

1 APPLICATION DETAILS

Ref: 23/04401/FUL
Location: 202-204 Beulah Hill, Upper Norwood, SE19 3UX
Ward: Crystal Palace And Upper Norwood
Description: Erection of single-storey rear and side extensions with raised terraces on a pair of semi-detached (part-retrospective).
Drawing Nos: A101 - J, A102 - J, A103 - J, A104 - J, A105 - J, A106 - J, A107 - J, A108 - J, A109 - J, A110 - J, A111 - J, A112 - J, A113 - J, A114 - J, A115 - J, A116 - J, A117 - J, A124 - J, A125 - J, A126 - J
Applicant: Mr Safraz Gani
Agent: SMA Studio Barnet Ltd
Case Officer: Tiffany Liang

1.1 This application is being reported to committee because:

The ward councillor (Cllr Claire Bonham) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 RECOMMENDATION

2.1 That the Planning-Sub Committee resolve to GRANT planning permission.

2.2 That the Director of Planning & Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

Standard

1) The works shall be carried out wholly in accordance with the submitted plans;

Compliance Conditions

- 2) Materials to be implemented as specified within the application
- 3) The development shall be carried out in accordance with the provisions of the Fire Safety Statement by Fadi Shawkat, dated November 2023.
- 4) Prior to use of the raised terrace adjacent to 202 Beulah Hill, the 1.8m privacy screen shown on approved drawings, shall be fully installed, and retained for the lifetime of the development.
- 5) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Code of practice on construction sites.

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

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Permission is sought for:

Erection of two single-storey rear and side extensions with raised terraces on a pair of semi-detached (part-retrospective). Development has commenced on site and the shell of the rear and side extensions associated with this application have been constructed.

During the assessment of the application amended plans have been received. The amendments are for revisions to the proposed rear extensions by reducing the size of the proposed roof lights.

The amendments were minor revisions to mitigate the impact on the character of the area and did not require re-consultation with residents.

Site and Surroundings

- 3.2 The application site comprises of a pair of two-storey, semi-detached houses and lies on the northern side of Beulah Hill. The houses are of brick construction with a dual pitched and hipped tiled roof. Both properties are served by a raised terrace area to the rear which is 1.0m above the land level. The site slopes gently towards the north end of the rear garden. There are existing steps to the rear garden from the raised terraced area of No.202. Planning permission has previously been granted for a two storey side extension at No.202 (23/00990/HSE) and a part single storey part two storey side extension at No.204 (23/00991/HSE). Construction has commenced on both of these approved schemes and the rear and side extensions the subject of this application.
- 3.3 During the officer site visit it was noted that the foundation and the shell of the previously approved two-storey side extensions and the proposed rear and side extensions have been built. The roof structure of the main dwelling has been rebuilt for the two-storey side extensions.
- 3.4 Beulah Hill generally comprises detached and semi-detached dwellings set in large plots. The surrounding area is residential in character and the majority of dwellings are two-storey semi-detached and detached dwellings of various design, with many of the existing properties benefitting from rear extensions.
- 3.5 There are no policy constraints affecting the application site, as identified by the Croydon Local Plan (2018).
- 3.6 The application site is located in Flood Zone 1 and has a very low risk of surface water flooding. The site is identified as being susceptible to flooding when groundwater levels are high.



Figure 1 - Site Location Plan

Planning History

202 – 204 Beulah Hill

- 3.7 22/05291/FUL - Amalgamation of existing semi-detached dwellinghouses into one detached single family dwellinghouse. Demolition of the garage of no.204 and erection of a single-storey 6m rear extension, front porch extension and two two-storey side extensions. Replacement of existing hipped roof and removal of chimneys, installation of crown roof with front gables, 13no rooflights and 2 recessed balconies to rear roofslope. New boundary wall with pedestrian gate. Replacement of windows and rendering of external walls. Associated cycle and refuse storage and soft and hard landscaping. - WITHDRAWN
- 3.8 23/02141/HSE - Erection of single-storey rear/side extensions. – WITHDRAWN
- 3.9 23/03224/HSE - Erection of two (2) single-storey rear and side extensions with raised terraces - WITHDRAWN

202 Beulah Hill

- 3.10 23/00990/HSE - Alterations, demolition of garage, erection of rear dormer extension, two-storey side extension, front porch extension, provision of 2x rooflights in front roofslope and 1x rooflight in side roofslope, and alterations to front boundary treatment. - GRANTED

204 Beulah Hill

- 3.11 23/00991/HSE - Alterations, erection of rear dormer extension, two-storey side extension, single-storey rear/side extension and provision of 2x rooflights in front roofslope and 1x rooflight in the side roofslope, and alterations to front boundary treatment. - GRANTED

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The appearance of the proposed rear extensions is acceptable. This development is set behind the existing built form of No. 202 and 204 Beulah Hill and would have no adverse visual impact on the street scene.

