

PART 5: Planning Applications for Decision

Item 5.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/05926/HSE
 Location: 134 Auckland Road, Upper Norwood, London
 SE19 2RQ Ward: Crystal Palace and Upper Norwood
 Description: Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens
 Drawing Nos: AUCKLAND_0001, AUCKLAND_0002, AUCKLAND_0003, AUCKLAND_0010, AUCKLAND_0011, AUCKLAND_0012, AUCKLAND_0020, AUCKLAND_0021, AUCKLAND_0022, AUCKLAND_0200, AUCKLAND_0201, AUCKLAND_0202, AUCKLAND_0211, AUCKLAND_0212, AUCKLAND_0213, AUCKLAND_0214, and AUCKLAND_0215
 Applicant: Mrs. Alexandra Kent Jones
 Agent: Mr. Joe Knight
 Case Officer: James Udall

1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been reached.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Sustainable Communities, Regeneration & Economic Recovery Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:
1. In accordance with the approved plans.
 2. Development to be commenced within three years.
 3. Landscaping (including tree planting)
 4. Samples and details (as appropriate) of materials to be submitted for approval
 5. Refuse store to be provided prior to use.
 6. Roof of the proposed rear extension is not to be used as a balcony except where shown on the plans.
 7. The flank windows of the side extension will be obscure glazed and fixed shut up to a point 1.7m above internal floor area.
 8. Details of screening to balconies to be submitted for approval.
 9. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives.

1. Code of Practice regarding small construction sites.
2. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 Planning permission is sought for 'Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens.

Site and Surroundings

- 3.2 The application site is located on the southern side of Auckland Road and comprises of a two storey detached property with accommodation over three floors. The application dwelling is set back from the road by a large front garden and has a front porch, a front dormer, two side dormer windows and a rear dormer window.
- 3.3 The application dwelling, which is a locally listed building, is located within Fox Hill Character Area which forms part of the Church Road Conservation Area. The Church Road Conservation Area is located in the northern part of the borough. The conservation area is divided into the following character areas:
- Church Road
 - Beaulieu Heights
 - Fox Hill
 - Sylvan Hill
 - Grange Hill
- 3.4 The Church Road Conservation Area Appraisal notes that Fox Hill was originally laid out as a track that led to the former Fox Farm from which the road derives its name. It runs downhill eastwards from Church Road along the borough boundary with Bromley. Development in this character area, which also contains Fox Hill Gardens and part of Auckland Road, consists mostly of two to three storey Victorian detached or semi-detached buildings set around Stambourne Woodland
- 3.5 The section of Auckland Road within this character area is approximately 12.5m wide with footways approximately 2.5-2.8m wide and contains building plots approximately 10m wide; buildings have regular spacing of between 4-6m and are set back from property boundaries by 7-9m behind more generous front gardens than those on Fox Hill.
- 3.6 The area is residential in character and comprises of mainly two storey and three storey detached properties of a mixture of styles and designs.



Figure 1: Aerial street view highlighting the proposed site within the surrounding streetscene

Planning History

3.6 In terms of recent planning history the following applications are relevant:

88/03212/P - Erection of single storey side/rear extension – Planning Permission Granted

19/05812/HSE - Demolition of existing rear outbuilding, internal demolitions to facilitate building works to main house, erection of three storey side extension, erection of single storey rear extension, erection of single storey/basement front extension. Addition of new rear balcony at first floor level, new bin & bike stores and hard and soft landscaping to front, side & rear gardens - Application withdrawn

21/02833/HSE - Erection of three storey side extension, single storey side/rear extension, erection of rear balcony at first floor level and internal demolitions to facilitate building works to main house. Addition of hard and soft landscaping to front, side & rear gardens. This application is subject to an appeal against non-determination which has been contested by the Council.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The current use of the application site is as a residential dwelling.
- Given the character of the surrounding area and the planning history of the site, the design and appearance of the development is appropriate.
- There would be no unacceptable impact on the living conditions of adjoining occupiers.
- The sustainability aspects of the application are considered to be acceptable.

