this is a material consideration of all residential planning applications.

The above policy background represents the framework within which all applications are determined. Any of your submitted applications must make specific reference to the above policies and how any proposed scheme would address these. Submitted documentation such as Planning Statements and Design and Access Statements need to accurately reflect the current policy position, in order to be considered up to date and relevant documentation.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues relate to:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability, flooding and environment
7. Trees and landscaping
8. Other matters

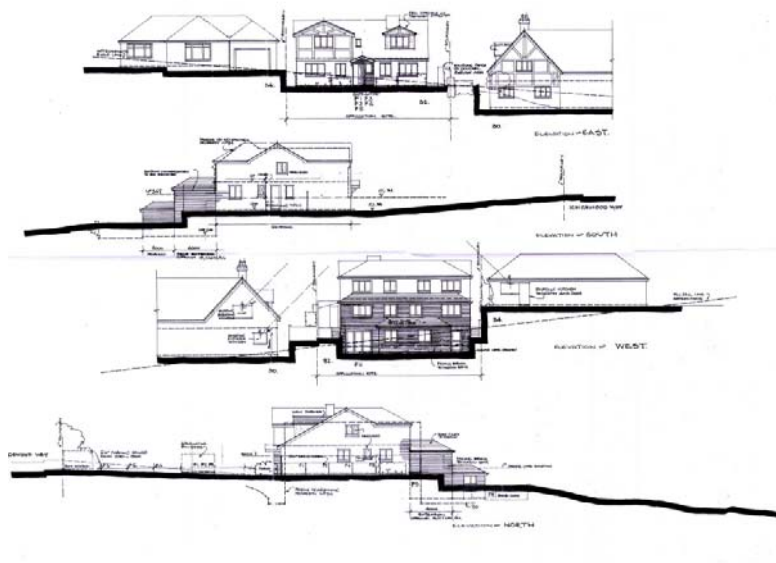
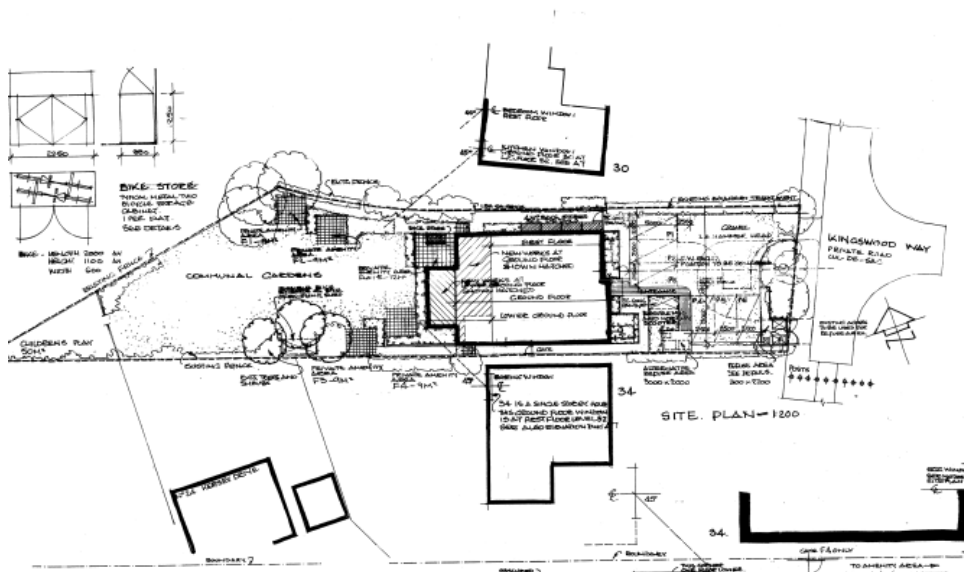
Principle of Development

- 8.1 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.
- 8.2 The site is located within an existing residential area. The application proposes an extension and conversion of an existing dwelling to provide additional homes within the borough, which the Council is seeking to promote. It would optimise the use of the site. Whilst there are no other flats in close proximity, it is considered the provision of flats is considered acceptable, subject to other material planning considerations being acceptable.
- 8.3 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area of less than 130sq.m. The subject dwelling is greater than 130sq.m and comprises of more than 3 bedrooms as originally built and therefore this dwelling is not protected by this policy.
- 8.4 On a scheme of this nature, policy SP2.7 of Croydon Local Plan 2018 it requires 30% of all new residential units to be 3-bed or for the first three years of the plan, 2-bed 4-person units can be acceptable subject to viability. 2 x 3 bedroom flats are proposed as part of the proposed development and therefore the proposal meets the requirement of policy SP2.7.
- 8.5 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 0 (lowest level of accessibility to public transport) and as such, the London Plan indicates that the density levels ranges of 150–200 hr/ha habitable rooms per hectare (hr/ha); the proposal would provide roughly 146 hr/ha). This is

considered acceptable. It should be noted the London Plan is currently being revised and the density figures are intended to be removed from the plan. As such, there would be insufficient grounds for refusal based on this particular matter.

