

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/03845/HSE
Location: 9 The Close Pampisford Road Purley CR8 2QD
Ward: Purley Oaks And Riddlesdown
Description: Alterations and erection of a two storey side extension, single/two storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace
Drawing Nos: 00442408-D26157; FD/TCP/19-01; FD/TCP/19-02; FD/TCP/19-03; FD/TCP/19-04; FD/TCP/19-S05D; FD/TCP/19-06A; FD/TCP/19-07C; FD/TCP/19-08D; FD/TCP/19-09B; FD/TCP/19-10; FD/TCP/19-11; FD/TCP/19-12B
Applicant: Mr Olufemi Osiguwa
Case Officer: Ryan McMinn

1.1 This application is being reported to Planning Sub-Committee as 14 objections have been received, which is above the threshold set out in the Committee Consideration Criteria.

2.0 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 That the Direction of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:
- 1) In accordance with the approved plans.
 - 2) Proposed material to match the existing.
 - 3) Installation of a sustainable drainage water butt.
 - 4) Roof not to be used as a balcony.
 - 5) Development to be implemented within three years.
 - 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Requirement for the new dropped kerb.
 - 2) Any informative(s) considered necessary by the Director of Planning and Strategic Transport
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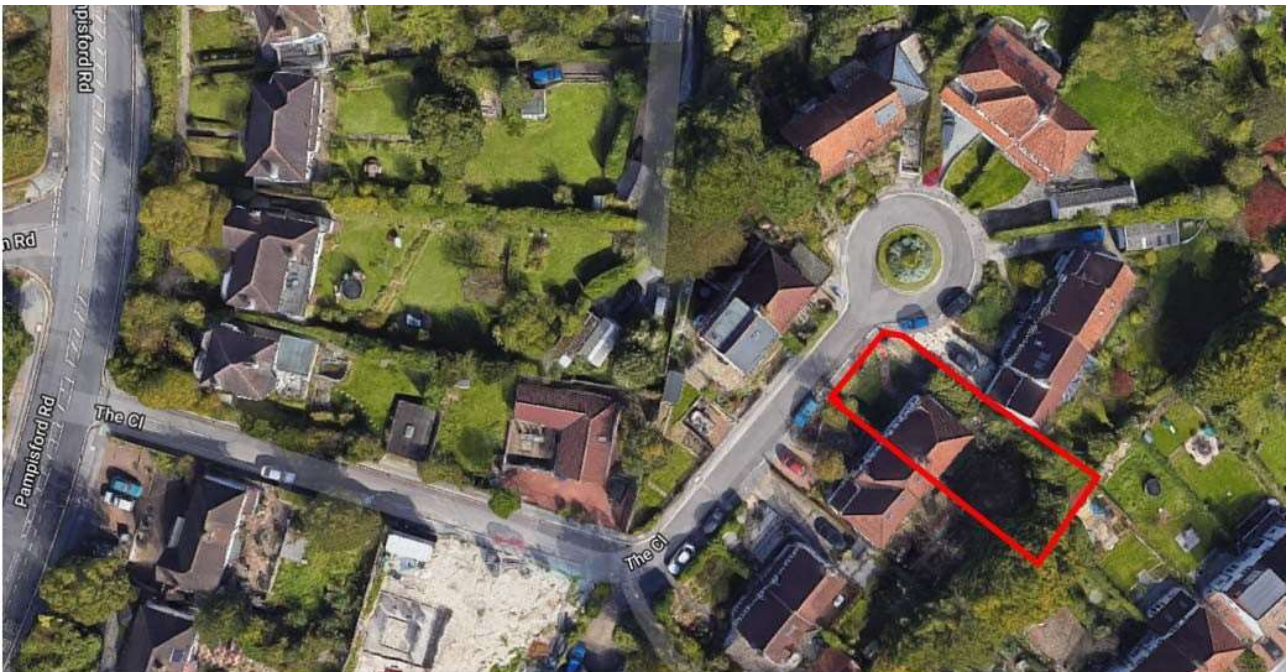
3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Alterations and erection of a two storey side extension, single/two storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace. The description of the proposal was changed in June 2020 to better reflect the proposal.

Site and Surroundings

- 3.2 The application site is located on the south eastern side of The Close, which is a small cul de sac to the east of Pampisford Road. The site is currently occupied by a semi-detached two storey property with a detached garage to the north side and is located near the circular end of The Close.
- 3.3 The surrounding area is predominantly residential comprising of mainly two storey semi-detached houses. The Close has 16 dwellings which front it. Most of the dwellings within the cul de sac are of a mock Tudor style.
- 3.5 The site is located in a critical drainage area.



Planning History

- 3.3 There is no relevant planning history on this site.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application site comprises a family dwelling house with a single storey side garage which would be replaced with a two-storey side extension.