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 14 letters of notification to neighbouring properties 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 are as follows:

No of individual responses: 17

Objecting: 17

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:

Summary of objections	Response
Loss of Light	Due to their design, size and siting the proposed extensions would not harm the daylight of neighbouring occupants
The application dwelling is a locally listed building	The proposed works would not detract from the visual appearance of the locally listed building which would not be harmed by the scheme.
Noise	The proposed extension would not result in such an increase in noise as to harm the amenities of the neighbouring occupants and any construction noise would be limited to the building of the proposed extensions
Not in keeping with area	The proposed extensions would appear subservient to the existing dwelling and would be constructed to similar materials with the result that the proposal would not harm the appearance of the area.
Obtrusive by design	The proposed extensions would appear subservient to the existing dwelling and would be constructed to similar materials with the result that the proposal would not harm the appearance of the area.
Overdevelopment	The proposed extensions would appear subservient to the existing dwelling
Residential Amenity	Due to their design, size and siting the proposed extensions would not harm residential amenity
Impact on trees	Due to their design, size and siting the proposed extensions would not harm neighbouring trees
Out of Character with the area	The proposed extensions would appear subservient to the existing dwelling and would be constructed to similar materials with the result that the proposal would not harm the appearance of the area.
The first plan was stopped and so should the new application	The current scheme is very different to the previous scheme which was withdrawn and the scheme which is currently at appeal. Each application should be considered on its individual merit.

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 London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2021. 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

7.4 London Plan 2021

The main policies that are relevant in the London Plan (2021) are:

- GG2 – Making the best use of land
- D3 - Optimising site capacity through the design-led approach
- D4 - Delivering good design
- D5 - Inclusive design
- D12 - Fire safety
- D14 - Noise
- SI 8 - Waste capacity and net waste self-sufficiency
- SI 12 - Flood risk management
- SI 13 - Sustainable drainage
- T1 - Strategic approach to transport
- T5 - Cycling
- T6 - Car parking

7.4 Croydon Local Plan 2018

- Policy SP1 The Places of Croydon.
- SP4 Urban Design and Local Character.
- DM10 Design and Character.
- DM13 Refuse and Recycling.
- DM18 Heritage Assets and Conservation.
- SP8 Transport and Communication.
- DM29 Promoting Sustainable Travel / Reducing Congestion.
- DM30 Car and Cycle parking in new development.

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. Impact on the building and character and appearance of the Conservation Area
3. Residential amenity for neighbouring occupants
4. Impact upon future occupiers
5. Impact of the development on parking and the local highway network.
6. Flood Risk Impact
7. Refuse storage
8. Other planning matters

Principle of Development

8.2 It is noted that concerns have been raised by neighbouring occupants over the use of the application site and the density of development. The application site comprises a detached residential dwelling, is located within a residential area. This application does not propose to change the use of the property.

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

Impact on the character and appearance of the Conservation Area

8.4 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to pay special attention to the desirability of preserving the character and appearance of a Conservation Area.

8.5 Paragraph 126 of the National Planning Policy Framework recognises the value of 'sustaining and enhancing heritage assets' and paragraph 64 states that 'permission should be refused for developments of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

8.5 Croydon Local Plan (2018) SP4 concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Policy SP4.12 of the Croydon Local Plan (2018) states the Council and its partners will respect, and optimise opportunities to enhance Croydon's heritage assets, their setting and the historic landscape, including through high quality new development and public realm that respects the local character and is well integrated.

8.6 The application site is in the Church Road Conservation Area and consists of a locally listed building. The area is characterised by a concentration of high-quality Victorian buildings and a spacious character with buildings in generous plots. Mature landscaping, trees and topography also contribute to its special interest. The Church Road CAAMP (2015) identifies the following as threats to the special character of the area: new development that disregards the scale and character of surrounding buildings; oversized or poorly designed extensions; development encroaching on

open spaces; loss of trees and planting on both public and private land; new boundary treatments of an inappropriate scale; design and /or materials, and hard-surfacing of front gardens

- 8.7 The roof of the proposed side extension would be set down approximately 5.6m from the ridge height of the application dwelling with the result that it would appear subservient to the existing dwelling.
- 8.8 Furthermore the roof of the proposed extension would have a similar slope to the roof of the existing front projection. Due to its scale and design, a gap between the proposed extension and the neighbouring dwelling (No.132 Auckland Road) would be retained.