Townscape and Visual Impact

8.6 The proposal involves alterations and additions to the existing detached property. The shell of a two storey rear extension has been erected at the time of the officer's site visit and a dormer extension on the front roof slope in accordance with the previous approval. The conversion to flats has not been carried out at the time of the officer's site visit. The proposal also includes a front porch, the provision of associated bin/cycle stores and provision of 6 parking spaces.



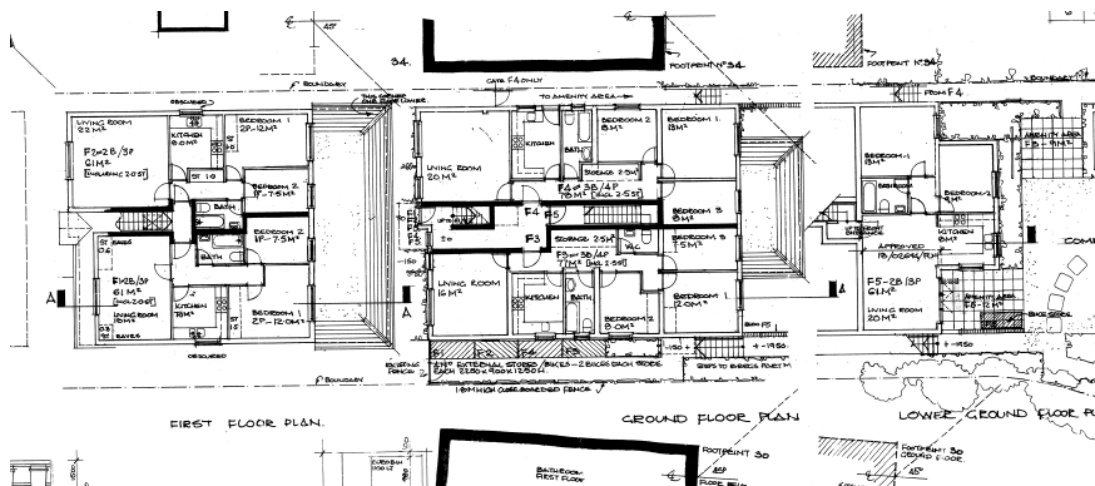
- 8.7 The dormer extension the subject of this application has previously been granted under application number 18/02694/FUL as has a two storey rear extension and provision of 4 parking spaces at front. The proposal also incorporated, two front porches. The two storey rear extension previously granted had a 4m projection from the main rear wall of the house which was deemed acceptable. This proposal proposes a 4m rear extension at lower ground/ground floor levels as per 18/02694/FUL and a further lower ground floor extension which would be set away from both side boundaries and a front porch. Whilst the extension would have a tiered appearance, given the previous approval and siting and design of the additional extension together with the dormer extension and front porch, it is not considered it would result in the overdevelopment of the site, be obtrusive by design or have an undue impact on the visual amenity of the street scene/character of the area as to warrant a refusal of planning permission in this instance and therefore is deemed acceptable.



- 8.8 It is noted that the land adjoining the rear of the site is Metropolitan Green Belt. The garden would be communal, sub-divided into separate private amenity areas for each flat and play space provided. Further details can be secured by condition. The proposed development would not have a significant effect on the open character of the Metropolitan Green Belt due to its size, siting and design.

Housing Quality for Future Occupiers

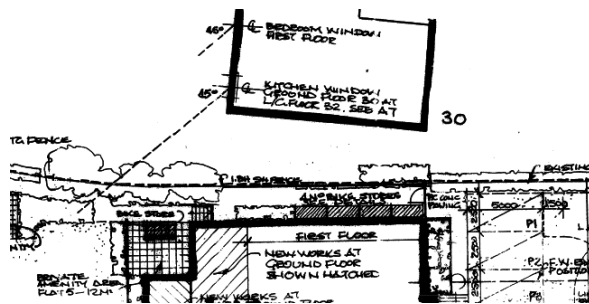
- 8.9 All of the proposed dwellings should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS), and the London Plan Housing SPG, particularly with regard to minimum floorspace standards (including minimum sizes and widths for rooms/storage).
- 8.10 5 flats are proposed (2 x 3 bedroom, 4 persons and 3 x 2 bedroom, 3 persons. The NDSS requires 3 bedroom 4 persons units to have a minimum gross internal floor area of 74m² with 2.5m² built in storage and 2 bedroom 3 persons units should have a minimum gross internal floor area of 61m² with 2m built in storage. The flats meet the minimum standards.



