

1 SUMMARY OF APPLICATION DETAILS

Ref: 19/00529/FUL
 Location: 5 Buckingham Gardens, Thornton Heath CR7 8AT
 Ward: Norbury Park
 Description: Alterations and erection of single/two storey side/rear extensions; Conversion of dwelling to create 1 one bedroom, 1 two bedroom and 1 three bedroom flats with associated bin/cycle stores.
 Drawing Nos: 4662/001 - C, 4662/004 - C, 4662/005 - C, 4662/006 - C, 4662/007 - C, 4662/008 - C, 4662/011 - D, 4662/012 - C, 4662/013 - D, 4662/014 - D, 4662/015 - D, 4662/019 - D, 4662/020 - C, 4662/021, 4662/050 - D

Applicant/Agent: Mr F Aziz
 Case Officer: Sera Elobisi

	1 bed	2 bed	3 bed	4 bed
Houses	0	0	0	0
Flats	1 (2 persons)	1 (3 persons)	1 (4 persons)	0
Totals	1 (58 sq.m)	1 (61 sq.m)	1(88 sq.m)	0

Type of floorspace	Amount proposed	Amount retained	Amount lost
Residential	59 sqm	151 sq.m	0 sq.m
Number of car parking spaces		Number of cycle parking spaces	
0		6	

1.1 This application is being reported to Planning Committee because the number of objections above the threshold highlighted by the Committee Consideration Criteria have been received.

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) Built in accordance with approved plans
- 2) No windows other than as specified in north-eastern elevation and retained as specified
- 3) Details of cycle storage facilities to be submitted for prior approval

- 4) Refuse details to be provided as specified in the application
- 5) All new external work and work of making good carried out in materials to match the existing
- 6) Development permitted to be carried out in accordance with the submitted Flood Risk Assessment Report
- 7) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