- The proposed scale, siting, material and appearance are satisfactory and acceptable in term of the visual amenity.
- The proposed development would not have a detrimental impact on any neighbouring amenities in the vicinity of the application site.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 A total of 12 neighbouring properties were notified about the application and invited to comment by the way of letter. 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: 14 Objecting: 14

No further responses were raised to re-notification as a result of the change in description.

6.2 The following issues were raised in representations that are material to the determination of the application, which are addressed in substance in the next section of this report:

Objections

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	Addressed in the report at paragraphs 8.1 – 8.2
Potential HMO	Addressed in the report at paragraphs 8.1 – 8.2
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.3 – 8.8
Harm of character of the original dwelling	Addressed in the report at paragraphs 8.3 – 8.8
Excessive massing	Addressed in the report at paragraphs 8.3 – 8.8
Visual impact on the street scene (not in keeping)	Addressed in the report at paragraphs 8.3 – 8.8
<i>Amenities</i>	
Adverse impact neighbouring amenities	Addressed in the report at paragraphs 8.9 – 8.12

Disturbance (noise, pollution etc.)	Addressed in the report at paragraphs 8.9 – 8.12
<i>Traffic & Parking</i>	
Negative impact on parking, access and traffic in the area	Addressed in the report at paragraphs 8.13
<i>Other matters</i>	
Impact on trees	Addressed in the report at paragraphs 9.1

7.0 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 Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan 2012.
- 7.2 Government guidance is contained in the National Planning Policy Framework (NPPF), revised in 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.
- 7.3 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:
- Policy 7.4 Local Character
 - Policy 7.6 Architecture
- 7.4 The new Draft London Plan is nearing adoption. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry some weight but does not have a particular bearing on this scheme.

Croydon Local Plan (2018)

- 7.5 The new local plan was adopted on the 27th February 2018. The main relevant policies to this application are as follows:
- SP4: Urban Design and Local Character.
 - SP4.1 High quality development that responds to local character
 - DM10: Design and Character.
 - DM10.1 High quality development respecting:
 - a. The development pattern, layout and siting;

- b. The scale, height, massing, and density;
- c. The appearance, existing materials and built and natural features of the surrounding area;

DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.

- DM28: Trees

Supplementary Planning Document: Suburban Design Guide (April 2019)

7.6 The SDG (2019) forms a material planning consideration. This document provides guidance for suburban residential developments, development in Areas of Focussed Intensification and extensions and alterations to existing homes across the borough. It is a Supplementary Planning Document to the Croydon Local Plan (2018) and provides technical design guidance that seeks to both limit any negative impact on places, including the amenity of existing residents, and frame opportunities where increased densities can enhance places and bring benefits to communities.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee need to consider are listed below:

1. Principle of development.
2. Impact on the appearance of the site and surrounding area.
3. Impact of the development on neighbouring properties' living conditions.
4. Impact of the development on parking and the highway.
5. Impact of the development on trees.
6. Impact of the development on flooding.
7. Impact of the development on archaeology.

Principle of Development

8.2 The site constitutes a dwelling house in residential use. Policy DM10 and The Suburban Design Guide Supplementary Planning Document 2019 (SDG) set out guidance on residential development, stating that it is acceptable where it respects the character of the area and does not have a detrimental impact on living conditions of neighbouring occupiers. Objections to this application have mentioned that the dwelling could be used as a house in multiple occupation (HMO), however, this could not occur unless further planning permission to change the use of the property to a HMO is granted. The proposal is acceptable in principle, subject to the following considerations.

Impact on the appearance of the site and surrounding area

8.3 The character of the area is formed by semi-detached mock Tudor properties.

8.4 The proposed two-storey side extension would extend 4.7m to the north side in place of the existing side garage. The extension would project approximately 3.1m to the

rear at ground and first floor level while the ground floor would be flush with the front of the existing dwelling with a setback of 1.5m at first floor level. While the ground floor does not comply with the SDG (minimum setback of 215mm from the front), it would not present as an overly wide façade due to the ground level being significantly lower than the street and the articulation at first floor level would break up the façade.

