

1 APPLICATION DETAILS

Ref: 23/02848/HSE
 Location: 11 Forrest Gardens, Norbury, London, SW16 4LP
 Ward: Norbury and Pollards Hill
 Description: Erection of upward extension, two-storey side and rear extensions and conversion of garage. Alterations to roof with erection of rear and side dormers and installation of rooflights. Alterations of fenestrations. Hard landscaping and car parking provision in the front garden providing four off-street parking spaces.
 Drawing Nos: 11FG-HOU-01 - B, 11FG-HOU-02 - B 11FG-HOU-03 – B, 11FG-HOU-04 - B, 11FG-HOU-05 - B, 11FG-HOU-06 – B, 11FG-HOU-07 - B
 Applicant: Mr. Javed
 Agent: qR Architects Ltd
 Case Officer: Tiffany Liang

- 1.1 This application is being reported to Planning Sub-Committee because objections above the threshold in the Committee Consideration criteria have been received (17 individual objections).

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 Statement.
- 4) Submission and approval of a landscape plan and a planting schedule for replanting of trees.
- 5) Removal of PD classes A, AA, B, C and E.
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Code of practice on construction sites.
- 2) CIL

- 3) 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 upward extension, two-storey side and rear extensions and conversion of garage. Alterations to roof with erection of rear and side dormers and installation of rooflights. Alterations of fenestrations. Hard landscaping and car parking provision in the front garden providing four off-street parking spaces.

During the consideration of the application the application was amended to address Officer concerns and include revisions to the design of the building including introducing sash windows on the front elevation, reducing window size and increasing the solid to void ratio. The amendments also include reduction of the size of the upward extension by 13.81m² and lowering the ridge height by 0.15m. The front garden design is revised by reducing the amount of hardstanding to the front of the site, retaining/replacing some of the existing soft boundary planting and reducing the car parking space from four to two to the front of the dwelling.

The amendments were minor revisions to mitigate the impact on the street scene and neighbouring occupiers and did not require re-consultation with residents.

Site and Surroundings

- 3.2 The application site comprises of a detached residential dwelling on the northern side of Forrest Gardens. The existing dwelling is a traditional style bungalow with low eaves and roof ridge height with leaded diamond-shaped windows, beamed porch, a large front dormer and the original front door. The front garden is bound by mature hedging and benefits from a large rear garden bound by close board fencing and there are also a number of trees in the rear garden and around the boundary of the site.
- 3.3 Forrest Gardens is accessed via Pollards Hill South and comprises of a number of traditionally designed single and two storey detached and semi-detached dwellings. There has been some more recent development in the vicinity of the site including a small cul-de-sac of three two-storey detached properties to the rear of the site which is accessed via a secure gate to the side of the application site.
- 3.4 There are no policy constraints affecting the application site, as identified by the Croydon Local Plan (2018).
- 3.5 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

11 Forrest Gardens

3.6 There is none.

R/O 21, 23, 31, 33 , 35, 37, 39, 41 Pollards Hill South (1-3 Angelo Mews)

3.7 02/01290/P - Demolition of garage fronting Forrest Gardens; erection of 3 four bedroom detached houses and 5 detached double garages; formation of access road from Forrest Gardens - Allowed on Appeal

R/O 37 - 41 Pollards Hill South (12 Forrest Gardens)

3.8 13/04009/P - Demolition of outbuilding; erection of a pair of two-storey 4 bedroom semi-detached houses and provision of 4 car parking spaces - Allowed on Appeal

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The appearance of the proposed extensions are acceptable. The proposed footprint and siting would sit comfortably into the existing pattern of development and comply with policy regarding development in the grounds of existing dwellings. The proposed scale and design is appropriate.
- 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 11 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: 17 Objecting: 17 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
Impact on Character & Appearance	
Not in-keeping and out of character with the area	Acknowledged and addressed in paragraph 8.3 – 8.7 below.
Devoid of any architectural merit	
Obtrusive by design	
Excessive increase in the footprint	
Overdevelopment	
Loss of verdant appearance at the frontage	
Significant historical valued ignored	It is noted that 11 Forrest Gardens has a traditional architectural style however the host dwelling is not located in the conservation area and is not a listed building.
Impact on Local Amenity	
Noise	The additional built form at the site would not generate a level of noise materially different to the use of the existing dwelling.
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 – 8.13 below.
Loss of light	
Overshadowing	
Loss of privacy	
Overlooking	
Quality of life of neighbours	
Impact on Local Transport	
Traffic or highways	Acknowledged and addressed in paragraph 8.16 below.
Increasing parking space and traffic	
Damaging of road surface by construction	
Impact on Natural Environment	
Flood risk and drainage	The application site is located in Flood Risk zone 1 and both properties have a very low risk of surface water flooding. The hardstanding replacing part of the front garden would be using permeable materials to facilitate drainage.
Detrimental impact on tree(s)	Acknowledged and addressed in paragraph 8.14 – 15 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	
Insufficient information	Daylight assessment and details of materials have been submitted.

