

PART 5: Planning Applications for Decision

Item 5.5

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/04948/HSE
Location: 19 Featherbed Lane, CR0 9AE
Ward: Selsdon and Addington Village
Description: Erection of ground and first floor side and rear extension including increase in ridge height; alterations.
Drawing Nos: FB-01 Rev. 01, FB-008, FB-04 Rev, 02, FB-03 Rev. 01, FB-02 Rev. 01, FB-009. Received: 10/10/2018
Applicant: Mr Ian Clarke
Agent: Mr Kaberay Mohammed
Case Officer: Emil Ancewicz

1.1 This application is being reported to committee because the ward councillor (Councillor Helen Pollard) made representations in accordance with the Committee Consideration Criteria.

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 existing
- 3) No additional side facing windows above ground floor
- 4) No use of flat roof as balcony or terrace
- 5) Commencement of development within three years of consent being granted
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

2.3 That the Planning Sub 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 first floor side extension;
- Increase in height of existing part side part rear ground floor extension, erection of a ground floor element to link existing single storey rear extensions into one;
- Insertion of a bay window to front elevation of the house and conversion of a garage into habitable room;

3.2 The application was amended following submission to remove proposed glass balustrading from the flat roofed single storey rear element. There are existing decorative metal railings which would be retained, which does not require planning permission.

Site and Surroundings

3.3 The application site is located on the eastern side of Featherbed Lane, at the junction with Pixton Way. The site comprises a semi-detached house.

3.4 The property features a two storey side extension and two single storey rear extensions.

3.5 The surrounding area consists of a mix of housing sizes and types, including terraced, semi-detached or detached houses, or flats.

3.6 The site is not subject to any designated constraints.

Relevant Planning History

3.7 18/03343/HSE - Erection of a first floor part side part rear extension, increase in height of existing part side part rear ground floor extension, erection of a ground floor element to link existing single storey rear extensions into one, erection of a glass balustrade to replace existing metal railings at the rear of the property, creation of a roof terrace on top of the resultant single storey wrap around extension, insertion of a bay window to the front elevation of the house and conversion of a garage into habitable room – Permission refused

Reasons: *'Out of keeping with the character of the existing building'; 'harm to neighbours' privacy'*

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scale and design of the development is appropriate
- There would be no significant harm to neighbours' living conditions

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 Six letters were sent to adjoining occupiers to advertise the application. No responses.
- 6.2 Councillor Pollard objected to the proposal and referred it to Committee on grounds of an over-development of the site and overlooking to neighbours.

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 2018 (CLP) and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the revised National Planning Policy Framework (NPPF), issued in July 2018. 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 requiring good design that takes the opportunities available for improving the character and quality of an area and the way it functions.
- The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2011 (LP):

- 7.4 Local character
- 7.6 Architecture

Croydon Local Plan 2018 (CLP):

- SP4 Urban Design and Local Character
- DM10 Design and character

Supplementary Planning Document No. 2: 'Residential Extensions and Alterations' (SPD2)

- 6.0 Extension and Alterations

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
1. Principle of development
 2. Townscape and visual impact
 3. Impact on neighbours' amenities

Principle of Development

- 8.2 The development would extend the existing residential property. Given its location in an established residential area, the principle of the development can therefore be supported subject to its impact upon the character and appearance of the surrounding area or neighbours' amenities. The other material considerations are discussed below.

Townscape and Visual Impact

Erection of a first floor side extension

- 8.3 The proposed first floor side extension would infill the gap between rear wall of the existing two storey side extension and the side wall of the dwelling, utilising the existing single storey rear/side extension. As such, the proposed extension would effectively enlarge the existing two storey side extension rearwards.
- 8.4 It would feature a crown roof, which would ensure that the extension develops appropriate linkages with the design of existing extension or main dwelling, therefore helping to soften the bulk or mass of the extension.
- 8.5 Further, the extension would be located to the rear of the property, meaning that it would not be visible in the street scene. Thus, it would not affect the architectural rhythm of the houses when viewable from the street scene or character of the area.

Increase in height of existing part side part rear ground floor extension, erection of a ground floor element to link existing single storey rear extensions into one

- 8.6 The proposed single storey element that would link the existing single storey rear extensions into one, as well as the increase in height of existing part side part rear extension are both considered acceptable in design terms. The link extension would be of small scale as it would only infill the gap between existing rear extensions, whilst the increase in height would only account to 0.2m. Therefore, these aspects of the proposal would not harm the appearance or character of the area.

Balustrading

- 8.7 Following receipt of amendments, the proposed glass balustrades have been removed from the scheme, which the applicant explained were decorative as they are a glass manufacturer and supplier. However, they have removed this from the proposal following concerns about the appearance and potential for use of the flat roof as an amenity space with the existing metal railings to be retained. This does not require planning permission as it is for the retention of an existing element of the building.

Insertion of a bay window to front elevation of the house and conversion of a garage into habitable room

- 8.8 The proposed elevational changes including the insertion of a bay window at ground floor level would improve the design of existing side extension when viewable from the street scene. It would result in a more symmetrical composition of front elevation, and thus it is considered acceptable.

- 8.9 Overall, the extent of development on site would not significantly increase following the implementation of the proposal. It would be similar to that seen on neighbouring sites, meaning that the proposed site coverage would conform to the established pattern of development in the area. Therefore, the proposal is not considered to result in overdevelopment of the site.

Impact on neighbours' amenities

Erection of a first floor side extension

- 8.10 The proposed first floor side extension would be built up to the boundary of the site and be flush with the rear wall of No. 20 Featherbed Lane. This neighbouring house features one side facing obscure glazed window, which however appears to act as a secondary source of light to the house. Furthermore, there would be a 4.85m separation distance between the side wall of the proposed extension and this window. Therefore, it is considered that the extension would not harm the amenities of this neighbour by loss of light or outlook.

Increase in height of existing part side part rear ground floor extension, erection of a ground floor element to link existing single storey rear extensions into one

- 8.11 The proposed single storey ground floor element that would link existing single storey rear extensions into one, as well as the increase in height of existing part side part rear extension would be both small in scale, and thus would not harm neighbours' living conditions.

Balustrading

- 8.12 Following receipt of amendments, the proposed glass balustrades have been removed from the scheme, which the applicant explained were decorative as they are a glass manufacturer and supplier. However, they have removed this from the proposal following concerns about the appearance and potential for use of the flat roof as an amenity space with the existing metal railings to be retained. This does not require planning permission as it is for the retention of an existing element of the building. Given concerns about the use of the flat roof as an amenity space and the inclusion of Juliette balconies in the scheme, it is considered reasonable and necessary to include a condition requiring that the flat roof is not used as an amenity space.

Insertion of a bay window to the front elevation of the house and conversion of a garage into habitable room

- 8.13 These elements of the proposal would not harm neighbours' living conditions.

Conclusions

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