

**PART 5: Planning Applications for Decision**

**Item 5.1**

**1. APPLICATION DETAILS**

Ref: 18/06126/HSE  
Location: 17 Pollards Hill East, Norbury  
Ward: Norbury and Pollards Hill  
Description: Demolition of garage and erection of an ancillary outbuilding with basement  
Drawing Nos: 7571\_000, 7571\_001, 7571\_002, 7571\_003, 7571\_004,  
7571\_005, 7571\_006, 7571\_007, 7571\_008, 7571\_009,  
7571\_010  
Agent: Mr Jacob Low  
Case Officer: Victoria Bates

1.1 This application is being reported to Sub Planning Committee because objections above the threshold in the Committee Consideration criteria have been received (26 objections) which triggers referral to committee.

**2 RECOMMENDATION**

2.1 That the Sub Planning Committee resolve to GRANT planning permission.  
2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) Use to be ancillary to the single family dwelling house as specified in the application
- 3) Materials as specified within the application.
- 4) Commence the development within 3 years of the date of this decision.
- 4) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

**Informatives**

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

**3 PROPOSAL AND LOCATION DETAILS**

**Proposal**

3.1 The applicant seeks full planning permission for the:  
  
Demolition of the existing garage and erection of an ancillary outbuilding with basement

## Site and Surroundings

- The site is currently occupied by a semi detached single family dwelling house with a garage located at the rear of the garden.
- The surrounding area is residential in character with many of the existing properties benefiting from garages or outbuilding located at the end of the rear gardens



## Planning History

3.2 The following application is relevant to the assessment and determination of the application:

**18/01621/HSE** - Demolition and erection of a single/two storey outbuilding for use as home office/guest house – Permission refused:

1. The proposal would result in a two storey outbuilding that would not be used for ancillary purposes to the host dwelling and insufficient evidence is provided to assess the harm caused by either use for residential or commercial office purposes. It is therefore considered the proposal fails to comply with the aims and objectives of the Croydon Local Plan 2018.
2. The proposal would result in the construction of an office building in an out of centre location and it has not been demonstrated that the development will not harm the vitality and viability of the borough's town centres in accordance with DM8 of the Croydon Local Plan (2018).
3. Insufficient details have been provided to demonstrate that the loss of a car parking space and parking demand generated by an office use in this location would not have a detrimental impact on the highway network contrary to DM29 of the Croydon Local Plan (2018).

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The use of the building for purposes ancillary to the main dwelling house would be acceptable and in accordance with the character of the area
- The appearance of the building would be acceptable and there would be minimal changes visible from the streetscene.

- There would be no significant harm to neighbouring properties amenity, given the location and separation distances between the proposed development and surrounding properties.
- Adequate off street parking facilities would remain at the front of the proposed so to ensure that the development would not have an adverse impact on parking demand in the vicinity of the site.

## **5 CONSULTATION RESPONSE**

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

## **6 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of (15) 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: 27      Objecting: 26      Supporting: 0      Neutral: 1

The Love Norbury Residents association have also objected to the application.

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:

- Not in keeping with the area
- Obtrusive by design
- Overdevelopment
- Overlooking
- Construction noise [Officer comment: this is not a material planning consideration]
- Subsidence and drainage issues [Officer comment: this is not a material planning consideration]
- Loss of privacy
- Concerns over use as 'office'
- Stress on parking
- Loss of parking space
- Out of character
- Visually intrusive
- Noise and light pollution
- Impact on vegetation

## **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 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):

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

Croydon Local Plan 2018 (CLP):

- SP2: Homes
- SP6: Environment and Climate Change
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction