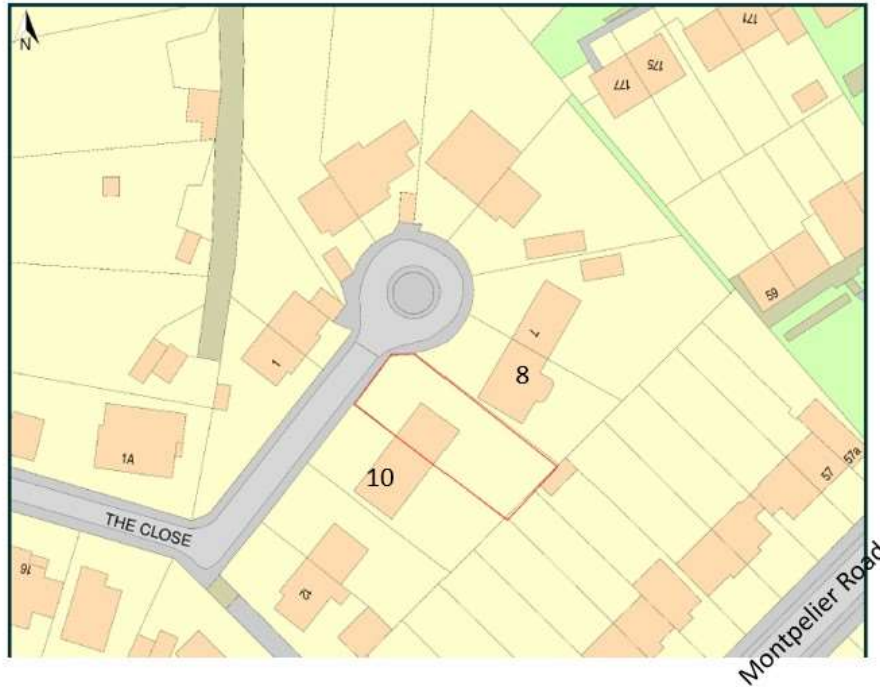
- 8.5 The proposed tiled hipped roof would be lower than the ridge of the original roof and would be consistent with the built form of the original dwelling in line with Policy DM10 and SDG (2019). The rear dormer would not be higher than the ridgeline, it would not be wider than 2/3 of the roof to comply with the SDG and would not cause any harm to the character of the area. The proposed roof windows would not dominate the dwelling while there are other examples of roof windows on neighbouring dwellings which front the street.



Figure 1: Existing and proposed front elevation

- 8.6 The extension has been designed with materials to complement the host property (render, brickwork, tiles) and the fenestration would respect the established fenestration of the original dwelling.
- 8.7 The addition of a raised car space to the front of the site would not have a detrimental impact on the character of the area as the neighbouring property to the north (8 The Close) has a similar raised car space while the houses in The Close generally have car spaces at the front.
- 8.8 In light of the above, the proposed development, by reason of its proposed scale, siting, design, bulk, form, massing and material, is considered to respect the built form of the original dwelling, local context and appearance of the surrounding area. As such, the proposal is acceptable in terms of the visual amenity.

Impact of the development on neighbouring properties' living conditions



- 8.9 The subject site is attached to a two storey dwelling to the south (10 The Close) while the dwelling to the north (8 The Close) is positioned much deeper into the site than the subject site. The SDG states that two storey rear extensions should not be located on the attached side of the dwelling and they should generally be no wider than half the width of the existing house and no deeper than 45 degrees (in plan) as measured from the nearest habitable room window on neighbouring properties to both sides of the dwelling. The two storey side extension would not have a significant impact on the rear of the neighbouring dwellings as it would not be as deep as the rear wall of 8 The Close and would not be within a 45 degree angle of a rear window at 10 The Close. Due to the depth of 8 The Close in to the site, it would be in front of first floor windows in a side extension at that property. This is an arrangement which currently exists between the existing building. There would be some impact on these windows, but they would still enjoy good outlook to the front and the impact is so not great as to be unacceptable. The SDG specifies that single storey rear extensions on semidetached dwellings should not extend more than 3.5m beyond the existing rear wall. The ground floor rear extension would be 3.1m deep and finish flush with the south west boundary shared with 10 The Close and have a flat roof.
- 8.10 The proposed rear deck would extend 4.4m to the rear and would be the width of the dwelling. A high fence is currently located on the south side boundary and it is proposed to add a section of trellis to the top off the fence (approximately 0.75m of additional height) to prevent overlooking. This would not be a significant change to the existing boundary treatment. Screening would be added to the north side of the terrace which would be 1.7m high and would not have a detrimental impact on the amenity of 9 The Close.