- 8.11 All the flats would use the front entrance. It is considered the proposed layout of the flats would provide an acceptable level of accommodation for future occupiers.
- 8.12 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. The site benefits from a large garden at the rear of the site, which would be used as a communal garden. The submitted plan shows a communal garden at rear, and each flat would have a private area within it and a child's play area shown. Further details can be secured by condition.
- 8.13 The occupiers of flat 4 would gain access to the garden via the side pathway adjacent to the boundary with no. 34. Flat 5 have access at rear through their flat, due to being located at lower ground floor level. All other flats would gain access to the garden via the side pathway adjacent to the boundary with no. 30. Flat 3 and Flat 4 proposed on the ground floor would both side facing bathroom, kitchen and one bedroom windows. It is proposed to place bike storage and landscaping to screen the side facing kitchen and bedroom window from the communal access and the bathroom would be obscure glazed. As such, the privacy of flat 3 would be adequately protected. The outlook from the bedroom and kitchen windows to each flat would be on balance acceptable considering that the proposal is a conversion. Therefore the proposed development would not have a significant effect on the outlook/privacy of future occupiers as to warrant a refusal of planning permission.
- 8.14 As set out by the London Plan, developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. The units internally would meet the requirements of M4(2) and step free access is possible from the road. Due to the topography of the site, a ramp from the side of the building to the garden level is not achievable, however steps would be provided. It is considered on balance, whilst step free access has not been achieved, the proposal is to an existing building albeit being enlarged and therefore would be acceptable under the circumstances.

8.15 The refuse store would be located adjacent to the front boundary. A timber store would be erected to provide space for the bins. This is considered acceptable. Details can be secured by condition to provide additional soft landscaping adjacent to the store to soften the appearance of the store in the street scene. Whilst the road is a private road, given refuse is collected from Kingswood Way currently and has a turning circle adjacent to the barrier, it is considered the extension/conversion of the property to flats would not have an undue effect on the existing arrangements as to warrant a refusal of planning permission in this instance.

Residential Amenity for Neighbours



Front elevation



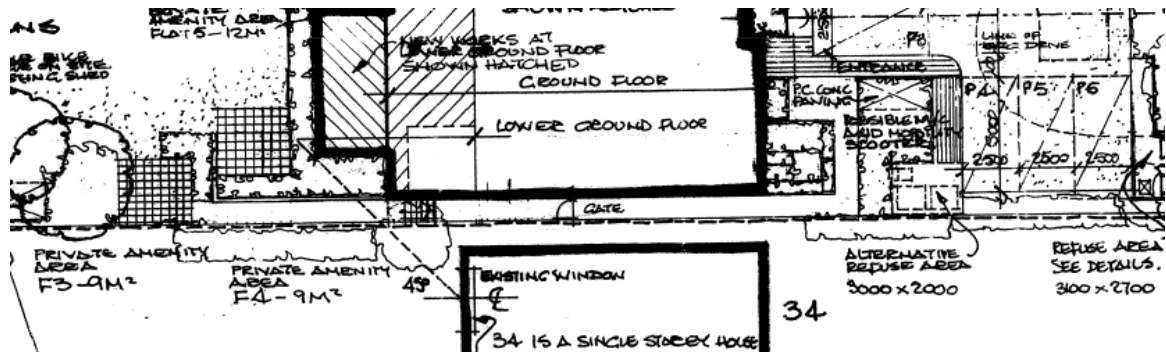
Rear elevation

No. 32 (left side) with no. 30 (right side) Looking towards the boundary with no. 30

8.16 No. 30 is set at a lower level in relation to no 32 (at front). Given the positioning and direction of the front dormer, it is considered that this part of the proposal would not result in any unacceptable overlooking of the neighbour.

8.17 A 1.8m high fence has been shown on the submitted floor plan/site plan, between no. 30 and no. 32 adjacent to the properties. Whilst the rear extension is larger than the previous approval, given the lower floor element would be cut into the ground to limit its overall impact and the additional extension would be set in from the side boundaries with no side windows proposed in the extension aspect and given the separation distance to the shared boundary and boundary treatment, it is considered the proposed development would not have an undue impact on the amenities of the neighbouring property as to warrant a refusal. Whilst a kitchen/bathroom/bedroom

window would face the side of no. 30, given the windows are proposed in the flank wall of the existing house, the separation between the properties and proposed boundary treatment and bathroom window would be obscure glazed, it is considered it would not be so detrimental to refuse on this ground.



Front elevation



Rear elevation

No. 34 (left side) with no. 32 (right side) Looking towards the boundary with no. 34

8.18 No. 34 is situated at a higher land level in relation to no. 32. Given the positioning of the front dormer and the size, siting and design of the proposed extension in relation to no. 34 and height of existing boundary treatment, it is considered that the proposed development would not have an undue impact on the amenities of no. 34 as to warrant a refusal. It is considered the proposed development would not have an undue impact on the occupiers of other neighbouring properties as to warrant a refusal.

8.19 The property is in a residential area. Whilst it is proposed to provide flats, this would not reasonably give rise to increased noise and disturbance or anti-social behaviour.