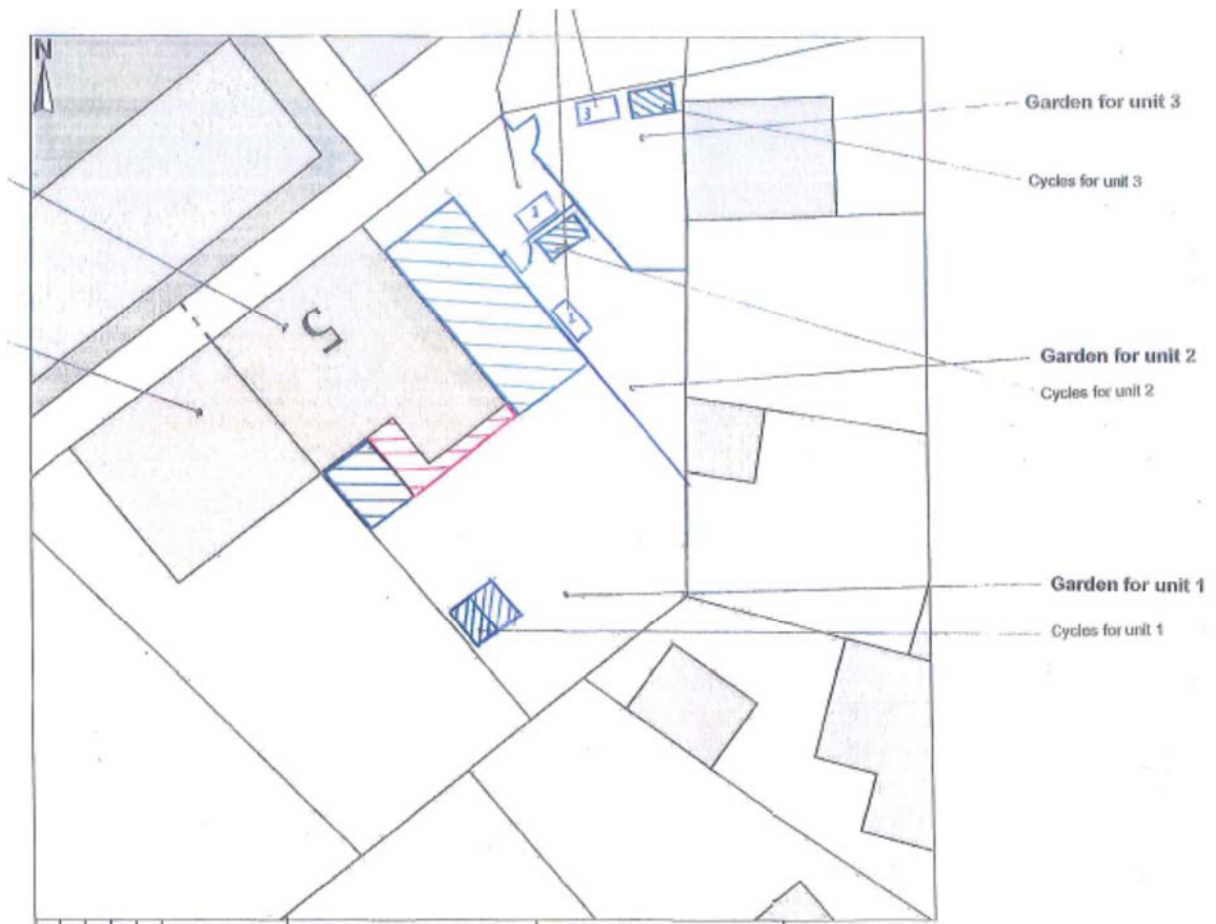
Informative

- 1) CIL
 - 2) Any [other] informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Planning 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

Proposal

- 3.1 Permission is sought for conversion of the existing dwelling into three separate self-contained units. The conversion would comprise a three bedroom flat contained on the ground floor, a two bedroom on the second floor and a one bedroom flat partly occupying the first floor and the roofspace.
- 3.2 The proposal also includes a two storey side extension which would be setback at first floor level, would project 1.4 metres and 1.2 metres beyond the original rear wall of the dwelling. On the ground floor, the extension would project 2.9 metres deep beyond the rear wall and in line with the rear wall of the two storey rear extension constructed under permitted development rights (18/05481/LP). An infill single storey rear extension is also proposed in the south-western boundary and would have a depth of 2.9 metres.



- 3.3 Bicycle spaces and refuse storage facilities would be accommodated within each of the private gardens, all contained within secured/covered units.
- 3.4 The proposal has been amended during the course of the application to provide the larger 3 bedroom flat on the ground floor and with direct access to private garden at the rear. Further amendments have included floor layouts and an updated parking survey addressing parking concerns as a result of the proposal.

Site and Surroundings

- 3.5 The site is a semi-detached building located on the south-eastern side of Buckingham Gardens. The building has recently been extended at the rear and roofspace under permitted development (Ref. 18/05481/LP). Buckingham Gardens is a cul-de-sac formed of 16 dwellings. A designated car parking area is provided in the forecourt area for up to 16 vehicles including disabled parking bays. The area is wholly residential, comprising of semi-detached and terrace dwellings.

- 3.6 There are no protected trees identified on the site or in the immediate surroundings. The site is located within an area of low surface water drainage flood risk (1:1000yrs).

Planning History

- 3.7 The following planning decisions are the most relevant to the application:-
- In 2018, a certificate of lawful development was granted for the erection of single/two storey rear extension and a single storey side extension; a hip to hip to gable end roof extension, the erection of a dormer extension in rear roofslope and installation of rooflights in the front roofslope. (Ref. 18/05481/LP). This permission has been implemented.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed would much needed family housing increasing the Council housing stock.
- 4.2 The proposed extensions would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings.
- 4.3 The proposal would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would encourage use of sustainable modes of transport and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability techniques as part of the overall drainage strategy.

