

1.0 SUMMARY OF APPLICATION DETAILS

Ref:	20/04170/HSE
Location:	29 The Ruffetts, South Croydon, CR2 7LS
Ward:	Selsdon and Addington Village
Description:	Erection of single/two storey front/side/rear extension.
Drawing Nos:	Location Plan, AH/PD/01, AH/PD/02, AH/PD/03, AH/PD/04, AH/PD/05, AH/PD/06.
Applicant:	Mr Anwar Hossain
Case Officer:	Nathan Pearce

- 1.1 This application is being reported to Planning Committee because it has been referred by the Croham Valley Residents' Association.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to **GRANT** planning permission.
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives:
1. Development to be implemented within three years.
 2. In accordance with the approved plans.
 3. Materials to match existing.
 4. No first floor windows in north side elevation.
 5. Installation of a water butt.

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal is an application for householder planning permission for the erection of a two-storey side extension with single-storey front projection and a single-storey rear extension.

Site and Surroundings

- 3.2 The application site concerns a two-storey semi-detached house. It is situated on the west side of The Ruffetts. The area is primarily residential and comprising of similar dwellinghouses with large rear gardens. The site is not within a conservation area and is

not a listed building. The site lies within an area at risk of surface water and critical drainage flooding.



Relevant Planning History

3.3 16/03626/P - Erection of part single/two storey side and single storey rear extension – Granted 03.10.2016

17/01823/HSE - Erection of single/two storey front/side/rear extension – Granted 23.08.2017 (Permission expired on the 23rd August 2020 and does not appear to have been implemented)

A hip-to-gable roof extension and rear dormer window have recently been constructed on the property.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The design and appearance of the development is appropriate. Whilst acknowledged that the extension would add to the mass of built form, the massing and height of the development would be in context with the surrounding built environment.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.

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 5 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 5 Objecting: 5 Supporting: 0

6.2 The following issues were raised in representations. Those objections that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	Addressed in the report at paragraphs 8.2 – 8.3
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.4 – 8.5
Harm of character of the original dwelling	Addressed in the report at paragraphs 8.4 – 8.5
Excessive massing	Addressed in the report at paragraphs 8.4 – 8.5
Visual impact on the street scene (not in keeping)	Addressed in the report at paragraphs 8.4 – 8.5
<i>Amenities</i>	
Adverse impact neighbouring amenities	Addressed in the report at paragraphs 8.6 – 8.12
Disturbance (noise, pollution etc.)	Addressed in the report at paragraphs 8.6 – 8.12
<i>Traffic & Parking</i>	
Negative impact on parking, access and traffic in the area	Addressed in the report at paragraphs 8.10
<i>Other matters</i>	
Impact on trees	Addressed in the report at paragraphs 8.11

6.3 Croham Valley Residents' Association referred the application to committee and objected on the following grounds:

- Overbearing impact on the neighbouring occupiers at no.31.
- Loss of outlook from no.31 due to its size and change in levels.
- Visual intrusion for no.31 in the rear garden and conservatory.

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 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Residential amenity for neighbours
4. Flood risk