Access and Parking

- 8.20 The site is located within a PTAL of 0 (lowest level of accessibility to public transport). 6 parking spaces are proposed for 5 flats. The level of parking is considered acceptable.
- 8.21 Kingswood Way is not a classified road, it is a private road which it is understood the applicant has a right to use. The Design and Access Statement states the proposal would use the existing vehicular access. 4 parking spaces were previously granted in relation to application number 18/02694/FUL for the sub-division to two houses. Visibility splays can be secured by condition. The drawing has not shown the swept path of vehicles turning. However, it is likely that the cars would be able to turn on site and leave in forward gear.



Taken from the barrier adjacent to Kersey Drive and turning circle of kingswood Way

- 8.23 The private road has a barrier and turning circle with Kersey Drive in close proximity. It is considered the proposed change of use would not have an undue impact resulting in congestion likely to impact upon emergency vehicles/pedestrians/horses over what currently exists.
- 8.24 Kingswood Way is an un-adopted road. Damage/wear and tear of the road is a matter between third parties.
- 8.25 The proposal incorporates 10 cycle parking spaces. An individual store would be provided for each flat with space for 2 bicycles. This is considered acceptable.
- 8.26 Given the level of works already carried out, it is considered a Construction Logistics Plan would not be necessary in this instance.

Environment, flooding and sustainability

8.27 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding. The Design and Access Statement states it would connect to the existing foul sewage system available in Kingswood Way. The surface water will be taken to the existing soak-away at the rear of the site. Hard surfaces will be treated with porous materials where appropriate. Given the site has not been identified for surface water flooding and a condition could be imposed through a landscaping condition for SUDs/permeable paving/soft landscaping, this is considered acceptable. Given the conversion to flats, a condition would be appropriate in relation to energy and water.

Trees and landscaping

8.28 There is a Tree Preservation Order on the site (TPO 151). There are mature trees at front adjacent to the front boundary. An Arboricultural Tree Report/Tree Protection Plan has been submitted.

8.29 The tree report states an ivy tree would be removed. The information submitted is considered acceptable. It is recommended for the Report/Tree Protection Plan to be conditioned.

Other matters

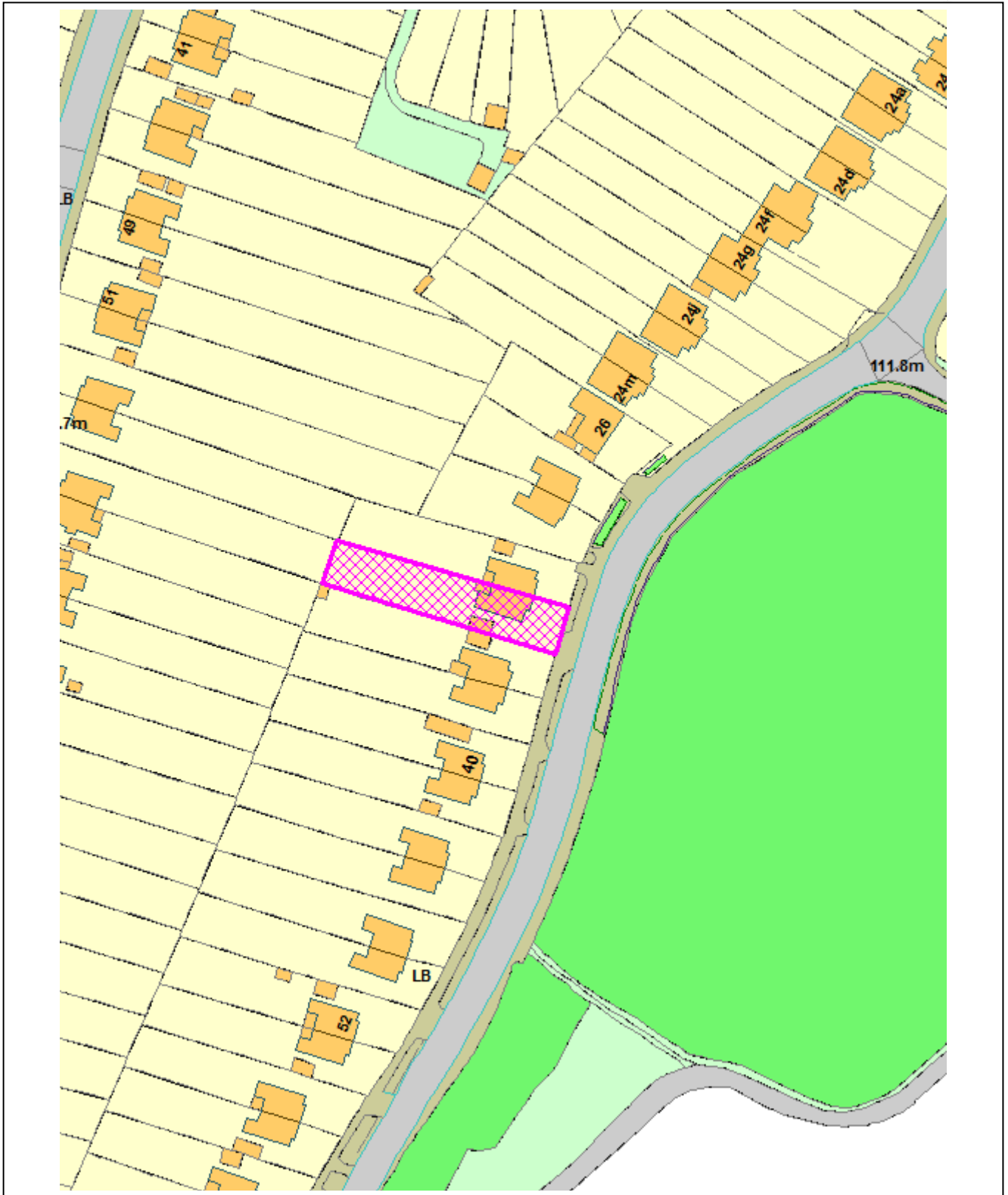
8.30 The site falls within an Archaeological Priority Area (Tier III). Given the previous planning permission and the scale of the extension within a Tier III, Historic England have not recommended any archaeological conditions.