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 The application has been publicised by way of neighbour consultation letters. The number of representations received from neighbours, local groups etc. in response to initial consultation notification and publicity of the application were as follows:

No of individual responses: 12 Objecting: 12 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>Principle of development</i>	
Overdevelopment	The principle of residential development on this site is considered to be acceptable and would add to the Council's housing stock; Refer to paragraphs 8.2 to 8.7 of this report.
<i>Amenity, privacy, outlook, light</i>	
Loss of privacy, outlook and overlooking of properties in Highbury Avenue, intrusive to neighbouring property; Loss of light	The proposed extension is considered to be acceptable with regard to impact on surrounding neighbouring amenity in terms of outlook, light intrusion and privacy; Refer to paragraph 8.10 - 8.15 of this report.
<i>Noise</i>	
Noise from future occupiers as a result of the proposed conversion	Officers consider that the conversion would not lead to an unacceptable level of noise and disturbance given the existing residential setting; Refer to paragraph 8.10- 8.15 of this report
<i>Parking/security</i>	
Existing parking challenges would be worsened by the proposal to create two additional dwellings. Security concerns over walking through the alleyway as residents would not be able to park on site.	In view of the sites location, it is not considered that the development would impact on safety on security. Officers consider the parking arrangements would be appropriate to the development being proposed; Refer to paragraphs 8.17 to 8.23 of this report.
<i>No neighbour notification</i>	
Development already started prior to neighbour notification.	The roof and rear extension as was observed on an Officer's site visit was constructed following grant of a lawful development certificate. There is no statutory requirement for consultation on this type of application.

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)
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) February 2019. 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 (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

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

Consolidated London Plan 2015 (LP)

- 3.3 Increasing housing supply
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architecture

Croydon Local Plan: Strategic Policies 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP8 Transport and communication

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM25 Sustainable drainage systems
- DM30 Car and cycle parking in new development

Supplementary Planning Guidance as follows

- London Housing SPG March 2016
- Suburban Design Guide SPD Adopted April 2019
- The Nationally Described Space Standards (October 2015)

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. Townscape and visual impact and consideration of density
3. Residential amenity/Daylight & Sunlight for neighbours
4. Housing Quality for future occupiers
5. Parking

- 6. Flooding
- 7. Waste

Principle of Development

- 8.2 In considering this proposal, the local planning authority has had regard to delivering a wide choice of homes and the presumption in favour of sustainable development.
- 8.3 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in helping to resolve the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and through various forms of suburban intensification.
- 8.4 The London Plan defines family housing as 'generally having three or more bedrooms'. London Plan Policy 3.14 supports the retention of residential units originally designed with three or more bedrooms. The objectives of the Croydon housing policies stipulates that existing three bed residential units should be retained and any conversions should ensure that there is no net loss of three bed homes.
- 8.5 Policy DM1.2 of the CLP2 states that 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.
- 8.6 The house as originally built is 3 bedroom house and provision is made to retain a three bedroom unit suitable for small families. The proposal would provide a combination of 1, 2 and 3 bedroom units which would assist the local planning authority in meeting its target of 30% of homes being suitably sized to accommodate small families. The provision of new residential accommodation within this setting would add to the Council's housing stock.
- 8.7 The proposal would have regard to the surrounding residential. Neighbours have raised concern over overdevelopment. Given the number of units being proposed it is considered that the development is of an appropriate scale in line with NPPF requirements. There is no objection in principle to the development.

Townscape and Visual Impact

- 8.8 The two storey rear extension and roof extensions were approved under permitted development rights and are nearing completion on site. The proposed two storey side extension would be setback from the existing front elevation and set down from the existing ridge line, to ensure a subordinate addition to the building. The single storey infill extension at the rear would accord with the aims of the Council's adopted SPD – Suburban Design Guide. The proposal would be in keeping and sympathetic with the surrounding context. The proposed development is therefore supported in terms of design, form and massing.
- 8.9 The proposed materials and external finish would be in materials to match the existing building.



