

APPLICATION DETAILS

Ref: 18/01224/FUL
 Location: 59 Norbury Crescent, SW16 4JS
 Ward: Norbury
 Description: Alterations; conversion of single family dwellinghouse to three flats, erection of single storey rear extension, first floor rear extension
 Drawing Nos: PR/59NC/01, Location Plan
 Agent: Mr Zafer Chohan
 Case Officer: Victoria Bates

	1 bed	2 bed	3 bed	4 bed	Total
Houses					0
Flats	1 (1 x 1b 1p)	2 (1 x 2b, 3p, 1 x 2b, 4p)			3
Totals	1	2			3

Number of car parking spaces	Number of cycle parking spaces
2	5

This application is being reported to Sub Planning Committee as the Love Norbury Residents Association made representations in accordance with the committee consideration criteria and requested committee consideration.

1 RECOMMENDATION

That the Sub Planning Committee resolve to GRANT planning permission.

That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

2 Conditions

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) Materials as specified within the application.
- 3) Details of bin and cycle stores to be submitted and approved prior to occupation
- 4) Landscaping scheme to be submitted and approved prior to occupation
- 5) Commence the development within 3 years of the date of this decision.
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy

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

2.3 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

3.1 Proposal

The applicant seeks full planning permission for the:

- Alterations; conversion of single family dwellinghouse to three flats, erection of single storey rear extension, first floor rear extension

3.2 Site and Surroundings

- Residential in character;
- Situated within a Local Area of Special Character;
- Located on Norbury Crescent, a local distributor road;
- PTAL rating of 4.

3.3 Planning History

The following application is relevant to the assessment and determination of the application:

17/05687/LP - Erection of a dormer in rear roof slope- *Permission granted and implemented.*

3.4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would contribute to the meeting of housing targets.
- There would be minimal changes visible from the streetscene which are considered acceptable.
- The proposal would accord with the Technical Housing Standards – Nationally Described Space Standards and would provide acceptable living conditions for future occupiers.
- The proposal would not prejudice highway safety or the parking situation in surrounding streets given the acceptable levels of parking that is proposed on site.
- There would be no significant harm to neighbouring properties amenity, given the location and separation distances between the proposed development and surrounding properties.

4 CONSULTATION RESPONSE

- 4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5 LOCAL REPRESENTATION

- 5.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. 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: 1 Objecting: 1 Supporting: 0

- 5.2 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:

- Loss of three bedroom home
- Poor layout
- Increased pressure on public transport
- Increased pressure on on-street parking

6 RELEVANT PLANNING POLICIES AND GUIDANCE

- 6.1 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 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

- 6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

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

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP2: Homes
- SP6: Environment and Climate Change
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

7 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Impact on neighbouring residential amenity
- Amenities of future occupiers
- Parking and cycle storage
- Waste and refuse

Principle of Development

- 7.1 Policy DM1.2 seeks to protect family sized units in the borough stating “the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m²”. The floor space of the dwelling is over 130m² and would not result in the net loss of a 3 bedroom home as the dwelling as originally built had at five bedrooms. The proposed conversion in principle is in accordance with DM1.2 subject to further considerations.

Townscape and Visual Impact

- 7.2 Policy 3.5 of the London Plan requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. 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 of also require development to be of a high quality which respects and enhances local character.

- 7.3 The extension to the existing first floor flat roofed area will be visible from oblique angles within the streetscene, whilst flat roof extensions are generally avoided on the basis of the limited views of the proposal it is considered acceptable.

Impact on Neighbouring Residential Amenity

- 7.4 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. 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. SPD 2 states that single storey rear extension should not extend further than 3 metres beyond the rear of the neighbour's property to avoid any possible detrimental effect on neighbour amenity.
- 7.5 The proposed single storey rear extension would not project further than the existing outrigger but would be increased in width by 1.2 metres. This will mean that it projects closer to the neighbouring residents at 55 however given the separation distance between the extension, the boundary of the site and the neighbouring properties habitable room windows it is considered an acceptable arrangement.
- 7.6 SPD2 states that two storey rear extensions are generally not acceptable unless it can be demonstrated that there is no harm to adjoining occupiers. In this case the first floor would be extended by 2.4 metres. The site is separated from number 57 Norbury Crescent by 1.3 metres which is considered sufficient distance to prevent the appearance of dominance and the applicant has shown that it would not cause visual intrusion from the neighbour's first floor window. Moreover, the orientation is such that the extension would be north of number 57 and so would not cause significant overshadowing. The first floor extension would therefore be in accordance with SPD2.

Amenities of Future Occupiers

- 7.7 Technical Housing Standards specify overall flat sizes for various house and flat types. The ground floor 2 bed, 4 person flat would exceed the standards by 6sqm, the first floor 2 bedroom, 3 person flat would exceed them by 2 sqm and the studio flat by 7 sqm(based on a single occupancy). The layouts are also deemed acceptable and all bedrooms would meet the standards.
- 7.8 There would be considerable private amenity and communal areas to the rear of the dwelling. Furthermore, the ground floor flat would have direct access to private amenity space in the form of a rear garden. Adequate provision has been made for the other units to have private amenity space, with suitable boundary treatments to be conditioned.

Transport

- 7.9 The subject site is in an area with a PTAL accessibility rating of 4b (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have moderate access to public transport links. This is owing to the close proximity of the site to Norbury National Rail station and London Road which is a major bus route.

7.10 There are two off street car parking spaces that will remain. This would be an adequate provision based on the moderate PTAL and also that the studio flat would not need a car parking space. Cycle parking will be provided in accordance with London Plan standards at the rear for the ground floor flat and to the front for the other flats as the passageway would be too narrow to wheel a bike through.

Waste and Refuse

7.11 The refuse store has been proposed to the side of the main dwelling. This location is considered acceptable, being partially screened from the wider street scene. Full details would be conditioned accordingly.

Conclusions

7.12 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.