8.31 The Design and Access Statement states (11) "The applicant is not aware of any plant or animal life on the site that will be affected by the proposal". It is recommended for an informative to go in the decision, informing the owners in the event protected species are seen, that they see the standing advice provided by Natural England.

Conclusions

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

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



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PART 5: Planning Applications for Decision

Item 5.3

1.0 APPLICATION DETAILS

Ref: 19/02887/HSE
Location: 34 Portnalls Road, Coulsdon, CR5 3DE
Ward: Coulsdon Town
Description: Erection of single/two storey front/side/rear extensions and enlargement of the roof to facilitate a loft conversion (partially retrospective application).
Drawing Nos: P06 Rev B6, P04 Rev B, P08 Rev P1, P05 Rev P2, P03 Rev P1, P01 Rev P1.
Agent: Mr Chris Moore
Applicant: Mr K Khan
Case Officer: Tim Edwards

- 1.1 This application is being reported to sub-committee because representation in excess of the Committee Consideration Criteria have been received.

2.0 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) The development shall be carried out wholly in accordance with the approved plans
- 2) External facing materials to match the existing materials on site.
- 3) Obscure glazed windows within flank elevations at first floor level and above.
- 4) Water Butts to be installed on-site.
- 5) Commence within 3 years of the date of the permission
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Erection of a single/two storey side/rear extension.
- Erection of a single storey front porch extension.
- Alterations to the roof, to facilitate a loft conversion.

These works seek to consolidate works partially carried out under application 17/00060/HSE.

Site and Surroundings

3.2 The application site is located on the western side of Portnalls Road, opposite Postern Wood. Land levels throughout the area fall from south to north.

3.3 The site is noted to fall within an area at risk from surface water flooding.



Planning History

3.4 The following planning history is relevant to the site:

- **17/00060/HSE** - Alterations; Erection of single/two storey front/side/rear extension: **Permission Granted.**

- **16/04726/HSE** - Erection of single/two storey front/side/rear extension: **Permission Refused.**

3.5 Also relevant to the proposed scheme is the following application at no 32, the attached next door neighbour:

- **19/03990/HSE** - Alterations including demolition of existing detached garage and of existing single storey rear extension, erection of a two storey side extension, a single storey rear extension and a front porch: **Pending Consideration.**

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would have limited impact upon the character and appearance of the surrounding area.
- The development would have an acceptable relationship with neighbouring residential properties.
- The development would not alter the proposal existing acceptable relationship in regards to transport and parking.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers 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: 25 Objecting: 24 Supporting: 1

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:

Objection	Officer comment
<i>Principle of development, design and appearance</i>	
Out of keeping with the surrounding area –overbearing scale, depth, height and appearance.	This is addressed in section 8.1 to 8.6 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, light and noise.	This is addressed in section 8.7 to 8.13 of this report.

<i>Parking and Transport</i>	
Impact upon neighbourhood parking.	This is addressed in section 8.15 of this report.
Impact on the road network during construction.	This point is noted and the applicant is reminded that they must adhere with the Council's code for construction sites which is recommended to be added as an informative.
<i>Impact upon trees</i>	
Trees are in close proximity of the site.	This is addressed in section 8.16 of this report
<i>Other material considerations</i>	
The applicant should adhere with the original planning consideration approved.	Each application must be considered on its own merit.
The plans are misleading as they do not show the adjoining occupier.	The plans submitted are considered appropriate and whilst further details showing the context of the proposal are welcomed, there is not a statutory requirement to provide this level of detail.
<i>Non-material considerations</i>	
Impact upon house prices.	This is not a planning consideration
We recently went through the process to convert our garage, paying a significant sum to building control. We are wondering why we followed this process if no-one is enforcing planning laws.	Building control approval sits outside the planning process and is therefore not a material planning consideration.
The proposed houses has been surrounded in sheeting for approximately 2.	Whilst this point is noted, proposals such as this have three years to commence work. Statutory guidelines do not allow Local Planning Authorities to add completion dates. It is also of note that works have stopped on-site on the advice of the Local Planning Authority whilst this application is considered accordingly.
The proposed amount of square footage is above what you are allowed to add to an existing house.	There is no limit on the amount of extra square footage which can be proposed within the planning process.

