

## 1 APPLICATION DETAILS

Ref: 24/01317/HSE  
Location: 36 Upfield, Croydon, CR0 5DQ  
Ward: Park Hill and Whitgift  
Description: Erection of single storey rear extension and two storey front extension, as well as erection of hip to gable enlargements, dormer extension to rear roof slope and two roof lights to front roof slope together with increase in ridge height of main roof in connection with conversion of resultant roof space to habitable accommodation. Associated internal and external alterations and landscaping.  
Drawing Nos: 100, 002, 200 Rev A, 250 Rev A  
Applicant: Mr Iain Harper  
Agent: Mr Simon Dilawers Shah  
Case Officer: Tracey Williams

1.1 This application is being reported to committee because:

- The Chair of Planning Committee (Cllr Michael Neal) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

## 2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission.

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

### Conditions

1) Development hereby permitted shall be begun within three years of the date of this permission.

#### Approved drawings

2) Development in accordance with the approved drawings.

#### Prior to commencement

3) Tree Survey relating to the street trees carried out and an Arboricultural Impact Assessment with recommended mitigation measures submitted to and approved, with measures implemented prior to commencement of works.

#### Prior to occupation

4) No less than one (1) rainwater harvesting device must be installed within the curtilage of the application site, made fully operational and, thereafter, retained and maintained for the life of the development.

#### Compliance

5) Materials to be used for the external surfaces along with work of making good carried out in materials to match those of the existing building.

- 6) In accordance with the provisions of the Fire Statement dated 15<sup>th</sup> April 2024.
- 7) Any other condition(s) considered necessary by the Director of Planning and Sustainable Regeneration.

### **3 PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

3.1 Planning permission is sought for:

- Single storey extension to the rear (north-west facing) elevation
- Two-storey extension to the front (south-east facing) elevation
- Hip to gable enlargements to both south-west and north-east facing roof slopes
- Dormer extension to the rear (north-west facing) roof slope
- Two roof lights to front (south-east facing) roof slope together
- Increase in ridge height of main roof
- Conversion of resultant roof space to habitable accommodation.

#### Amendments

3.2 The original elevational drawings showed a modern glazing design within the proposed first floor gable of the front extension. The proposed window to the first floor to the right of the proposed front extension (shown serving bedroom 4) and sill levels for the proposed windows differed from the fenestration within the existing dwelling. Following officer engagement, revised proposed elevations were submitted showing sill levels for the first-floor windows matching throughout the front elevation. The revised plans also show a change in design to the first-floor gable window to a less modern design which officers consider more in character with the surrounding area and amended window design to bedroom 4 matching the design of the other fenestration to the front elevation of the dwelling. Following receipt of the amended plans a further consultation was sent to neighbouring properties.

#### **Site and Surroundings**

- 3.3 The application dwelling is a two-storey detached residential dwelling located in Upfield and forms part of the Whitgift Estate which is predominantly residential.
- 3.4 The site is not within the Conservation Area or any other protected area. There are no statutory or locally listed buildings in close proximity. The site is within PTAL 2 (which is considered poor) and is also shown within the submitted flood risk assessment to be located within flood zone 1.



Figure 1: Site Location Plan

### **Planning Designations and Constraints**

3.5 The site is subject to the following formal planning constraints and designations:

- PTAL 2

### **Planning History**

3.6 The following planning decisions are relevant to the application:

65/1689 Double garage and additions. Permission granted and implemented.

81/2570 First floor side extension and porch enclosure. Permission granted and implemented.

3.7 Of relevance is the adjoining property at 34 Upfield:

20/0563/HSE Erection of single storey rear extension, alterations to the front bay windows, front porch, chimney and side extension, and alterations to the roof including raising the roof line of the side extension, construction of roof lights in the front roof slope and front apex dormer, and dormers and roof lights in the rear roof slope. Permission granted and implemented.

## **4 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposed hip to gable enlargements, dormer extension and raising of ridge height would result in a house similar to neighbouring dwellings;
- The front extension and roof lights would not have a detrimental impact upon the character and appearance of the dwelling or the wider area;
- The proposal would not create undue harm to the amenity of nearby residential properties or their occupiers.