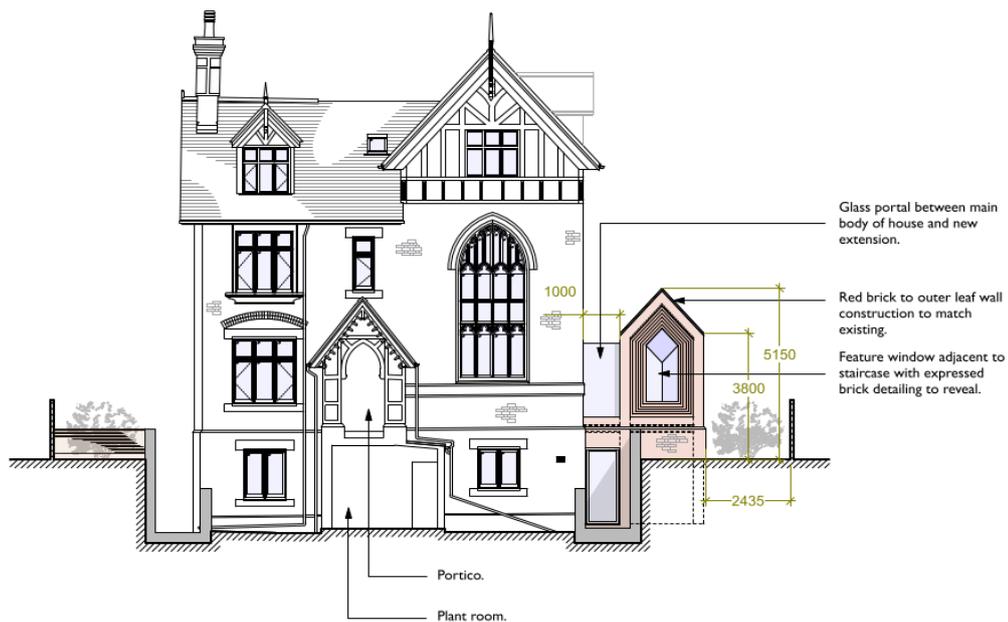


Figure 2: Proposed Front elevation

- 8.9 It is noted that the proposed side extension would not disrupt the rhythm of the street and or harm the symmetry of the group of dwellings which the application forms part of. Guidance in the Church Road CAAMP (8.5 extensions) says that "There is a very limited scope for side extensions to buildings in the Church Road Conservation Area due to the potential loss of spaces between buildings. Spaces between buildings are often regular, part of the rhythm of the townscape and allow for pleasing views in between properties. All proposed side extensions should generally be single storey, set back from the main building line and should maintain spacing between properties to allow subservience to the main building, and to preserve views between buildings and the spacious character of the conservation area". Viewed from the front of the dwelling the proposed side extension would comply with this guidance.
- 8.10 It is noted that a glass balustrade is not a feature of properties in the area. However, due to the limited scale of the proposed development the proposal would not harm the visual appearance or setting of the listed dwelling.