It is clear that the proposal is for renting/for use as an HMO.	This is speculation and regardless, it has not been applied for and therefore is not considered accordingly.
Personal comments have been made against the applicant, rather than the proposal itself.	These are not a material planning consideration.

6.3 One representation has been received supporting the proposal.

6.4 Councillor Creatura has objected to the scheme and referred it to Planning Committee. However, this referral was received outside of the referral deadline and therefore did not trigger this application to be referred to planning sub-committee, although the number of objections received triggered its referral anyway. The following representations were received:

- The revised application makes only superficial changes of design which do not overcome previous objections.
- The proposed roof line is unchanged and will be higher than others in the street and out of character with the neighbourhood. The loss of privacy in neighbouring properties is caused by the planned second floor windows being at roof level, again far higher than any other house in the road.
- The community maintains that the applicant has ignored council process by carrying out noisy building work over three or so years, over and above the original planning permission, and only submitted a revised application retrospectively. This perpetuates a feeling of unfairness in the community which the Planning Department will want to address.

7.0 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 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. 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

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

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees

- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- Suburban Design Guidance (SDG) (2019)

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- The principle of the proposed development;
- The impact on the townscape and the visual impact;
- The impact on the residential amenity of adjoining occupiers;
- Flooding;
- Transportation and Parking;
- Trees

Principle of development

8.1 The site is located within a residential area, and as the proposal includes extension to a residential dwelling it would continue to be an acceptable development subject to the detailed consideration set out below.

8.2 It is also important to note that since the last approved scheme in 2017, the council has adopted the Croydon Local Plan 2018 as well as the Croydon Suburban Design Guide in 2019. These adopted documents materially alter how the proposal should be considered in comparison to when it was approved in 2017.

Townscape and Visual Impact

8.3 The proposed development incorporates a variety of extension which include a single storey front porch extensions, single/two storey side/rear extension and alterations to the roof form as shown by figure 1. Also shown is the front elevation prior to any works which included a single storey detached garage and irregular flat roofed side extension. In 2017, the site was granted consent to introduce single/two storey side/rear extension and roof alterations introducing a pitched roof.

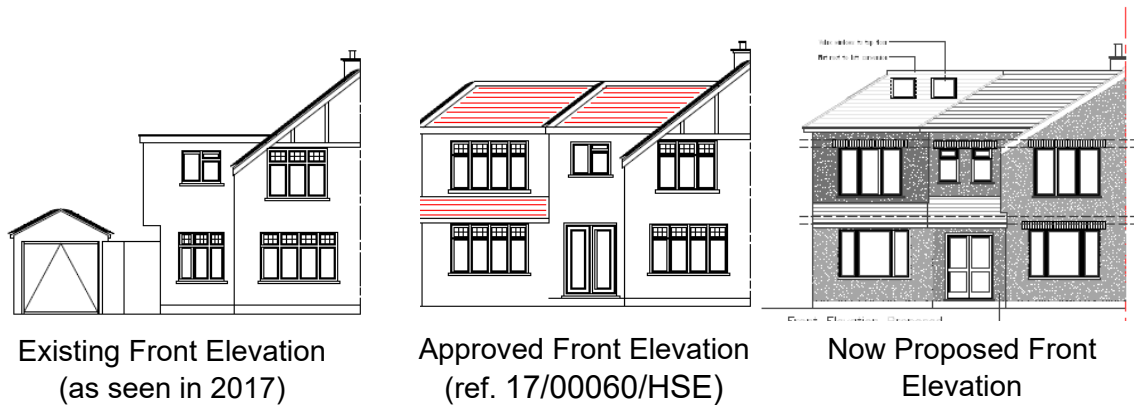


Figure 1: Front Elevation Streetscene

8.4 The main alterations visible from Portnalls Road, following the previous approval, include raising the ridge height and a single storey front porch extension, which is small in scale and considered appropriate for the proposed building. Whilst the roof alteration is noted to be unusual within the wider streetscene where either side facing dormer extensions or the roof alterations have been set down from the joint apex of the semi-detached houses, the proposed roof form would continue to be subservient to the main houses by being set back accordingly. Land levels throughout the wider area are also relevant with properties stepping down the road with the topography of the area, as shown by figure 2. The proposed alterations to this approach would continue to follow this form, and are overall considered to have an acceptable impact on the character and appearance of the wider area.