## **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 All neighbouring properties which adjoin the application site were notified about the application and invited to comment. 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: 7    Objecting: 7    Supporting: 0

6.2 The following local group made representations:

- Whitgift Estate Residents Association [objecting]

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 comment
<b>Character and design</b>	
<ul style="list-style-type: none"> <li>• Array of very large windows, occupying first floor and half the roof area above the door/proposed porch area, is obtrusive over-development and is totally out of keeping with the street scene.</li> <li>• Over dominant feature that will damage the character of the area and amenity of houses opposite.</li> <li>• Quoted example No. 55 Upfield is of different and less dominant design. Not relevant as No. 55 is situated in a small cul-de-sac where there are no houses opposite.</li> <li>• Extension of the proposed porch involves building beyond the building line. Detrimental to the character of the street scene.</li> <li>• Raising of roof ridge is not in keeping with the way all the houses roof lines slope in line with the road.</li> <li>• Overdevelopment. Front extension is excessive.</li> </ul>	Covered within paragraphs 8.2 – 8.11
<b>Neighbouring amenity</b>	
<ul style="list-style-type: none"> <li>• Proposed front elevation will intrude on privacy especially our front bedroom will suffer if there are any windows.</li> <li>• Loss of sunlight.</li> <li>• Loss of privacy as back extension will overlook into garden.</li> <li>• Views from front bedroom will be obstructed.</li> </ul>	Covered within paragraphs 8.12 – 8.20

6.3 Councillor Michael Neal (Chair of Planning) referred the application to Planning Committee raising the following issues:

- Consideration regarding the height and massing of the proposed development.

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

### **Development Plan**

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022). Although not an exhaustive list, the policies which are most relevant to the application are:

#### London Plan 2021

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D6 Housing quality and standards
- D12 Fire safety
- SI12 Flood risk management
- SI13 Sustainable drainage

#### Croydon Local Plan 2018

- SP4 Urban Design and Local Character
- DM10 Design and Character
- DM25 Sustainable drainage systems and reducing flood risk

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

### **Planning Guidance**

#### National Planning Policy Framework (NPPF)

7.3 Government Guidance is contained in the NPPF, updated in December 2023, and accompanied by the online Planning Practice Guidance (PPG). 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:

- Delivering a Sufficient Supply of Homes
- Promoting Sustainable Transport
- Achieving Well Designed Places

#### SPDs and SPGs

7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:

- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)

## **8 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Design and impact on character of the area

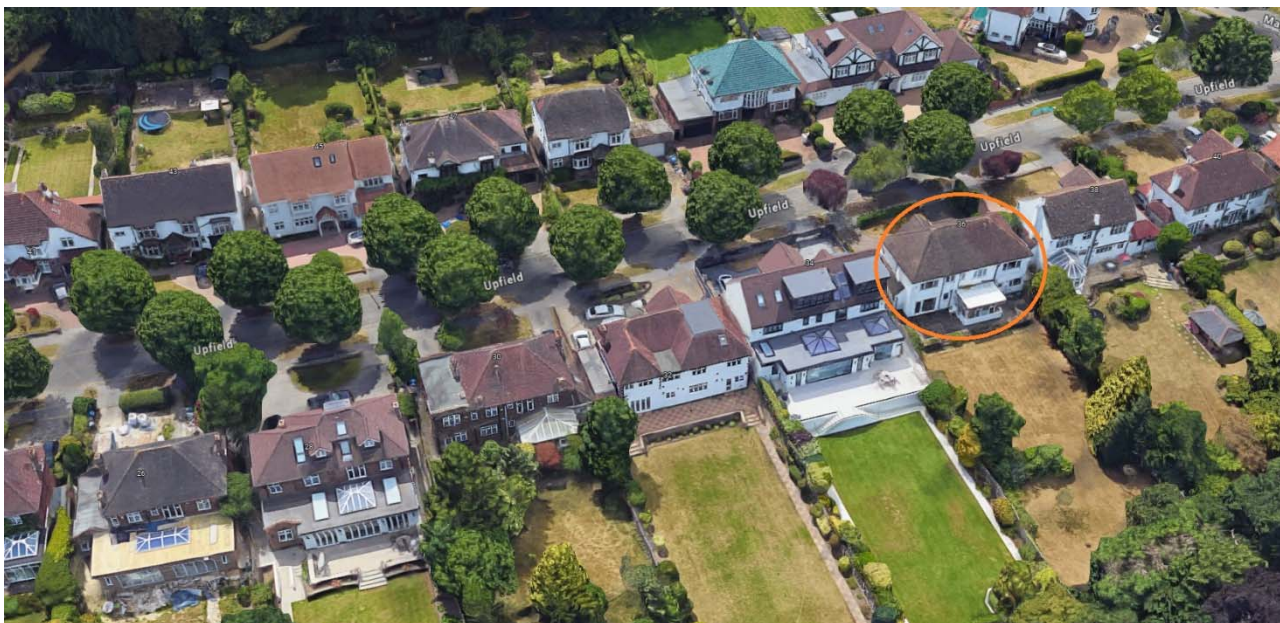
3. Impact on neighbouring residential amenity
4. Flood risk
5. Fire safety
6. Conclusions

### **Principle of development**

- 8.2 The application site is located in a predominantly residential area of the Whitgift Estate. There are no planning constraints associated with the site which would restrict the enlargement of the existing dwelling in principle.

