

1. APPLICATION DETAILS

Ref: 19/04788/HSE
Location: 124 Norbury Crescent, Norbury
Ward: Norbury and Pollards Hill
Description: Demolition and erection of an outbuilding
Drawing Nos: N/02, N/03, N/04, N/05
Agent: Mr Abdul Sheikh
Case Officer: Victoria Bates

- 1.1 This application is being reported to Sub Planning Committee received a referral from Councillor Khan and Councillor Ben-Hassel.

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) A water butt shall be installed upon commencement of construction
- 5) Commence the development within 3 years of the date of this decision.
- 6) 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

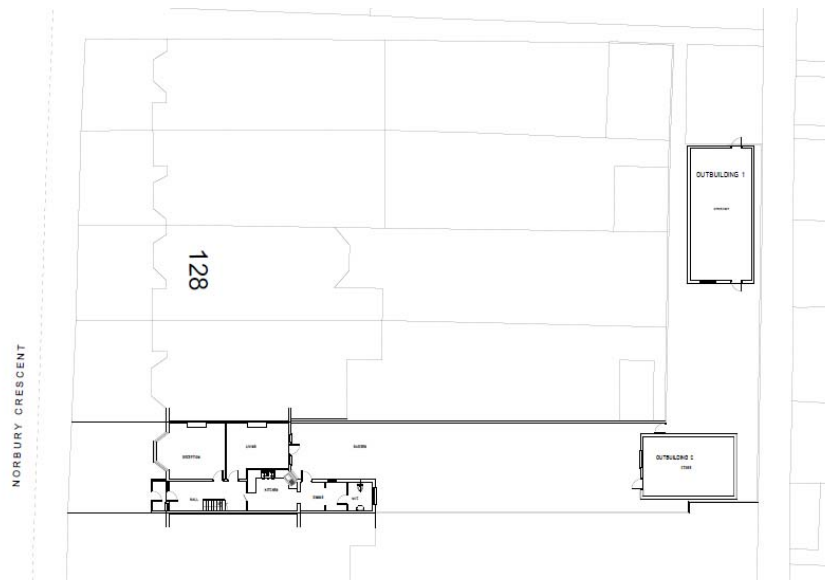
3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the:
Demolition and erection of an outbuilding

Site and Surroundings

- The site is currently occupied by a semi detached single family dwelling house with an outbuilding located at the rear of the garden and an additional outbuilding, recently built, at the rear of 128-130 Norbury Crescent
- The surrounding area is residential in character with many of the existing properties benefiting from outbuilding located at the end of the rear gardens
- The site is within Flood Zone 2, as it is next to Norbury Brook and an area of surface water flooding.



Planning History

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

18/04934/HSE - Erection of an outbuilding – Permission granted
This permission has been implemented.

18/00385/HSE – Erection of outbuilding in rear garden – Permission granted
This permission is unimplemented. The proposal is for an outbuilding of a similar footprint to the existing outbuilding.

16/03842/P - Erection of single storey rear extension – Permission granted-
Implemented

15/03438/P - Formation of vehicular access - Permission granted

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.

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 (25) 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: 8 Objecting: 7 Supporting: 1 Neutral: 0

One of the objections was from the Scots Estate Norbury Residents' Association.

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:

- Obtrusive by design
- Overlooking
- Use should be restricted to residential
- Increased risk of flooding
- Increased noise associated with use [Officer comment: this is not a material planning consideration]
- Increased sense of enclosure
- Overshadowing
- Out of character
- Loss of privacy
- Overdevelopment

6.3 Councillor Khan and Councillor Ben-Hassel made the following representations (objecting) to the proposal:

- Contrary to the principles of SPD2
- Impact on 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 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):

- 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

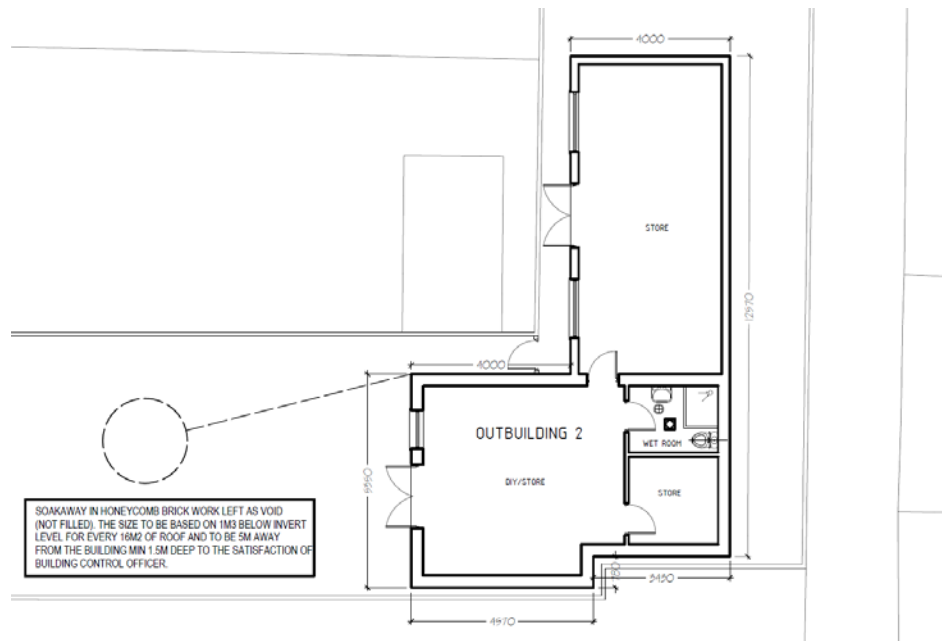
8 MATERIAL PLANNING CONSIDERATIONS

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
- Flooding

Principle of Development

8.2 The use of the outbuilding is proposed for storage. This use is ancillary to the main dwelling. Ancillary use will be conditioned to ensure that the outbuilding is not used as a separate dwelling. A supporting statement has been provided with the application which explains that the recently approved outbuilding (ref: 18/04934/HSE) is going to continue to be used as a gym/study whilst the outbuilding now proposed would be used as a store/DIY store.



- 8.3 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 due to the pitched roof 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 outbuilding. It would have a rendered façade and a pitched roof. There are a number of outbuildings at the rear of gardens within the vicinity of the site. Whilst the footprint of this outbuilding would be slightly larger than the others in the area (due to the scale and L shaped nature of the plot). The building would be in accordance with the character of the area- complying with DM10 of the Croydon Local Plan; and subservient to the main house- complying with the Suburban Design Guide SPG.



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 From the rear of 122 Norbury Crescent, there would be a minimal change, as the proposed outbuilding would be located in a similar footprint to the existing outbuilding. The part of the outbuilding which extends south, across the rear of 126 Norbury Crescent would be almost completely obscured by the outbuilding at the rear of the number and separated by a distance of approximately 25 metres from the rear of the main dwelling.
- 8.8 The outbuilding would be well separated from the rear of the properties on Dalmeny Avenue by 30 metres and there would be no windows facing in this direction (only towards the host property and a fence). The proposed outbuilding would not therefore appear overly dominant when viewed from adjoining properties and would respect sunlight, daylight and outlook.

Flooding

- 8.9 The site is within Flood Zone 2 as it is located directly adjacent to the Norbury Brook and is also in an area of surface water flooding. A soakaway is proposed to collect rainwater from the outbuilding and slowly release the water into the soil. A water butt will also be conditioned.

Conclusions

- 8.10 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.