Figure 2: Streetscene Image Prior to Any Works

- 8.5 The proposed single/two storey side/rear extension would again follow a similar design appearance as those previously approved. Whilst these do project further to the rear of the site considering their location and the minimal alterations in design terms, overall there is not considered to be a detrimental impact created by these elements on the proposal on the wider streetscene .
- 8.6 Overall the proposal is considered to comply with Policy DM10 of the Croydon Local Plan and adhere with the SDG guidance.

Impact on Neighbouring Residential Amenity

- 8.7 The proposed development has the potential to impact the most upon the following adjoining occupiers' amenities; 32 and 36 Portnalls Road as well as 55, 57 and 59 Rickman Hill as indicated within figure 3.

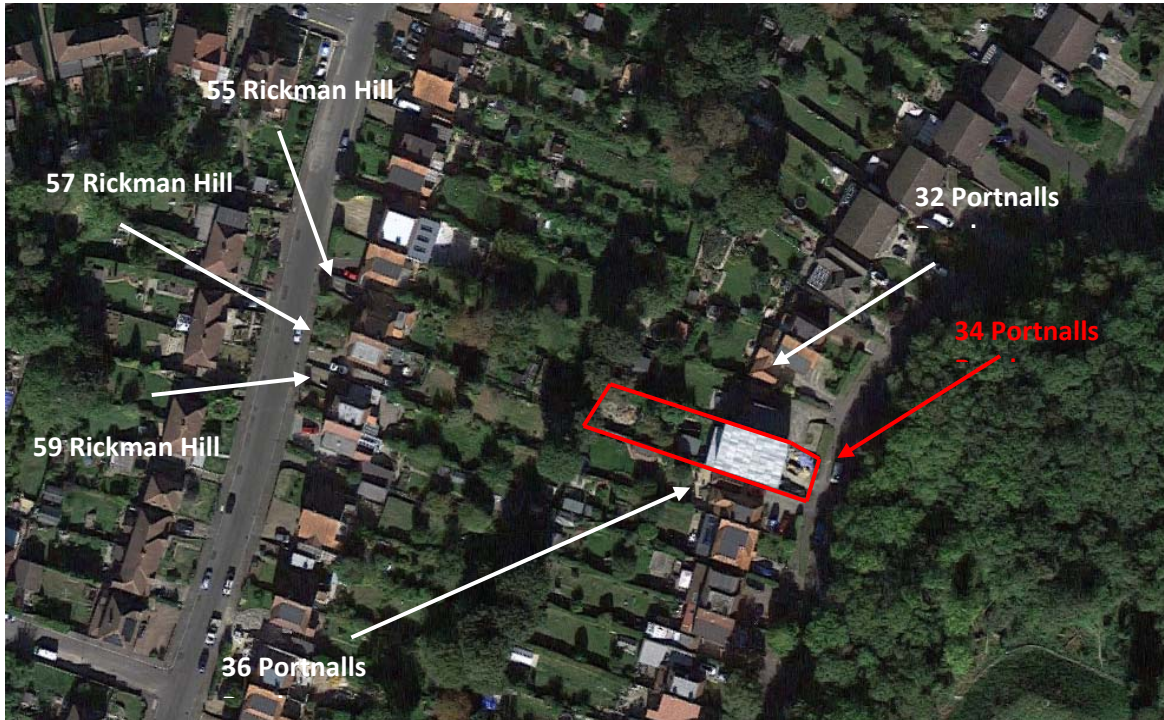


Figure 3: Relationship with adjoining occupiers

55, 57 and 59 Rickman Hill

8.8 The adjoining occupiers at the rear, front onto Rickman Hill. There is approximately a 70 metre separation from the proposed rear elevation to these properties. Taking into account this substantial separation overall there is not considered to be an impact upon these adjoining occupiers residential amenity.

32 Portnalls Road

8.9 Whilst no.32, the attached properties building, sits at a similar ground floor level as the proposed site it is noted that the external land levels surrounding the building are below that of no.34. Although the depth of single/two storey extension has been increased to approximately 3.70 metres at first floor (from the previously approved 2.50 metres) and at ground floor from approximately 5.20 metres to 6.20 metres, overall the proposal is not considered to significantly impact the amenities of the adjoining occupiers. The applicant has shown that the proposal does not break the 45 degree line from the closest habitable rooms windows of the adjoining occupiers as set out by the SDG and shown within figure 4. Whilst it is noted that figure 4 does not show the proposed single storey rear extension located adjacent to the boundary, being less than 3 metres in depth and in height it would meet the criteria both for permitted development as well as the guidance set out by the SDG.