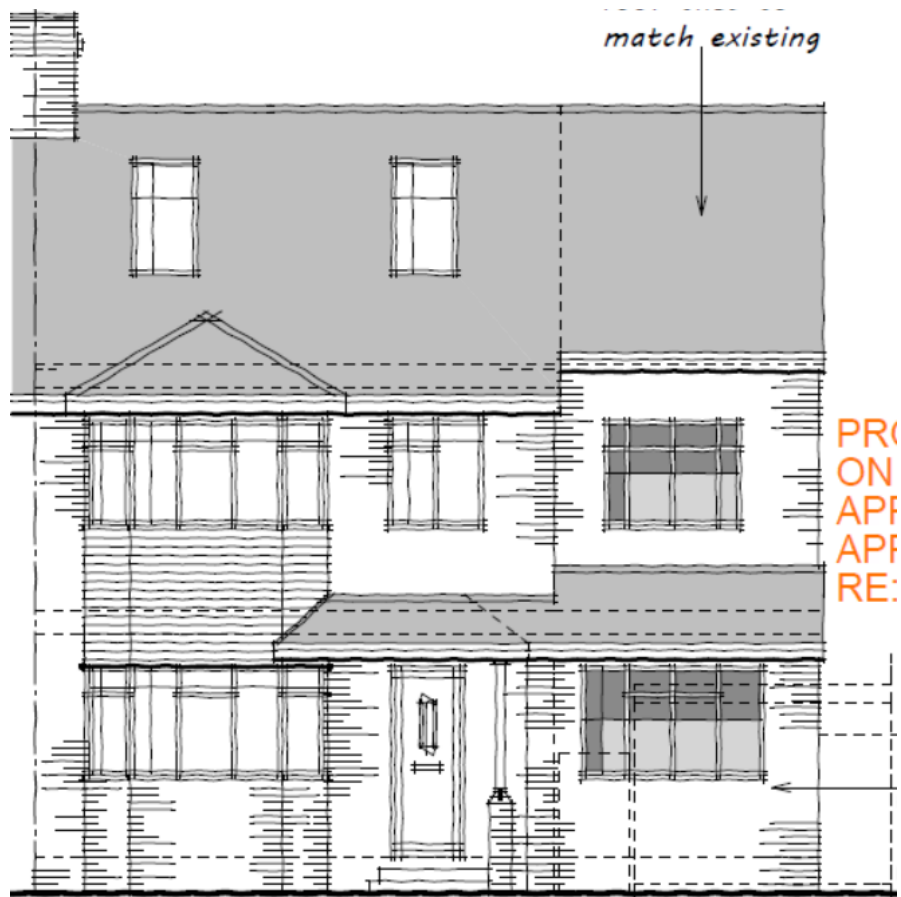
Principle of Development

8.2 The Croydon Suburban Design Guide (2019) sets out how suburban extensions can be achieved to high quality outcomes.

8.3 The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

Townscape and Visual Impact

- 8.4 The single/two storey front/side/side extension would measure less than two thirds the width of the original property while the ground floor would project forward of the main front wall to be in line with the bay window. The first floor front elevation would be set back 1.5 metres. The design of the extension would comply with the detailed design guidance of SPD2 and is considered to appear well designed and subservient to the original building. The two-storey side extension would have a gable end, this would match with the existing gable end that the property has.
- 8.5 The single storey rear extension would be subservient in appearance due to its scale and design and would have limited visibility from the wider area. Given the limited visibility of the rear extension and residential nature of the extension this aspect of the development is not considered to harm the character and appearance of the surrounding area.



Proposed front elevation



Proposed rear elevation

Residential Amenity for Neighbours

- 8.6 The two storey side extension would not project beyond the rear of the adjoining occupiers while the single storey rear element would have a depth of 3.5 metres; no windows are proposed in the northern or southern elevations.
- 8.7 The principle of a 3 to 5 metre rear extension has been accepted through 17/01823/HSE, which is an important consideration for this application.
- 8.8 The relationship with 31 The Ruffetts is acceptable due to presence of an existing garage and attached conservatory at the property. While it is noted that there is a change in land levels between No's 29 and 31 this is minor and would not result in an overly intrusive extension when viewed from the conservatory at No31.
- 8.9 The nearest part of the extension adjacent to 27 The Ruffetts would project 3.5 metres beyond the rear wall of No27. As such the proposed extension would not appear visually intrusive or result in a loss of privacy.

8.10 Although there may be some increased parking on the public highway, it is considered that this would not result in significant harm in terms of parking stress.

8.11 The development would not be in close proximity to any mature trees.

8.12 The development would therefore have an acceptable relationship with both neighbouring properties.

Flood Risk

8.13 The site is within Flood Zone 1 however there is potential for groundwater flooding to occur at surface. A Flood Risk Assessment has been submitted which proposed the installation of a soakaway. The development should be undertaken in accordance with the submitted Flood Risk Assessment. The installation of a Water Butt can also be secured by condition.

Conclusions

8.14 The proposed design would respect the character and appearance of the host dwelling and residential area. Whilst it is acknowledged that the mass of built form would be greater than the existing building currently on site, the proposal would be in context with the transition of the surrounding environment. The proposal would have no significantly harmful impact on the amenities of the adjacent properties. Officers are satisfied that the scheme is worthy of a planning permission.

8.15 All other relevant policies and considerations, including equalities, have been taken into account.