- The impact on the amenity of the adjoining occupiers to both properties is acceptable, given the siting and separation distances between the proposed development and the surrounding properties.

4.1 The following sections of this report summarise the officer assessment and the reason for the recommendation.

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 A total of 23 neighbouring properties were originally notified about the application and invited to comment.

6.2 The total 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: 10 Objecting: 10 Supporting: 0 Neutral: 0

6.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objection	Officer's Response
Principle of Development	
Intended as other types of development rather than a pair of residential dwellings	This is not proposed by the application and the Council is required to determine the development that is before them, not what may be speculated.
The absence of party wall and the large aperture in the back show that it is intended to combine the pair of semi-detached into a detached dwelling.	Development is currently under construction. Acknowledged and addressed in paragraph 8.6 below.
Impact on Character & Appearance	
Not in-keeping and out of character with the area	Acknowledged and addressed in paragraph 8.4 and 8.5 below.
Scale of proposed works	
Obtrusive by design	
Overdevelopment	
Coverage of the ground by building paving	The host dwellings each have a generous sized rear garden. The proposal would include rear and side extensions and the host dwellings would continue to have a good sized rear garden.
Negative impact on the green landscape	
Creates precedent for similar scale development	The proposed rear and side extensions would not affect how it is viewed within in the street scene from Beulah Hill.

Buildings heritage ignored	The pair of semi-detached are not located in the conservation area and are not listed buildings.
Impact on Local Amenity	
Noise	The use of these residential extensions would not generate a level of noise materially different to the use of the existing dwellings.
Noise from construction	The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites", which provides guidance on how to undertake construction works in a considerate manner. All construction works should be undertaken in accordance with this document. Applicants are advised of this document in an informative attached to decision notices. It is also acknowledged that construction takes place over a limited timeframe
Residential amenity	Acknowledged and addressed in paragraph 8.8 – 8.9 below.
Loss of light	
Loss of privacy	
Overlooking	
Quality of life of neighbours	
Interfere the enjoyment of garden.	
Impact on Local Transport	
Traffic or highways	Acknowledged and addressed in paragraph 8.12 below.
Blocking of pavement by construction	
Impact on Natural Environment	
Flood risk and groundwater	The application site is located in Flood Risk zone 1 and both properties have a very low risk of surface water flooding.
No sustainable drainage	
Lack of sustainability	The development is a householder development for two properties. The plans confirm that the walls will be fully insulated and the windows will be double glazed to improve energy efficiency.
Detrimental impact on tree(s)	Acknowledged and addressed in paragraph 8.11 below.
Ecological damage, effect on area and wildlife	This is a householder development, the gardens appear to be well maintained and there is no evidence of habitat suitable for protected species within the site.
Other Matters	
Construction has already commenced	It is noted that construction of the rear extensions has commenced. A planning enforcement investigation has been

	undertaken which resulted in the submission of this planning application. The application is being assessed on its merits, taking into account adopted planning policies and any other material considerations. The existence of commenced building works is not an influencing factor in the determination of the planning application and it will be considered on its merits.
Garden area land level raised significantly	The site is sloping towards the north end of the rear garden. During the officer site visit, no discernible alterations to the existing ground levels were seen. The only changes pertaining to this application relate to the addition of the raised terrace which extends from the existing rear extension and is 1.0m above land level.
Inaccurate plans	The application and accompanying plans have been reviewed and are considered to accurately reflect the host building and proposed works. The two-storey side extensions are granted with permission previously (23/00990/HSE and 23/00991/HSE)

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 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) (2023). 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.
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

London Plan 2021 (LP):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D12 Fire safety

Croydon Local Plan 2018 (CLP):

- SP1 The places of Croydon
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- DM10 Design and character
- DM23 Development and construction
- DM25 Sustainable drainage systems and flood risk
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

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
- Fire Safety

Principle of Development

8.2 The Council primarily assesses planning applications against policies in the London Plan (2021) and the Croydon Local Plan 2018 (CLP). The application proposes single-storey rear and side extensions to provide additional living space to two existing residential dwellings. The extensions will be connecting to the recently permitted two storey side extensions serving both 202 and 204 Beulah Hill. In principle, extensions to residential properties in urban areas are acceptable, subject to compatibility with the other policies of the development plan.