6.4 The application has been referred to Planning Sub Committee by Councillor Matt Griffiths in support of the objections raised by residents.

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
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- D12 Fire safety
- SI 12 Flood risk management
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing, and construction

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
- DM27 Biodiversity
- DM28 Trees
- 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
- Trees
- 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 upward extension, two-storey rear and side extensions and roof extensions to provide additional living space to an existing residential dwelling. 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 and Street View



Figure 3 - Proposed Rear Elevation and Street View

- 8.4 There are various designs of dwellings in the area including bungalows at No.10a and 10b, large semi-detached dwellings across the road from the site, and detached dwellings at No.12 and No.1 to 3 Angelo Mews behind the site. Although the designs are different, common elements of these properties are low eaves, sash windows, soft landscaping in the front garden and wide gaps between built form. The proposed extensions would be different from the original traditional design of the bungalow, however some elements within the design have been included to reflect the character of the area. The proposed upward extension would increase the ridge height of the dwelling to 8.7 metres from the existing ridge height of 6.6 metres and it would be similar to that of the adjoining semi-detached dwellings, No.12 and 13. The proposed roof would maintain a lower eaves which is considered to be an important element and the design also incorporates sash windows to the front elevation which are typical of the area. The proposal also includes extending the building rearwards by 4.0 metres and extending the garage on the side to the new rear building line.
- 8.5 Whilst the building would be taller than the existing, the extended house would not appear wider than the existing dwelling from the streetscene, and would retain the existing wide gaps between built form. The existing front garden would be altered with part of the space opened up and laid with hardstanding to provide a parking area for 2 vehicles. It would appear to be similar to the front gardens to No. 2, 3 and 5. The scale of the proposed extensions, whilst large, are considered acceptable in the context of the existing dwellings and streetscene, given that the design is in keeping with the character of the area. The dwelling is set within a good sized plot and would continue to have a generous sized rear garden.

- 8.6 In terms of materials, the application proposes that the dwelling would be clad in white painted render. The use of white render can be seen on properties in the immediate vicinity including No. 12 and No.13, the side wall of No. 1 to No.10 and the houses on Pollard Hill South, and on this basis the use of white painted render is considered acceptable in the proposed materials palette. The roof would be in dark grey tiles which is similar to the roof materials No. 5, 7 and 8. The fenestration would also be complementary and white timber sash windows similar to the neighbouring dwellings on Forrest Gardens would be used on the front facade. 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.
- 8.7 Although there are no direct comparisons in relation to the design and scale of additions proposed with this application, many of the neighbours have extensions to the rear. No.1, 2, 5, 6 across the road have all been extended from the original dwelling. The pair of semi-detached houses at No.12 and 13 (adjacent to the site) includes similar features to this proposal. It is considered that whilst the development proposed would result a large increase in built form on the site, on balance this is considered acceptable, given that the extensions now proposed reflect the style of development that can be found in the area. The development would respect the scale, height and massing of the surrounding area, in accordance with policy DM10 of the Croydon Local Plan.

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 10a and 10b Forrest Gardens faces the south east side elevation of the application site dwelling. The side elevation would extend up to the shared boundary with No. 10a and 10b at a similar land level. The distance between the rear/side extension to the nearest neighbouring window of 10a and 10b is 21.0 metres. Given the distance between No.11 and the pair of semi-detached houses, the proposed extensions 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.10a and 10b.
- 8.10 The host dwelling is located further back from the street frontage than the immediate neighbours. The proposed rear extension is 4.0 metres deep and is approximately 10.0m deeper than the rear building line of No.12. Given that the proposed extensions would be set away from the nearest neighbouring window of 12 Forrest Gardens by 12.1 metres, the proposed extensions 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.12.
- 8.11 No.1 to 3 Angelo Mews are located to the rear of the site. Given that the proposed extensions would be set away from the nearest neighbouring window of No.1 to 3 Angelo Mews by at least 36.2 metres, the proposed extensions would not result in any unacceptable loss of light or outlook to No.12.
- 8.12 No.3 to 6 Forrest Gardens are located across the road. Given that the proposed extensions would be set away from the front building line of No.3 to 6 by at least 27.8

metres, the proposed extensions would not result in any unacceptable loss of light or outlook to No.3 to 6.

8.13 In terms of concerns raised about overlooking and loss of privacy, it is considered that the relationship is acceptable. The proposed extensions would include the provision of side and rear-facing windows. The side-facing windows on the first floor and on the dormers would be obscured-glazed to prevent any direct overlooking to the adjoining occupiers. A condition has been added requiring the permission to be built out in accordance with the plans. Given the amount of development proposed to the existing dwelling it is considered necessary to include an appropriately worded condition to restrict development as specified in Part 1 Class(es) A, AA, B, C and E to be carried out within the site without express planning permission first being obtained from the Local Planning Authority to protect neighbouring amenity. This is considered to be a sufficient measure to ensure that the impact is acceptable.