### **Design and impact on character of the area**

- 8.2 Policies SP4.1 and DM10.1 of the Local Plan state 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. Proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. Policy D3 of the London Plan requires development proposals to enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging building types, forms and proportions.
- 8.3 Characteristically, the surrounding area is residential in nature with two storey detached dwellings of varying designs set within good sized plots. The planning history for the surrounding properties in Upfield suggests that there are a number of dwellings which have benefitted from extensions and alterations, including the next door property at 34 Upfield (see history in section 3.7 above and image below).



*Figure 2 – aerial image of rear of properties on the northern side of Upfield (application site circled)*

- 8.4 The existing dwelling is two-storey finished in white render and has a hipped roof, with two-storey hipped and gabled elements to the front as well as a porch.
- 8.5 The proposal seeks the demolition of the existing timber addition and the erection of a single storey extension to the rear (north facing) elevation. The single storey extension proposed would extend across the full width of the ground floor of the existing dwelling

and would have a depth of approximately 5.1m and an overall height to the flat roof of approximately 3.2m. As noted in the image above, there are a number of similarly sized rear extensions in the immediate vicinity.

- 8.6 Hip to gable enlargements are proposed to both side (east and west facing) elevations and the raising of the existing ridge height by approximately 0.4m. A dormer extension is also proposed to the rear (north facing) roof slope which together with two roof lights to the front (south facing) roof slope will provide accommodation in the resultant roof space. The approximate dimensions of the dormer proposed would be 2.5m in depth, 10.7m in width and a height of 2.1m. The dormer would be set in well from the edge of the proposed gable ends by approximately 2.7m and set back approximately 1.1m from the eaves and would be finished with timber cladding, appearing as a subordinate feature. There are a wide range of roof designs within Upfield providing various heights. The gabled design of the roof of the resultant dwelling will match that of No. 38 and No. 34 Upfield. The height of the roof is shown on the submitted details to match that of the neighbour at No. 38.
- 8.7 The two-storey front extension proposed would project approximately 0.8m from the existing front elevation of the existing porch but would project at first floor level by approximately 2.2m from the front of the existing front gable (2.5m with roof overhang) and would see an increase in roof height of this gable feature of approximately 1m. There are a number of dwellings within Upfield where a pitched gable is the feature. The finished materials for the proposed two-storey front projection will see brick and glazed porch with brick piers at ground floor and timber cladding to the first floor with a glazed window. This element is more contemporary in its design and a material not found in the local area, other than on the mock-tudor style properties that are prevalent in the road. It is not considered that the design of the proposed extension is out of character with the surrounding area as shown within the street scene below.



Figure 3 – street view image (bottom image shows street trees removed, noting this is not proposed but so the full extent of elevation can be seen)

- 8.8 The glazing within the front elevation of the proposed extension has been amended as discussed earlier within this report. As a result of the amendments the glazing is of a less modern design and with the amount of glazing within this feature reduced, it is considered to be of good design. As a new feature to the front elevation, it will not detract from the character of the existing dwelling and will not be detrimental to the character of the street scene.
- 8.9 There are also modest alterations and extensions proposed to the ground and first floor of the existing dwelling which will not project further forward than that which currently exists.
- 8.10 The third party comments raise concerns with regards to the quoted example of No. 55 Upfield within the Planning Statement. However, on reading this in the context of

chapter 2 (Relevant Planning Applications) this appears to demonstrate that there are other houses within Upfield which have undertaken extensions and alterations to modernise and increase accommodation.

- 8.11 For the above reasons, the proposal would comply with the requirements of Policies D3 and D4 of the London Plan 2021 and Policies SP4 and DM10 of the Croydon Local Plan 2018.

### **Impact on neighbouring residential amenity**

- 8.12 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant reduction of existing sunlight or daylight levels. The supporting text in paragraph 6.80 states “A minimum separation of 18-21m between directly facing habitable room windows on main rear elevations is a best practice ‘yardstick’ in common usage and should be applied flexibly”. Policy D3 of the London Plan (2021) states development proposals should provide safe and inclusive environments, secure outlook, privacy and amenity.
- 8.13 The site is flanked to the north-east by No. 34 Upfield, to the south-west by No. 38 Upfield and to the south-east by Nos. 51 and 53 Upfield.