Townscape and Visual Impact

8.3 Policy D3 of the London Plan requires development to be of the highest quality and to respond to the existing character of a place. 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 also require development to be of a high quality which respects and enhances local character.

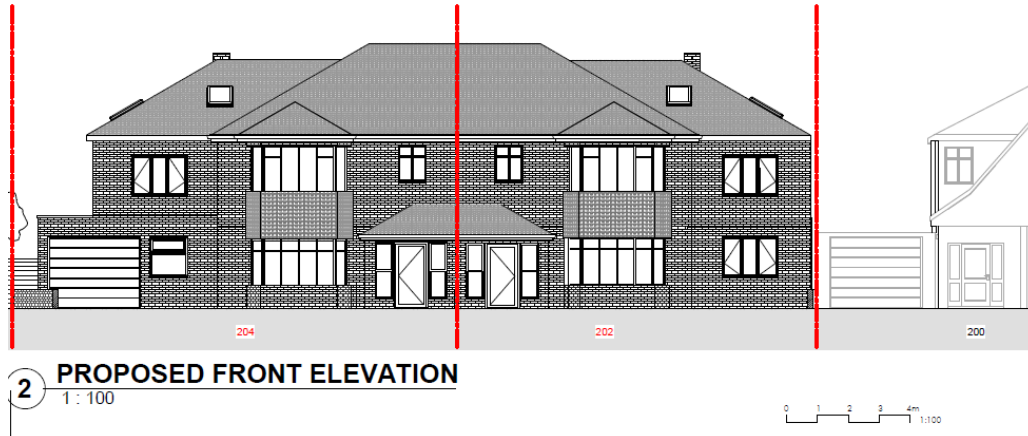


Figure 2 - Proposed Front Elevation showing proposed and permitted extensions

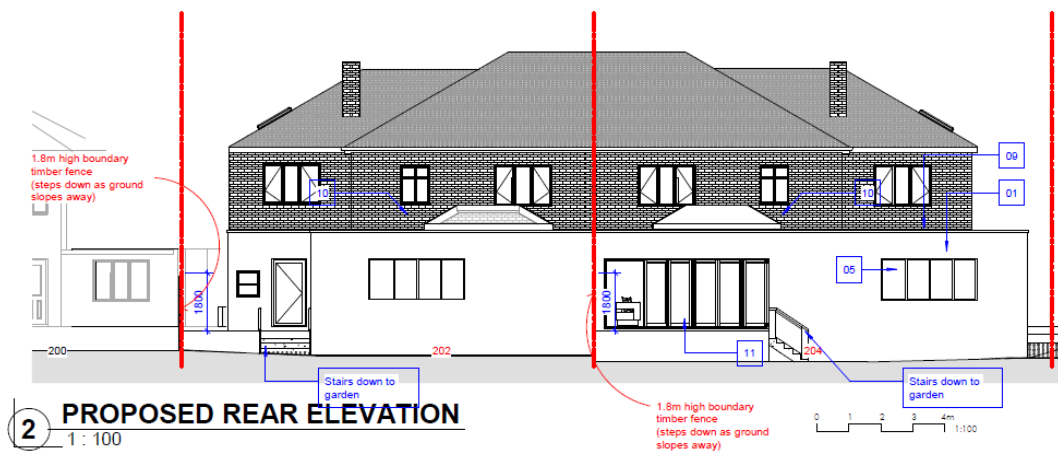


Figure 3 - Proposed Rear Elevation showing proposed and permitted extensions

- 8.4 The proposed single-storey rear and side extensions would replace an existing rear addition/conservatory at No.204. The existing topography and land levels to the rear of the site are proposed to be altered by extending the raised terraces on the sides of both of the properties and at the rear of No.204, and the extensions from the same level as the existing rear extension. The terraces will be 1.0m above land level are limited in extent (shown on Figure 4 below) and are acceptable. The scale of the proposed extensions, whilst large, are considered acceptable in the context of the existing dwellings and streetscene, given their location at the rear of the properties. The dwellings are set within well sized plots and would continue to have generous sized rear gardens.
- 8.5 The application proposes that the rear extensions would be clad in white painted render. The use of white render can be seen on properties in the immediate vicinity including No. 198 and No. 200, and on this basis the use of white painted render is considered acceptable in the proposed materials palette. The fenestration would also be complementary. The proposed rear extensions would not be visible within the street scene. A condition has been added to ensure that the materials to be implemented on site are in accordance with those set out in the planning application.

