

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 |
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| <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. |

| | |
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| 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.

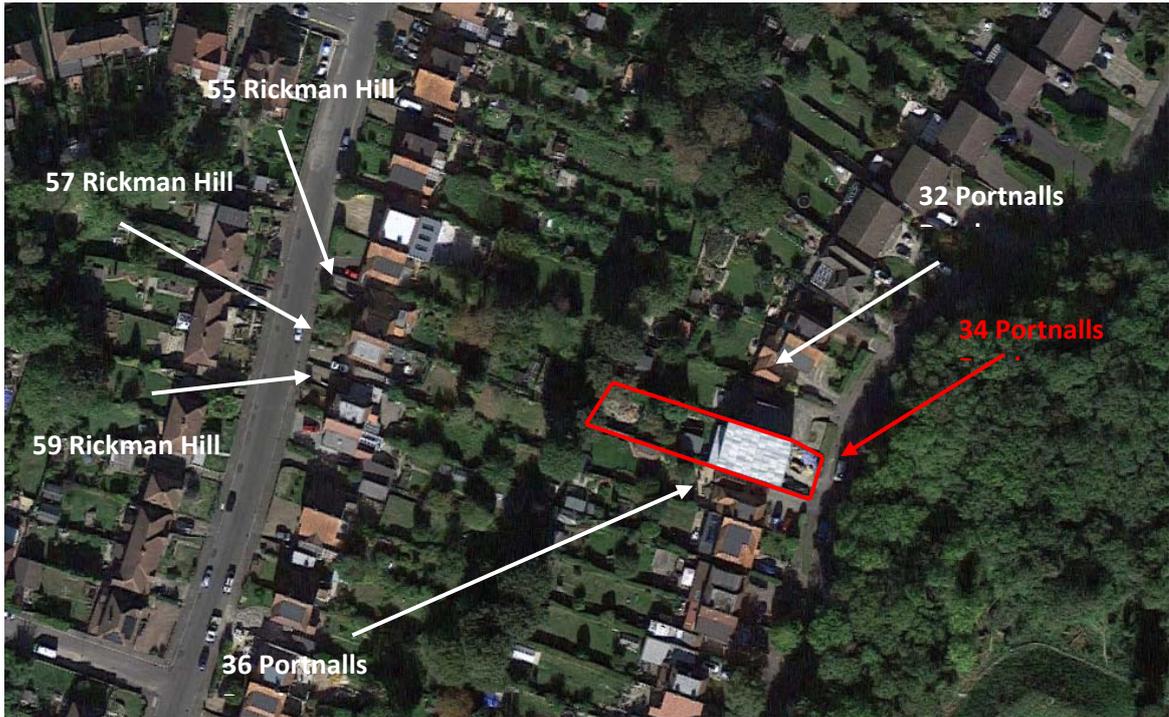


Figure 3: Relationship with adjoining occupiers

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.

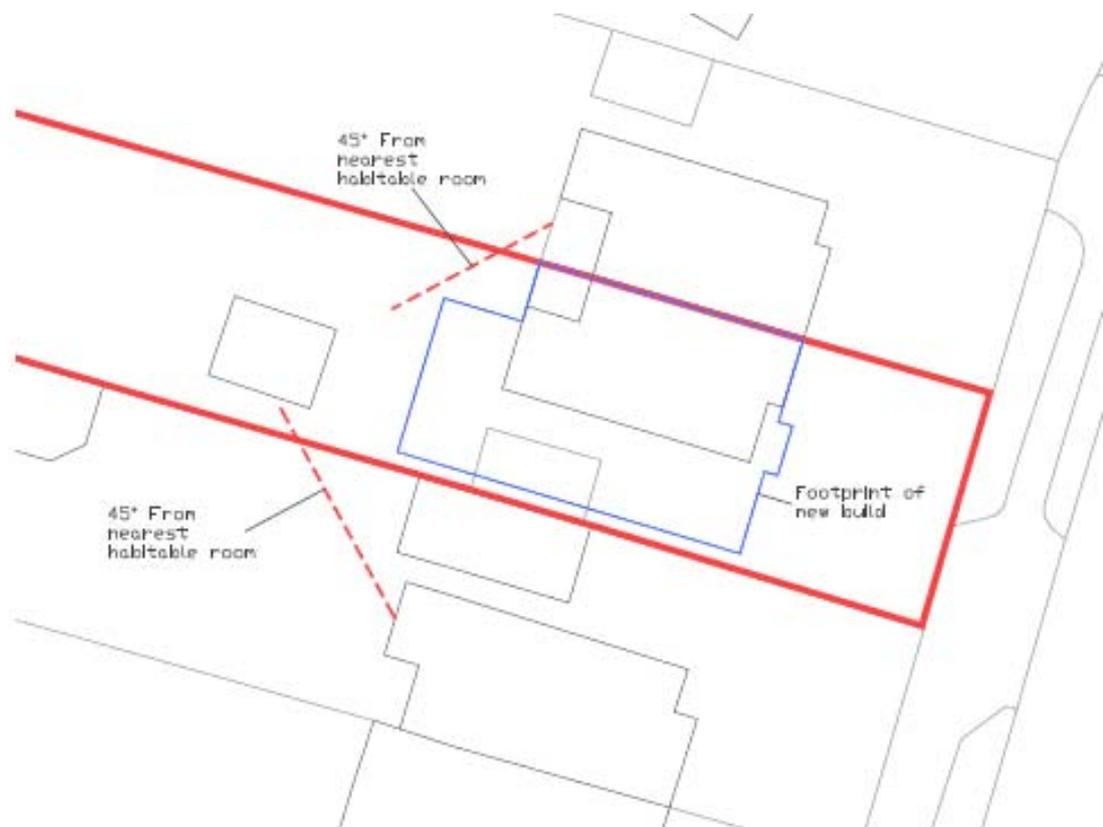


Figure 4: Block Plan showing relationship with adjoining occupiers

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.