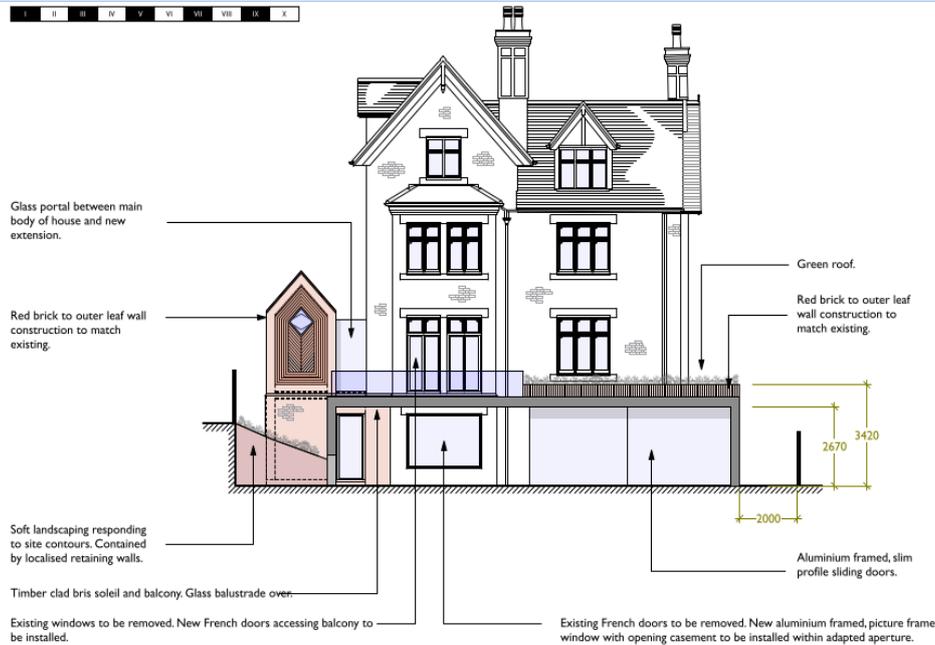


Figure 3: Proposed rear elevation

8.11 The proposed rear extension is of an appropriate size for the application dwelling and the surrounding area. The majority of the extension would be constructed of similar materials as application property. This would include the erection of red brick to the outer leaf wall with the result that the proposed extension would not harm the visual appearance of the application dwelling or its locally listed status. It is noted that this could be further controlled by the imposition of a suitably word planning condition concerning materials, should planning permission be granted.

8.12 Overall, the proposed works would not have a detrimental impact on the street scene, the application building or the Church Street Conservation Area. The application scheme would therefore fail to comply with the London Plan Policies D3 and D4), policies SP4.1, SP4.2, DM10 and DM18 of the Croydon Local Plan 2018.

Residential amenity for neighbouring occupants

8.13 Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers.

8.14 The proposed side extension would be located approximately 2.435m from the shared boundary with No. 134 decreasing to a distance of 1m due to the angle of the plot. Due to the height of the side extension and the distance retained the proposed side extension would not harm the daylight and outlook of the neighbouring occupants.

8.15 The proposed side extension would have two flank windows facing No.132. The privacy of neighbouring occupants could be protected by the imposition of a conditioning requiring the window to be obscure glazed and fixed shut up to a point 1.7m above internal floor area.

8.16 The proposed rear balcony would have a depth of approximately 2.8m. It would be suited approximately 2.7m from the boundary with No.132 and 10.6m from the

shared boundary with No.136. Due to its location the proposed balcony would not harm the privacy of the neighbouring occupants at No.132 or No.136.

8.17 The Suburban Design Guide (2019) advises that for detached properties, rear extensions should generally be no deeper than 450 (in plan) as measured from the nearest habitable room window on neighbouring properties to both sides of the dwelling. The proposed single storey side/rear extension would comply with this guidance with the result that the proposed rear extension would not harm the outlook and daylight of the neighbouring occupants.