Residential Amenity

- 8.10 The Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure.
- 8.11 The Council's newly adopted Supplementary Planning Document - Suburban Design Guide requires two storey rear extensions to be positioned so that they do not result in unreasonable loss of daylight to habitable rooms in neighbouring properties or result in an unreasonable level of overlooking.
- 8.12 The development as proposed would not adversely affect the living conditions of the adjoining and neighbouring occupiers in terms of loss of light, outlook or overlooking. The rear projection on the ground floor would be 3.0 metres from the rear elevation of the adjoining dwelling and would accord with the Council's SPD. At first floor level, the extension would be set in 2.1 metres from the side boundary line of the adjoining semi and on the north eastern elevation, there would not be unacceptable levels of overbearing or visual intrusion to the neighbouring dwelling at No. 4 Buckingham Gardens.
- 8.13 The windows proposed in the side elevation would be obscure glaze and would not result in overlooking into neighbouring dwellings. The rear windows are not considered to exacerbate overlooking than what currently exists.
- 8.14 It is note-worthy that the two storey rear extension and dormer extension, hip to gable end roof extension were constructed under permitted development.
- 8.15 In view of the residential setting it is not considered that the proposal would result in undue loss of amenity in terms of light, outlook or noise disturbance in line with policy.

Housing Quality/Daylight and sunlight for future occupiers

8.16 All 3 flats would accord with the National Technical Housing Standards in terms of floor space requirements and would receive good levels of daylight outlook and ventilation. The applicant has demonstrated through section drawings that sufficient head height would be afforded to the one-bedroom accommodation and this includes the recently constructed dormer within the roof space. Each of the flats would have their own private garden space in excess of minimum amenity guidelines for dwellings.

Traffic and highway impact

8.17 The site is located in an area with PTAL level of 1a (on a scale of 1 to 6b), which is considered to be a poor level of public transport accessibility. There is however a range of bus and rail services (including Norbury Rail Station) which can be reached within acceptable walking distances.

8.18 No additional off-street parking has been provided as part of the application and given the site's constraints, cannot be provided. Residents have raised concerns over parking arrangements. The site is on a cul-de-sac with allocated parking bays per dwelling and as was observed on an Officer's site visit, the parked cars surpass the amount of parking bays which has resulted in double parking in the parking area as well as parking on the nearby roads.

8.19 Nevertheless, the applicant has provided a parking stress survey report using the Lambeth Methodology, dated 28/05/2019 (Version V02) which addresses the parking concerns. The survey was conducted over a 2 day period and examined nearby roads within 200 metres walking distance of the application site to establish the existing levels of parking stress. An overall usage of less than 85% is considered an indicative level at which parking stress becomes a cause for concern and at which point, residents will begin to have difficulty parking close to their homes. Anything over 95% represents a situation where full capacity has effectively been reached.

8.20 The survey as submitted concluded that less than 100 spaces (94 spaces at 61.84%– Day 1 and 95 spaces at 62.50% – Day 2) against the existing 152 parking spaces were in use on these days and during the hours it was expected for residents to be at home.

8.21 The Council's Transportation Team is satisfied with the survey report submitted and have raised no objection to the application in terms of parking.

8.22 Cycle storage is provided at a rate of two spaces per dwelling (6) which would be acceptable. Details of the cycle storage would be secured by condition.

8.23 The proposal is considered to be in accordance with London Plan policies and Croydon Local Plan policies in respect to traffic and highway impacts.

Trees

8.24 No trees would be affected by the development proposal.

Flooding

8.25 The site is located in a potential area for surface water flooding. The applicants have submitted a flood risk statement which identifies the site to be in Flood Zone 1. The proposal would include SUDS measures through introducing permeable surfacing wherever possible. The inclusion of water soak-away with all public and private paving areas to be permeable would help reduce surface water run-off rates to an acceptable level.

Refuse

8.26 The proposed plans show the location for refuse storage facilities to be sited in the private gardens of the dwellings and would be within an acceptable distance for collection. Details of the refuse storage, design and capacity would be secured by condition to ensure suitable facilities are provided in line with policy.

Conclusions

8.27 The recommendation is to grant planning permission. All other relevant policies and considerations, including equalities, have been taken into account.