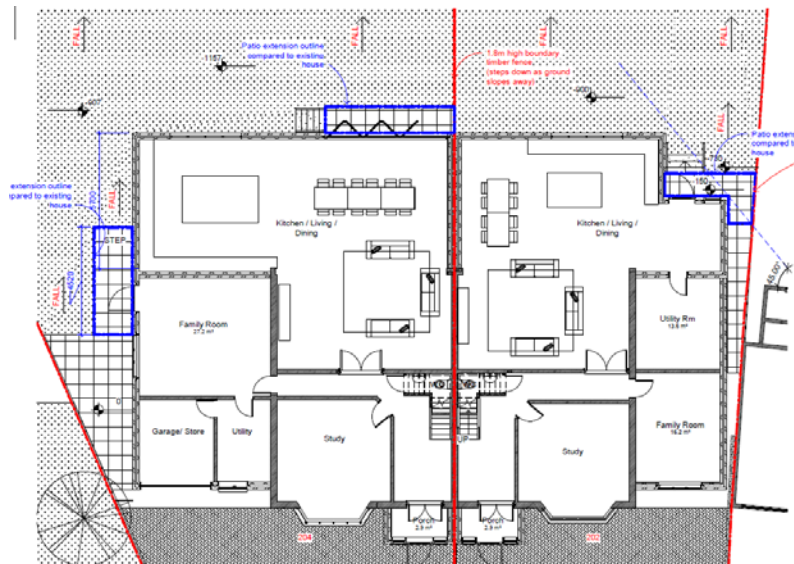


Figure 4 - Extended raised terraced area

- 8.6 Although there are no direct comparisons in relation to the design and scale of additions proposed with this application, there are different forms of development including apartment buildings at No.224, 283 and 293. Many of the neighbours have extensions to the rear and side. No.301, 303, 305 across the road and No.186, 188, 190, 194 have all been extended from the original dwelling. It is considered that whilst the development proposed would result a large increase in built form on the site, on balance, given that the extensions now proposed are single storey and would sit behind the previously approved two storey side elements, the development would respect the scale, height and massing of the surrounding area, in accordance with policy DM10 of the Croydon Local Plan.
- 8.7 Letters of representation have raised concerns that the properties are to be combined to create one single dwelling. The application proposes extensions to two existing residential properties and does not propose combining the two properties into one. The Local Planning Authority are required to assess planning applications on the basis of the proposals contained within them, rather than alternative development that has been speculated. Should an application come forward for the co-joining of the two dwellings to create a single dwelling on the site then a separate application for planning permission would be required, which would be considered on its merits. In addition, should the properties be co-joined into one dwelling without the benefit of planning permission, this would be a matter for a Planning Enforcement investigation, should it occur.

Impact on Neighbouring Residential Amenity

- 8.8 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.
- 8.9 The neighbouring property at 200 Beulah Hill has a single-storey side extension adjacent to the shared boundary with 202 Beulah Hill at a similar land level, which is a garage at the front and has rear facing windows that serve a utility room behind the garage. The proposed rear extensions would measure 5.70 metres in depth along this boundary, with a maximum height of 3.96 metres. A daylight assessment has been

undertaken and it has demonstrated that the proposed rear and side extension at No.202 complies with the 45 degree rule in relation to the nearest neighbouring window and would not result in any unacceptable loss of light or outlook to No.200. The proposed raised terrace which is closest to this property would extend by 2.22 metres along the boundary with No. 200. The terrace at this point is 1.0m above land level and it is at the same level as the side extension of No.200. To ensure there will not be any privacy issue caused by the extended terraced area, a 1.8m high boundary timber fence would be installed at the shared boundary and would step down as the ground slopes away. A condition will be added requiring the permission to be built out in accordance with the plans.

8.10 The proposed rear extension at 204 Beulah Hill would measure 5.70m in depth and would be set away from the boundary by 5.00 metres with 206 Beulah Hill. No.204 is positioned at a higher land level, the terraced area at the rear is at the shared boundary with No.202. The terraced area at the west side of the rear extension, facing number 206, extends 4.52 metres to the rear garden beyond the existing terraced area. The extended area at the side is setback from the boundary by a minimum of 2.00 metres and has a 6.66 metre distance from the dwelling at No.206. It also does not extend beyond the rear elevation of the neighbour at No. 206. It is noted that No.206 has side windows on the ground floor and first floor facing No.204 that are a minimum of 8.50 metres from the rear extension of No.204. Given the distance of the raised terraced area and the proposed extensions to No.206, the proposal would not result in any unacceptable loss of privacy, light or outlook to No.206.