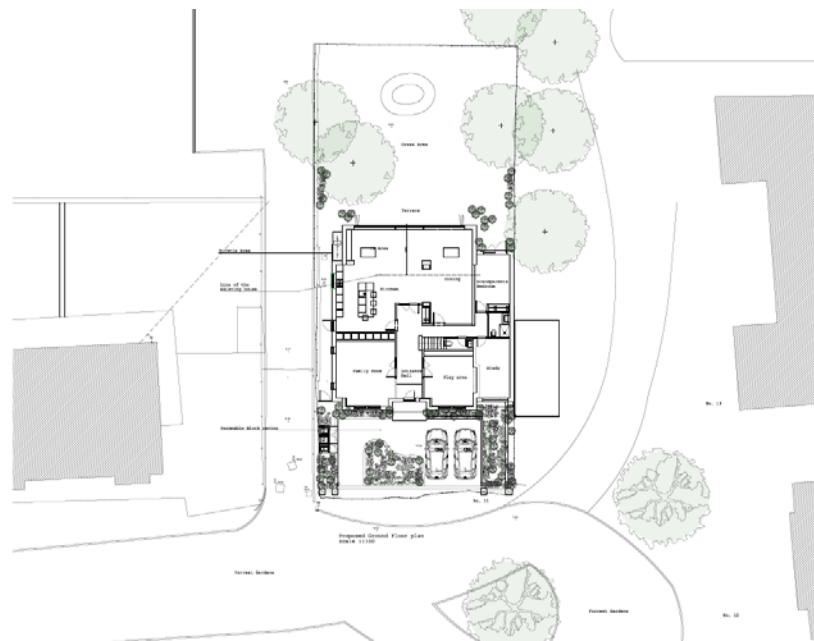


Figure 4 – Proposed Floor Plan showing 45 degree line

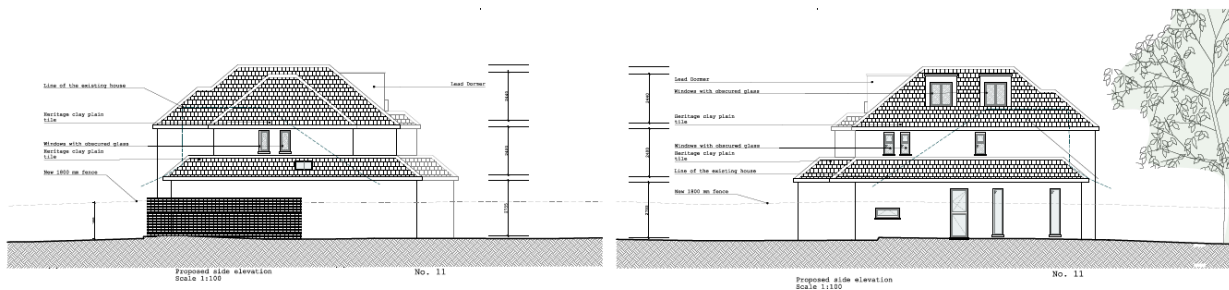


Figure 5 – Side Elevations

Trees

8.14 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. The application has been supported by an Arboricultural Report and Tree

Protection Plan. The site is not within a Conservation Area and there are no protected trees, however there are several mature trees within the site. It is proposed to remove 3 category B1 trees and 1 category C1 tree to facilitate the proposed development. The submitted Arboricultural Report, Tree Protection Plan (TPP) and Tree Work Plan have been reviewed by the Council's Tree Officer. The Arboricultural Report advises that 6 new trees would be provided to compensate for the loss of the 4 trees. The category B1 trees that are being removed at the front of the property are required to be reprovided elsewhere within the curtilage and it is considered necessary to require further details of the landscaping, including sufficiently mature tree planting, to be provided by condition and this has been included.

- 8.15 Given the amount of development proposed to the existing dwelling and the proximity of trees to the footprint of the extended dwelling it is considered necessary to include an appropriately worded condition to restrict development as specified in Part 1 Class(es) A, AA, B, C and E to be carried out within the site without express planning permission first being obtained from the Local Planning Authority. This is required both in relation to the impact on trees but also in relation to the impact of the building in the streetscene and to protect neighbouring amenity.

Transport

- 8.16 The site has a PTAL of 1b. The proposed dwelling benefits from a partially paved forecourt and vehicle crossover to the front of the site providing parking for two vehicles. The current development would not result in an uplift in the number of dwellings. The proposal is for a four-bedroom residential dwelling for which there is a maximum parking standard of two spaces. Given that off-street parking will be provided for two vehicles, it would not result in any harm to the existing highway network or an increase in parking stress in comparison to the existing use as a single-family dwelling.

Fire Safety

- 8.17 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 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

- 8.18 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.