

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/05962/HSE
Location: 318 Norbury Avenue, Norbury, London, SW16 3RL
Ward: Norbury Park
Description: Erection of a single storey rear extension
Drawing Nos: 18104/A11, 18104/A12, 18104/A21, 18104/A22, 18104/A23,
18104/A13
Applicant: Mr Sajid Ismail
Agent: Mr Trevor Mullineaux KLF Structural Design Ltd
Case Officer: Roberta Henriques

- 1.1 This application is being reported to Planning Committee because the Love Norbury Planning Committee made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 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:

Conditions

- 1) The development shall be retained entirely in accordance with the submitted plans and documents
- 2) The roof of the extension is not to be used as a balcony.
- 3) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 This is a retrospective householder application for the erection of a single storey rear extension.
- 3.2 The extension is 5 metres in length from the original rear wall of the property and is 2.95 metres in height. 318 Norbury Avenue has a 1 metre separation distance from its adjoining occupiers flank walls at 316 and 320 Norbury Avenue. The extension is set in from the side boundaries of the site, by 3.08 metres from the boundary with 316 Norbury Avenue and by 2.85 metres from the boundary with 320 Norbury Avenue.

Site and Surroundings

- 3.3 The application site is occupied by a two storey, detached, single family dwellinghouse. It has a dropped kerb with a vehicle access off Norbury Avenue. The roof of the dwelling has recently been extended by the applicant by utilising their permitted development rights. The house is opposite Norbury Train Station and is surrounded by other two storey, detached houses.

Planning History

- 3.4 None.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 There would be minimal changes visible from the street scene which are considered acceptable
- 4.2 The scale and design of the development is appropriate
- 4.3 There would be no undue harm to the amenity of the occupiers of neighbouring properties, given the location and separation distances between the extension and surrounding properties

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 3 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 3 Objecting: 3 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
<i>Impact on adjoining occupiers</i>	
The conversion is intrusive	The single storey rear extension is set in from the boundaries of the neighbouring properties thereby reducing its impact. This limits the impact of the side facing windows on the extension, which are also mitigated by the existing boundary treatment.
<i>Disruption</i>	

Extreme dust, noise dirt and rubbish	This is a retrospective application and therefore as no further works are required to this proposal, there are no further concerns regarding pollution impacts from construction. These impacts are also controllable under other legislation outside of the planning system.
<i>Visual Impact</i>	
Not in keeping with the area.	The rear extension is located at the back of the dwelling house, so does not impact the character of the street scene
Obtrusive by design	The rear extension is single storey, meaning it is subordinate to the main dwelling house
Overdevelopment	Officers consider that the single storey extension does not result in the overdevelopment impact.

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 Consolidated London Plan 2015, 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 2018. 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 healthy and safe communities
- Making effective use of land
- Achieving well designed places

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

7.4 Croydon Local Plan: 2018 (CLP2018):

- DM10.6 Protection to neighbouring amenity.

8 MATERIAL PLANNING CONSIDERATIONS

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

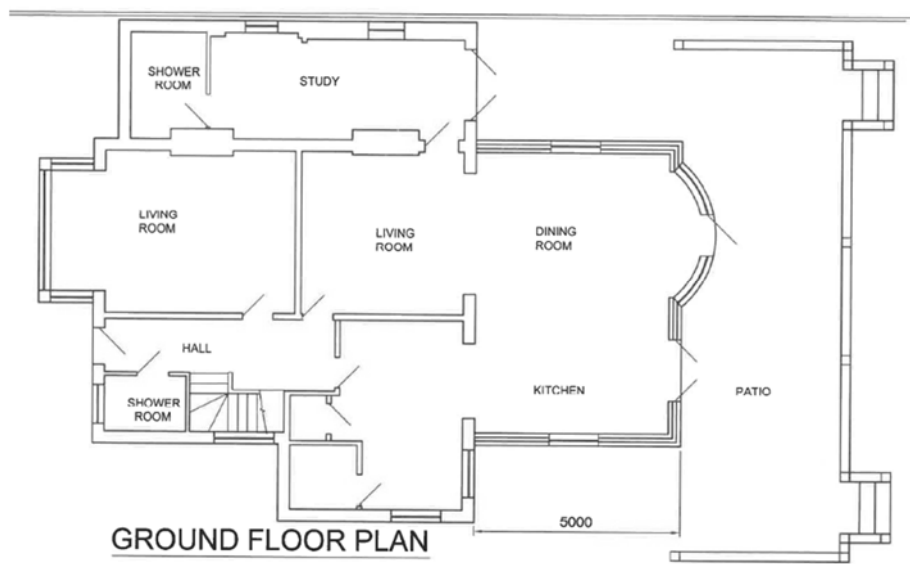
1. The impact on the visual amenity of the area
2. The impact on the amenity of adjoining occupiers

The impact on the visual amenity of the area

- 8.2 The single storey extension is located to the rear of the dwelling house, so is not visible from within the street scene. This results in there being no adverse impact on the character and appearance of the area, thereby complying with Policy DM10.7 of the Croydon Local Plan 2018 (CLP 2018). The roof light of the extension protrudes slightly by 0.5m at highest point, and is hidden by the main dwelling house. This is acceptable. The extension is considered to be an appropriate addition to the property and would not have a detrimental impact on the character of the area.
- 8.3 The extension has been constructed in materials that match the dwelling house, as the painted render and fenestration match that of the existing building. This gives the extension a high quality appearance, which respects the character of the original building in accordance with Policy DM10.7 of the Croydon Local Plan 2018.

The impact on the amenity of adjoining occupiers

- 8.4 Concern has been raised by local residents that the proposal would be detrimental to their amenity. However, these concerns must be assessed in the context of whether or not the concerns are justified and whether or not the proposal will cause harm to residential amenity.
- 8.5 In terms of noise and disturbance, the property remains a single family dwelling as previously and it is considered that there would not be a significant increase in noise and disturbance. The extension is well separated from the boundaries and therefore there would be a minimal noise impact. Given that this is a retrospective application and requires no further building works, little weight is given in this consideration to noise and disturbance from construction activities.



- 8.6 Relating to visual intrusion, it is acknowledged that the two side facing windows are a potential concern to neighbours. However the dwelling house is a detached property, with the extension set away from the boundary, meaning that there is a significant distance separating it from its neighbours. The existing boundary treatment on the side boundaries would also act as a barrier to mitigate any potential for overlooking or loss of privacy

Conclusions

- 8.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.
- 8.8 The details of the decision are set out in the RECOMMENDATION.