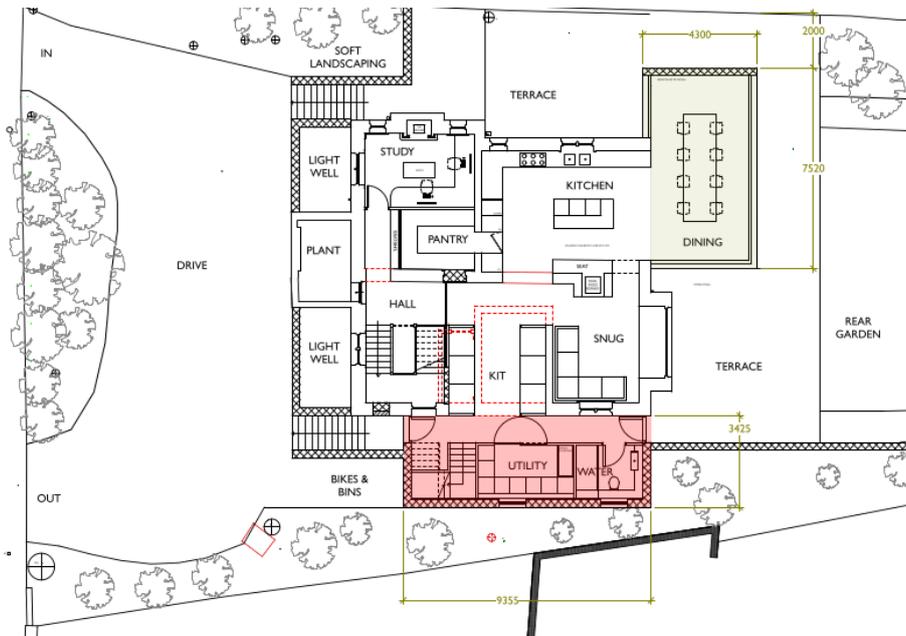


Figure 4: Proposed layout

8.18 The proposed rear extension would not have windows in the flank elevation facing No.132 or No.136 with the result that the proposed rear extension would not harm the privacy of neighbouring occupants at No.132.

Trees

8.19 DM28 of the Croydon Local Plan (2018) states that “The Council will seek to protect and enhance the borough’s woodlands, trees and hedgerows by:

- Ensuring that all development proposals accord with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent;
- Not permitting development that results in the avoidable loss or the excessive pruning of preserved trees or retained trees where they make a contribution to the character of the area;
- Not permitting development that could result in the future avoidable loss or excessive pruning of preserved trees or trees that make a contribution to the character of the area;
- Not permitting development resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees; and

- e. Producing a tree strategy outlining how the local authority will manage its tree stock and influence the management of those trees subject to a Tree Preservation Order.

- 8.20 There have been concerns from neighbouring occupants about loss of greenery as a result of the extensions. Particularly there is the loss of two trees due to the side extension. One of the trees is a category C tree the loss of which would have no impact on the character and appearance of the area.
- 8.21 One the trees removed would be a category B tree which would be desirable to retain. However, the loss of the tree could be mitigated by improving planting (including the addition of new trees) to the front of the application dwelling. This can be secured by condition and would make an important contribution to the character of the street and the Conservation Area.

Impact of the development on parking and the local highway network.

- 8.22 Policy aims to actively manage the pattern of urban growth and the use of land to make the fullest use of public transport and co-locate facilities in order to reduce the need to travel. It also encourages car free development in areas with good access to public transport. Development must not have a detrimental effect on highway safety.
- 8.23 The application site is located in an area with a PTAL of 4, and close to bus stops and relatively close to Crystal Place train station and Anerley train station.
- 8.24 Furthermore the London Plan 2021 states that 3+ bedroom dwellings in areas with a PTAL rating 4 should have maximum parking provision of between 0.5 - 0.75. The application proposed residential extensions to an existing dwelling. The extensions are unlikely to significantly increase parking demand. Furthermore, there is ample parking space on the forecourt of the property

Fire Safety

- 8.25 Policy D12 of London Plan 2021 states that “In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
- 1) Identify suitably positioned unobstructed outside space:
 - a) For fire appliances to be positioned on
 - b) Appropriate for use as an evacuation assembly point
 - 2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
 - 3) Are constructed in an appropriate way to minimize the risk of fire spread
 - 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
 - 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

8.26 A Fire Safety Statement has been provided which accords with Policy D12 of London Plan 2021. Furthermore, it is noted that the proposal would only be for small scale extensions and there is sufficient protection under Building regulations it is not considered that it would be justified to refuse the application on this basis.

9.0 Conclusions

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