Figure 2: Side boundary with a high fence

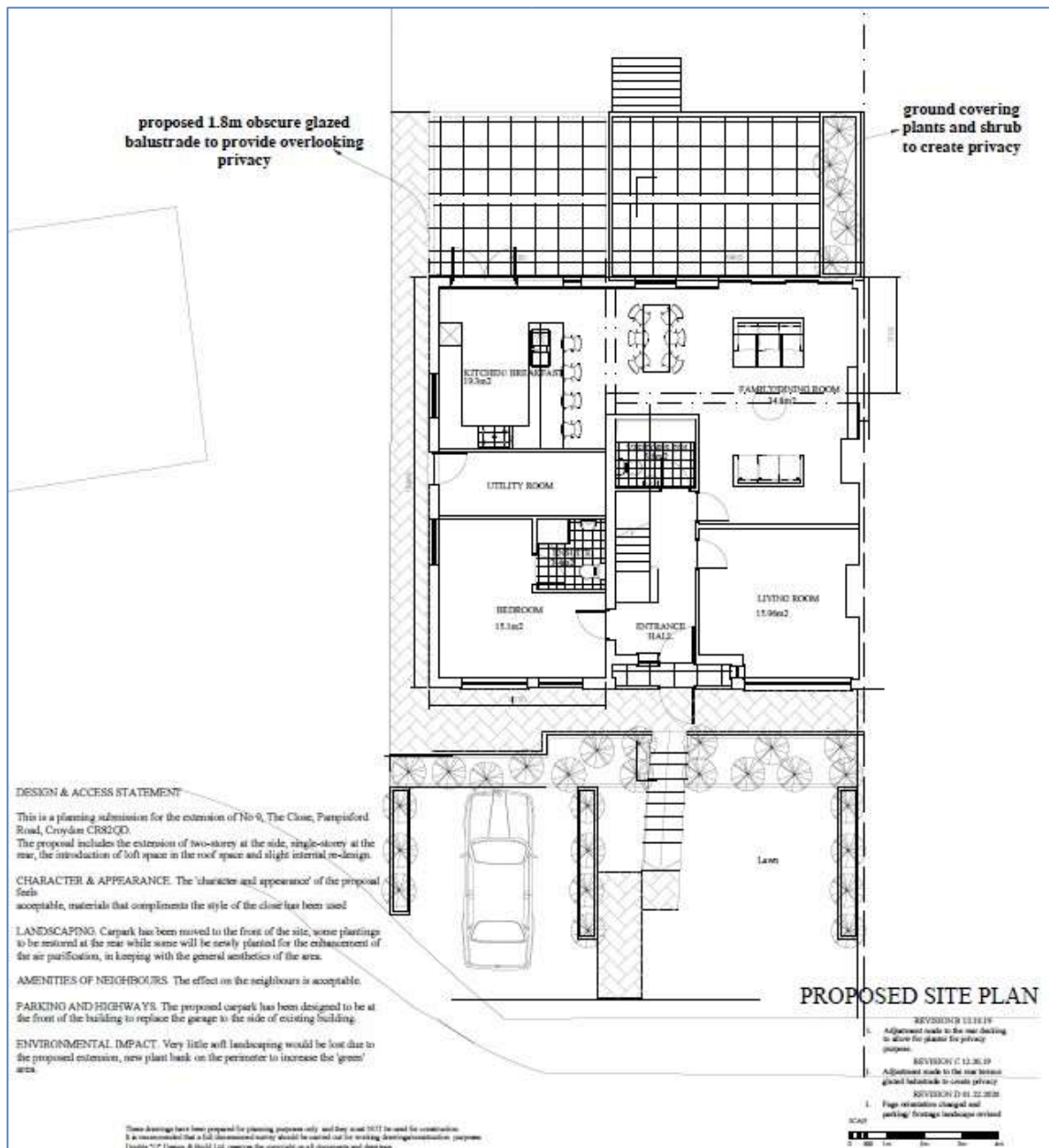


Figure 3: Ground floor and site plan

- 8.11 The two proposed first floor flank widows would serve bathrooms. Therefore the proposal would not result in any greater impact than currently experienced in terms of loss of privacy or overlooking and would not have adverse impacts on amenities in the vicinity of the application site in terms of privacy and overlooking.
- 8.12 In addition, the property would be used solely for residential purposes, and in the context of the area it is not considered this would result in any additional undue harm through noise and disturbance to surrounding occupiers. The development is acceptable in terms of its impact on residential amenities of neighbouring occupiers and amenities in the vicinity of the application site.

Impact of the development on parking and the highway

- 8.13 The proposed car parking area would accommodate one car parking space. From a site visit it was observed that it is unlikely that the current garage and hard standing

is used for parking cars. Therefore, it is considered that the loss of the garage is acceptable.



Figure

2 Existing house and garage

Impact of the development on flooding

8.14 The site is located in Flood Risk Zone 1 (low). The proposed development is not increasing the risk of flooding to the property as the ground floor level of the extension would be the same as the existing dwelling. However, a planning condition is suggested, which secures the installation of a sustainable drainage water butt to contribute to reducing the impact on the drainage system.

9.0 Other Planning Issues

9.1 In terms of wildlife and biodiversity, the site is not in a protected area and there is insufficient evidence especially given the characteristics of the site (residential property with garden) to suggest that there is protected flora and fauna on site. Furthermore, there would be no loss of significant trees as a result of the development.

10.0 Conclusion

10.1 The proposed development would not harm the appearance of the original dwelling, The Close streetscene or surrounding area. The development would not have a significant impact on neighbouring residential amenity and would not have an adverse impact on flooding. The proposed development would not result in unacceptable harm to or loss of trees.

10.2 All other relevant policies and considerations, including equalities, have been taken into account.