



SUMMARY OF APPLICATION DETAILS

Ref: [17/04278/FUL](#) (*Link to associated documents on the Planning Register*)
 Location: 13 Tindale Close, South Croydon, CR2 0RT
 Ward: Sanderstead
 Description: Erection of single/two storey front/side/rear extensions and alterations for subdivision into a pair of 4 bedroom semi-detached dwellings
 Drawing Nos: J002740/DD01, J002740/DD02, J002740/DD03, J002740/DD04, J002740/DD05, J002740/DD06, J002740/DD07, J002740/DD08, J002740/DD09, J002740/DD10, J48.56/03
 Applicant: Mr Webzell
 Agent: Neal McGregor, WS Planning & Architecture, Europe House, Bancroft Road, Reigate, RH2 7RP
 Case Officer: Dan Hyde

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

2 RECOMMENDATION

- 2.1 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 proposal to be in accordance with the approved plans (plans specified)
- 2) Tree Protection measures be in place prior to works beginning on site, including storage of materials, appropriate ground protection, fencing and foundations
- 3) The front facing window of bedroom 04 of the northern most dwelling shall be obscure glazed up to 1.7m from the floor in which it is installed
- 4) Materials to match the existing dwelling
- 5) Removal of Permitted Development
- 6) Car and cycle spaces along with refuse storage arrangements in place prior to first occupation
- 6) To complete the proposal in 3 years of the date of the permission
- 7) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

- 2.2 That the Planning 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 Following on from planning permission having been granted for extensions to the application property, this current planning application seeks planning permission for slightly larger extensions and use of the extended property as two houses with associated external alterations (introducing two front doors and sub-dividing existing garden areas between both properties). The application therefore includes the following constituents:

- Erection of two storey side and single storey rear extensions
- Extension of existing single storey front porch
- Provision of cycle and waste refuse stores
- Subdivision of plots into 2x4 bedroom dwellings

Site and Surroundings

- Residential in character
- Surrounding properties of a similar size and design to application site
- Flatted development to the north west of the site
- An Area Protection Order is in place on site made under Tree Protection Order No. 145 of 1962. Most notably there is a large Beech tree to the north west of the application site.
- The site is not subject to any designations as identified in the Croydon Local Plan Policies Map.

Planning History

The following planning decisions are relevant to the application:

06/04079/P	Retention of decking at rear Approved [and implemented]
14/04937/P	Erection of detached 3 bedroom dwelling at side and provision of associated parking Refused on grounds of overdevelopment, out of character with surrounding area, impact on protected trees Appeal dismissed on the same grounds
17/00216/HSE	Erection of two storey side extension and single storey front extension, extension to decking Approved
17/01693/HSE	Erection of two storey side extension, single storey extension to existing porch, decking and single storey rear extension Approved

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed extension and subdivision would not have a detrimental impact on the amenity of the street scene in this part of Tindale Close. It would be out of the direct line of sight when approaching this part of Tindale Close and would not be immediately visible in the wider street scene and would be partly screened, particularly at ground floor level by the existing detached garage.
- The proposed extension would be well separated from 14 Tindale Close (by 15.5 metres) which is considered a significant enough distance to protect residential amenities. The scale of extensions have already been accepted in principle by the local planning authority under planning application (LBC Ref 17/00216/HSE).
- The formation of two separate units would be acceptable given the amenities of the future occupiers. Car parking, cycle parking and details of refuse storage and collection would also be acceptable.
- The proposal would encroach very slightly into the Root Protection Area of the protected Beech tree. However screw pile foundations are proposed which would be acceptable, allowing the health of the tree to be maintained.

4.2 CONSULTATION RESPONSE

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

5 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: 4 Objecting: 4 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:

- Increase in noise
- Insufficient parking provision
- Out of keeping with character of surrounding area
- Overdevelopment and inappropriate
- Existing garages are too small for cars
- Increase in noise, dirt, pollution and litter from builders
- No set back at first floor level
- More windows in front elevation increasing overlooking
- Impact on neighbouring occupiers including loss of light
- Loss of privacy and view
- Dangerous increase in vehicle movements
- Loss of green corridor and wildlife
- Impact on preserved trees
- Waste collection

6.3 The following matters were in representations which are not material to the determination of the application:

- Land has restrictive covenants – (OFFICER COMMENT): This is not a material planning consideration and is to be dealt with through civil action.
- Proposed parking and cycle storage relies on goodwill of new occupiers of the dwellings – (OFFICER COMMENT): It is considered that the parking proposals would be a workable solution to the parking issues that this proposal raises.
- Impact on sewers – (OFFICER COMMENT): The Council has no jurisdiction over the sewer system and these issues should be raised with Thames Water.