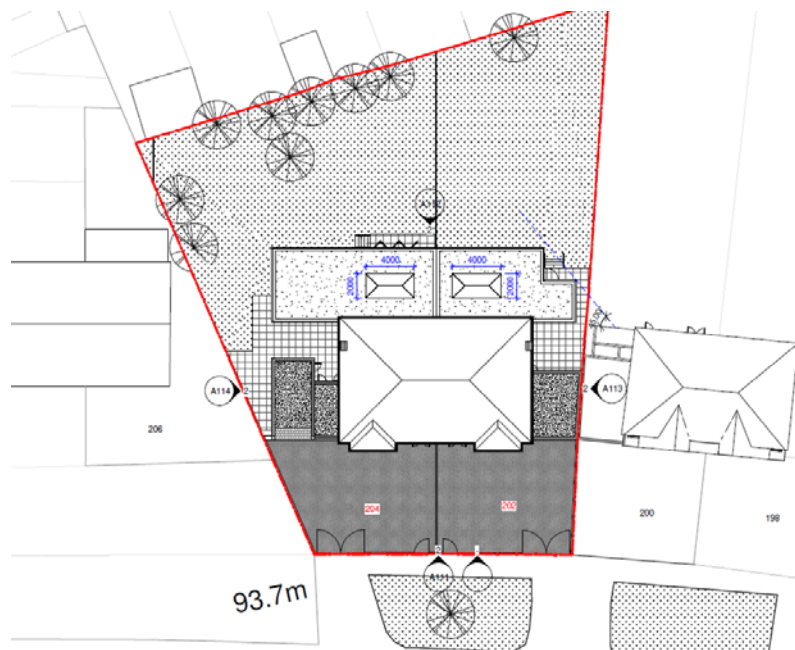


Figure 5 – Site plan showing proposed rear extensions in isolation

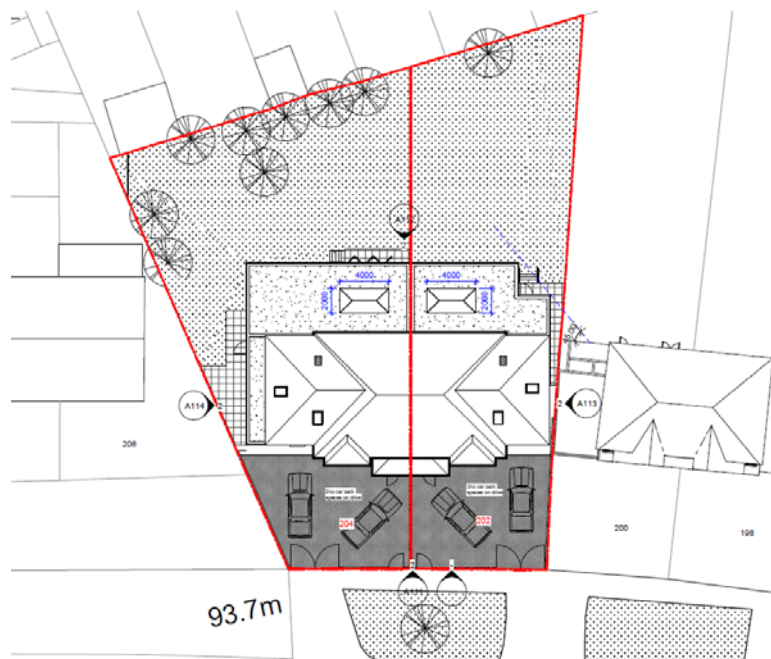


Figure 6 - Site Plan showing proposed and permitted extensions

Trees

- 8.11 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 seeks to refuse development where it would result in the avoidable loss or excessive pruning or preserved or retained trees where they make a contribution to the character of the area.
- 8.12 There are no protected trees within the application site. There is one mature evergreen tree and several other trees along the rear boundary which are not in close proximity to the proposed extensions at either property and it is considered that the development could be successfully accommodated without detriment to these existing trees.

Transport

- 8.13 The site has a PTAL of 2. Each dwelling benefits from a paved forecourt and vehicle crossover to the front of the site providing parking for two vehicles per dwelling. The current development proposes single storey rear and side extensions to a pair of semi-detached dwellings and would not result in an uplift in the number of dwellings or any addition bedrooms. The proposal would not alter the existing parking arrangements and is not considered to result in any harm to the existing highways network or an increase in parking stress in comparison to the existing use as two single family dwellings.

Fire Safety

- 8.14 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting. The applicant has submitted a Fire Safety Statement that suitably addresses the

criteria of this policy and a condition requiring the development to be undertaken in accordance with this statement has been added.

Conclusions

8.15 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.