*Figure 4 – aerial image showing dwelling and relationship to neighbouring properties*

- 8.14 The proposed front two-storey gabled feature is shown to have a double height lounge area to the first floor. The planning statement submitted states that this double height space serves the stairs and circulation space (not a habitable space). However, there is a separation distance between the front (south-east facing) elevation of the host dwelling and the front elevations of the neighbouring dwellings opposite at Nos. 51 and 53 Upfield of over 25m and therefore it is not considered there will be any significant harm to these neighbours through overlooking.
- 8.15 The proposed front two-storey gabled feature would be set away from the south-east flank elevation (close to the boundary with No. 34 Upfield) by approximately 3.5m and from the north-west flank elevation (close to No. 38 Upfield) by approximately 8.1m.



As there was an existing porch to the ground floor of the dwelling, the first-floor element is greater in depth from the original gable as specified earlier within this report. Concern has been raised from neighbours regarding the views from first floor windows serving existing bedrooms at Nos. 34 and 38 Upfield. Given the orientation of the new windows facing to the front, and not to the side elevations, it is not considered that there will be any significant harm resulting from the proposed two-storey front extension onto these neighbours.

- 8.16 The rear boundaries of the site comprise a mix of mature vegetation and timber fencing of approximately 1.8m in height. The neighbouring dwelling at No. 34 Upfield has a single storey extension to the rear elevation of similar depth and height to that proposed by this application. In addition, this neighbour has two single dormers within the rear roof slope and as such there will be a degree of mutual overlooking between these neighbours but no significant overbearing or overshadowing impact from the proposed single storey extension.
- 8.17 There is a conservatory to the rear elevation of the neighbouring dwelling at No. 38 Upfield with the separation distance between the side elevation of the conservatory and the south-western flank of the host dwelling of approximately 3.2m. It is not considered that the proposed extension would have any significant impacts on this neighbour from overshadowing, loss of privacy or visual intrusion.
- 8.18 The proposal includes the erection of a hip to gable enlargement to both east and west facing roof slopes of the existing dwelling. There are no windows proposed within the new gable ends and no windows within the side elevation of No. 34 or No. 38 and as such would not result in harm to the neighbouring properties through overlooking or overbearing impacts. There is also a dormer extension proposed to the south facing (rear) roof slope which serve bedrooms 5 and 6, a bathroom and a landing area. The neighbouring property at No. 34 has two smaller dormers built within their roof slope and it is expected that there will be a degree of mutual overlooking into the rear gardens of the neighbours. However, given the nature of the rooms proposed within the roof space, it is unlikely these will be occupied for long periods of time during the day. As such it is not considered that there will be any harm arising from the proposed hip to gable extensions or dormer.
- 8.19 Rooflights are also proposed in the front of the roof, which would not cause any adverse overlooking given their arrangement and separation distances.
- 8.20 For the above reasons, the proposal would not harm the amenities of the neighbouring properties and therefore complies with the requirements of the London Plan 2021 and Croydon Local Plan 2018.

### **Flood risk**

- 8.21 In order for the Council to ensure that development within the borough reduces flood risk and minimises the impact of flooding, Policy DM25 of the Croydon Local Plan (2018) requires development proposed within areas at risk of flooding development to incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.
- 8.22 The application site lies within Flood Zone 1. Considering the scale of the proposed development, the installation and utilisation of a rainwater harvester (i.e. a water butt) would be the minimum standard for sustainable drainage on the application site. Therefore, this recommendation includes a condition requiring adherence to the

measures detailed in the FRA, as well as, the installation and maintenance of a water harvester for the life of the development.

### **Fire safety**

8.23 In terms of Fire Safety, A Fire Safety Statement has been submitted with the application which states that fire vehicles can park directly outside the site on the street. It further states that the access and evacuation strategy will remain as existing to the frontage of the property on Upfield. The proposed loft extension is more than 4.5m above ground floor level and therefore, in accordance with Building Regulation Approved Document B, a protected stairway will be provided with fire resisting construction. The proposed works will be constructed in line with current building regulations on fire safety and the works 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 fire alarm systems and passive and active safety measures. The development would therefore be acceptable from a fire safety perspective and conforms to the provisions of Policy D12 of the London Plan 2021. A condition is recommended.

### **Conclusions**

8.24 The development is considered to be acceptable in terms of the impact upon character and appearance of the area, the impact upon neighbouring amenity and all other material planning considerations have been taken into account. As such, the proposal would meet all of the requirements of the development plan subject to a number of conditions. Officers are therefore satisfied that the proposal is acceptable in all regards.

8.25 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).