6.4 Councillor Tim Pollard has made the following representations:

- Over-development of site
- Access issues over shared drive
- Loss of privacy to neighbours
- Dwellings out of character with all others in the Close

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012. (This list and the paragraphs below, will need to include CLP1.1 and CLP2 once they have weight and become material planning considerations).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

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

Consolidated London Plan 2015 (LP):

- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP4.1 & 4.2 Urban Design and Local Character
- SP2.2 Homes – Quantities and Locations
- SP2.5 Mix of Homes by Size
- SP2.6 Homes – Qualities and Standards

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
- NC4 Woodland Trees and Hedgerows

There is relevant Supplementary Planning Guidance as follows:

- SPD2 Residential Extensions (LBC)

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. Principle of development
2. Townscape and visual impact
3. Neighbour amenity
4. Future occupiers
5. Parking/cycle storage
6. Waste storage
7. Protected trees

Principle of development

8.2 The principle of extending the application property (albeit as an existing property) has already been established following on from grants of previous planning permission in 2017 (LBC Refs 17/00216/HSE and 17/01693/HSE). Furthermore, planning permission has also been granted in respect of 29 Tindale Close (with the two storey side extension having been implemented).

8.3 The use of the extended property as two separate dwellings would contribute positively to providing further family accommodation – and would help meet current

housing targets as guided by the development plan. The resulting new dwellings would be suitably sized as 2x4 bedroom (5 person) dwellings.

Townscape and visual impact

- 8.4 The proposed extension would be in the south west corner of this cul-de-sac within Tindale Close. Due to the tight nature and layout of this area of Tindale Close, views of the extension would not be possible until one is well within the cul-de-sac. As the majority of the extension would be well screened by the existing garages to the front of the application site, the proposal would not have a dominating impact on the street scene.
- 8.5 Whilst the extension would not be SPD2 compliant as it would not have a set back at first floor level, it would not cause any terracing as there is no neighbouring occupier to this side of the property and as stated previously, the location of the development would mean that the proposal would not have a harmful effect on the street scene.

Neighbour Amenity

- 8.6 The impact of a similar extension has previously been considered to be acceptable with the use of a condition to have the first floor window obscure glazed (17/00216/HSE and 17/01693/HSE), which is being sought to be secured again here to protect the amenities of the occupiers of 14 Tindale Close. In this proposal, whilst the previously approved first floor set back does not form part of this current proposal, there would still be a reasonable separation distance of (over 17 metres) which is considered significant enough to not warrant further harm over and above the previously approved scheme.
- 8.7 Furthermore, there are no side windows in 14 Tindale Close, except for a side door which is obscure glazed and directly behind the existing garage to that property. Therefore any impact on this would not harm the overall residential amenities of the occupiers.
- 8.8 The impact of the single storey rear extension (adjacent to 12 Tindall Close) has also previously been assessed to be acceptable in planning application (LBC Ref 17/01693/HSE).
- 8.9 Due to the proposed siting and scale of development, it is not considered that there would be a harm from it on other neighbouring occupiers in Tindale Close or surrounding properties.

Future occupiers

- 8.10 Both units would be dual aspect and therefore allow a reasonable amount of light into the units which is supported.
- 8.11 The two units would be 4 bedrooms provided over 2 storeys, with space to accommodate 5 persons. The unit sizes would exceed the requirements under the Nationally Prescribed Technical Housing Standards.
- 8.12 Both dwellings would have private amenity space to the rear with appropriate boundary treatments to ensure this space is indeed private. The private amenity space provided is considered to be acceptable and large enough to accommodate for the dwellings.

Parking/cycle storage

- 8.13 The site has a Public Transport Accessibility Level of 0, which is considered very poor; although a new bus route (Route 359) on Purley Downs Road has recently been introduced that should assist in improving this PTAL rating. That said, the scale and nature of the development is such that is likely to have a negligible impact on the surrounding highway network. In total 4 parking spaces are proposed (two garages and space in front of each garage) which would be acceptable given the relatively poor public transport accessibility and the scale of the development.
- 8.14 Whilst vehicle swept paths have not been provided as part of the application, it is considered that these should be submitted prior to the commencement of development to ensure that exiting the site can be done so safely.
- 8.15 The proposal would have 6 cycle storage spaces for the 2 units, which is supported.

Waste storage

- 8.16 Two waste storage spaces have been provided for each unit which would be acceptable and well within the drag distance for the Council's waste collection team. It is stated in the design and access statement that the current arrangements of waste collection will be maintained to avoid disruption.
- 8.17 The proposals for waste storage and collection are both considered to be acceptable.

Protected trees

- 8.18 The application was submitted with a substantial Arboricultural report which stated that 5.3% of the Root Protection Area (RPA) of the large Beech tree would overlap the proposal, along with 2.7% of the RPA of a smaller Yew tree and 1.6% of the RPA of a smaller Beech tree. It is considered that with the appropriate conditions and foundations being used, as stated in the Arboricultural Report the minor intrusion into the RPAs would not compromise the long term health of the trees.

Conclusions

- 8.19 It is recommended that planning permission should be granted for the proposal, as it would not have a detrimental impact on the townscape or the visual amenity of the area due to the location of the proposal within in Tindale Close. The proposal would not have a detrimental impact on the amenities of neighbouring occupiers due to significant separation distances and arrangements of neighbouring properties (particularly 14 Tindale Close). There would also be acceptable provisions for the future occupier including for their amenity, cycle and waste facilities and parking provision. The proposal would not harm protected trees due to reasonable foundations being proposed and acceptable tree protection requirements that can be conditioned.
- 8.20 All other relevant policies and considerations, including equalities, have been taken into account.