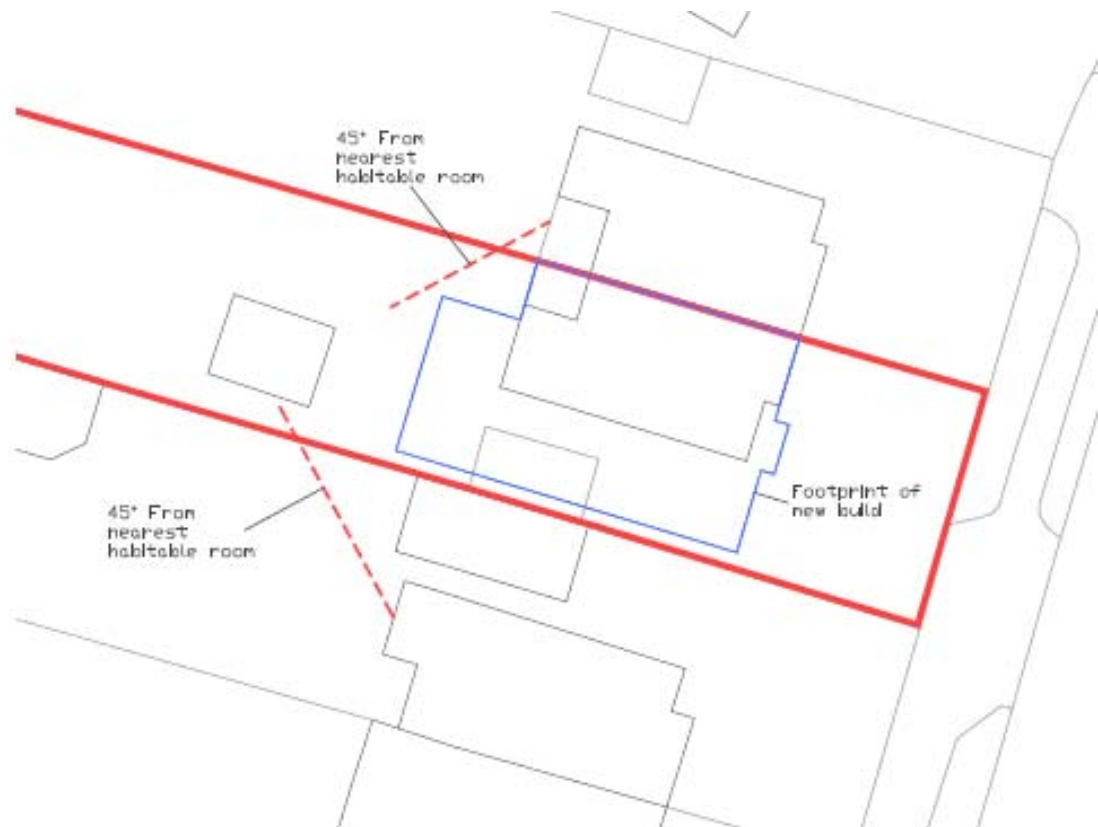


Figure 4: Block Plan showing relationship with adjoining occupiers

8.10 As highlighted in point 3.5, there is currently a planning application at no.32 for various front/side/rear extensions which is pending consideration. Whilst not shown on these drawings, if that were to be acceptable, it would decrease the impact that this proposal would have on no 32.

36 Portnalls Road

8.11 This adjoining occupier is set above the proposed site as indicated by figure 2. Taking into account the land level alterations, the separation distances between the proposed flank elevations and as indicated by figure 4, the proposal meeting the guidance set out by the SDG, overall the proposal is not considered to detrimentally impact this adjoining occupier.

General

8.12 Overlooking from the proposed third floor/accommodation in the roof would be similar to that of the original relationship on site, facing directly towards the rear and front of the site. All side facing windows/rooflights are proposed to be obscured glazed and non-opening up to 1.7 metres from the internal floor height to restrict overlooking.

8.13 Overall, subject to conditions the proposed development is not visually intrusive and would not result in a loss of privacy.

Flooding

8.14 The site is located in Flood Risk Zone 1 (low) and within an area at risk from surface water critical drainage. The road in front of the property however is modelled at being at very low / low risk (1 in 1000 years) from surface water flooding. As such, a planning condition is suggested, which secures the installation of a sustainable drainage water butt.

Transport and Parking

8.15 The site would continue to provide hard standing at the front of the site to allow a minimum of two vehicles to park with the ability to turn on site. Overall this quantity and arrangement is considered acceptable.

Trees

8.16 Whilst there is noted to be trees within the rear garden/adjoining gardens, these are not protected or worthy of protection owing to the lack of visually amenity offered. There are no trees located in close proximity to the front of the site and therefore overall the proposal is considered to have a negligible impact upon trees on/off-site.

Conclusions

8.17 The proposed development would not harm the appearance of the original dwelling, Portnalls Road and surrounding area. The development is considered to have an acceptable impact on neighbouring residential amenity and on flooding, transport and trees. Therefore, overall considered to be accordance with the relevant policies and guidance.

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