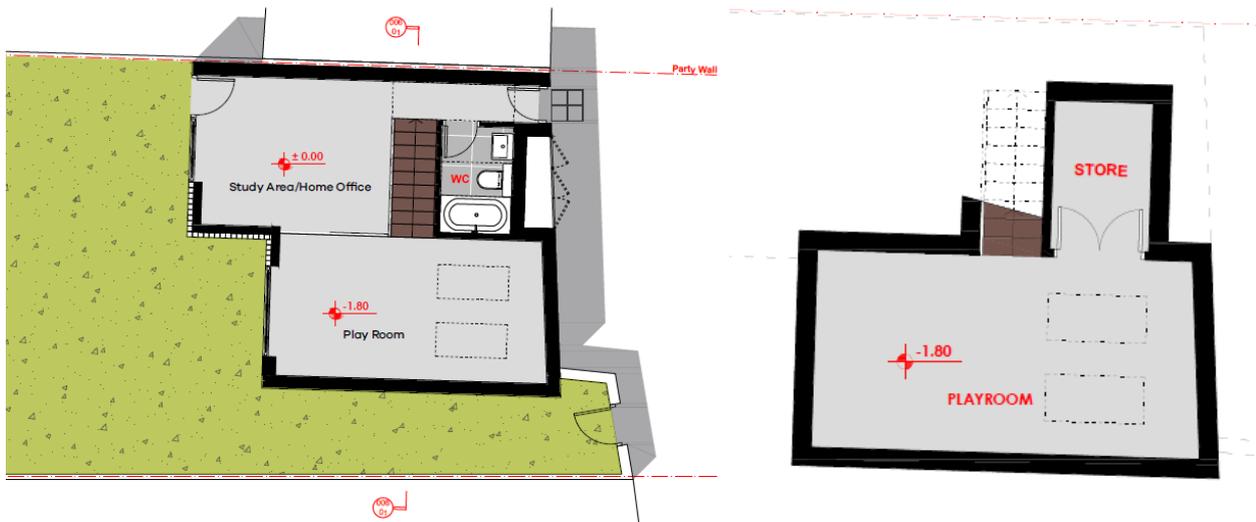
## **8 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Townscape and visual impact
- Impact on neighbouring residential amenity
- Transport

### **Principle of Development**

8.2 The application proposed that the new outbuilding would be used as a study area, home office and playroom with a storage area and another playroom being provided at basement level. These uses are all ancillary to the main dwelling and overcomes the refusal reasons for 18/01621/HSE which appeared to be a commercial office with kitchen, bathroom and amenity space. Ancillary use will be secured by way of a condition to ensure that the outbuilding is not used as a separate dwelling or as a commercial office.



- 8.3 Ancillary outbuildings often benefit from permitted development rights however in this case it should be noted that the outbuilding does not conform to permitted development as the height is more than 2.5 metres within 2 metres of the boundary and has a basement and therefore planning permission is required.

### **Townscape and Visual Impact**

- 8.4 Policy 3.5 of the London Plan requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.
- 8.5 The proposed outbuilding replaces the existing double garage. It has a contemporary appearance, with grey and white render and timber cladding and a flat roof. The outbuilding would be a similar height and footprint of the other garages in this location, therefore it would respect the scale, height and massing of the area in accordance with DM10 of the Croydon Local Plan.



### **Impact on Neighbouring Residential Amenity**

- 8.6 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.7 There are garages on either side of the proposed outbuilding, so no harm would be caused to neighbour amenity in this respect. In terms of concerns raised about overlooking and loss of privacy from the windows facing towards the rear of the properties on Pollards Hill East, it is considered that this relationship is acceptable. The outbuilding would be well separated from the rear of the properties on Pollards Hill East by 40 metres and the windows would not look directly into either adjoining occupier's properties. The proposed outbuilding would not therefore appear overly dominant when viewed from adjoining properties and would respect sunlight, daylight and outlook.

### **Transport**

- 8.8 The property currently benefits from a single garage which is located at the rear of the property. This garage would be removed as part of the application proposal. The application site is located within an area with a PTAL rating of 3, the forecourt of the property is paved and is of a sufficient size to be able to provide for two off street car parking spaces.

### **Conclusions**

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