

**1. APPLICATION DETAILS**

Ref: 21/00825/FUL  
Location: 35 Pollards Hill South, SW16 4LW  
Ward: Norbury and Pollards Hill  
Description: Alterations, erection of single-storey rear extension with raised terrace area and erection of basement extension with lightwell and external staircase.  
Drawing Nos: 1615/EX/001, 1615/EX/002, 1615/EX/003, 1615/EX/004, 1615/EX/005, 1615/EX/006, 1615/EX/007, 1615/EX/008, 1615/EX/009, 1615/PR/101 Rev.A, 1615/PR/102 Rev.A, 1615/PR/104 Rev.A, 1615/PR/105 Rev.A, 1615/PR/106 Rev.A.  
Agent: Mr Noman Beg  
Case Officer: Grace Hewett

- 1.1 This application is being reported to Planning Sub-Committee because objections above the threshold in the Committee Consideration criteria have been received (15 individual objections) which triggers referral to committee.

**2 RECOMMENDATION**

- 2.1 That the Sub Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning & Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

Standard

- 1) The works shall be begun within 3 years of the date of the decision;
- 2) The works shall be carried out wholly in accordance with the submitted plans;

Pre-commencement Conditions

- 3) Appointment of a suitably qualified engineer to inspect, approve and monitor the basement construction works prior to commencement;
- 4) Details of flood mitigation measures (including sump pumps) to be submitted;
- 5) Submission and approval of method statement for replanting of trees.

Compliance Conditions

- 6) Materials to be implemented as specified within the application
- 7) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

**Informatives**

- 1) Code of practice on construction sites.

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

### 3 PROPOSAL AND LOCATION DETAILS

#### Proposal

- 3.1 The applicant seeks full planning permission for the:

Erection of a single-storey rear extension with raised terrace area and erection of basement extension with lightwell and external staircase.

During the assessment of the application amended plans have been received (uploaded to the website on 23/08/2021). The amendments included revisions to the proposed terrace including; the removal of the external steps to the terrace along the western boundary and the introduction of 1.8m high glass privacy screening to the sides of the terrace.

The amendments were minor revisions to mitigate the impact on the neighbouring occupiers and did not require re-consultation with residents.

#### Site and Surroundings

- The application site lies on the southern side of Pollards Hill South. The site comprises a two-storey detached dwellinghouse. The topography of the site slopes downwards from the front to the rear of the site. There is an existing rear addition and raised terrace area to the rear of the property.
- The surrounding area is mostly residential in character; comprised of two-storey detached and semi-detached dwellings, with many of the existing properties benefitting from rear extensions.
- There are no policy constraints affecting the application site, as identified by the Croydon Local Plan (2018).
- The application site is located in fluvial Flood Zone 1 and has a very low risk of surface water flooding. The site is identified as being susceptible to flooding when



groundwater levels are high and there are two historical records of groundwater flooding nearby.

*Figure 1 – Site Location*

### **Relevant Planning History**

- 3.2 The following applications are of relevance to the assessment and determination of the application:

**21/05221/GPDO** - Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3 metres. Approved (prior approval).

**21/04366/GPDO** - Erection of single storey rear extension projecting out 8 metres with a maximum height of 3.35 metres. Prior approval refused as the extension would be detrimental to the amenities of the adjoining occupiers by reason of its size and siting which would result in visual intrusion, loss of outlook and loss of light.

**21/02314/LP** - Erection of single-storey rear extension and installation of replacement door in front elevation. Certificate granted.

**21/00749/LP** - Erection of single-storey rear extension and installation of replacement door in front elevation. Certificate refused as the extension was positioned within 2 metres of the boundary and the eaves height exceeded 3 metres. The host dwelling has an existing raised terrace area and it had not been demonstrated where the original natural land level should be measured from.

**21/00742/FUL** - Erection of detached two-storey five bedroom dwelling at rear with accommodation in roofspace and provision of associated parking. Application invalid on receipt.

**12/03450/P** - Erection of detached two storey five bedroom house at rear with accommodation in roofspace and provision of associated parking (renewal of planning permission 09/2223/P). Permission granted.

**09/02223/P** - Erection of detached two storey five bedroom house at rear with accommodation in roofspace and provision of associated parking. Permission granted.

**08/03973/P** - Erection of detached four bedroom house at rear and provision of associated parking. Permission refused – appeal allowed.

**06/01757/P** - Alterations to dormer extension in rear roof slope and retention of dormer extensions in side roof slopes. Permission granted.

**05/05314/P** - Erection of single storey rear extension to include conservatory. Permission granted.

**05/01063/PRE** - Erection of house fronting onto Forest Gardens.

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The appearance of the proposed extension would be acceptable and there would be minimal changes visible within the street scene when viewed from Pollards Hill South.
- The impact on the amenity of adjoining occupiers is acceptable, given the siting and separation distances between the proposed development and the surrounding properties, as well as the proposed screening measures.

## 5 CONSULTATION RESPONSE

### Lead Local Flood Authority (LLFA)

- 5.1 The site is located in fluvial Flood Zone 1 (Low Risk) and is defined as Very Low Risk of Surface Water flooding. Much of the proposed extension is over existing patio, so the extent of additional impermeable area proposed is minimal. The Basement Impact Assessment (uploaded to the website on 23.08.2021), indicates that the proposed basement is unlikely to interact with the local groundwater system, but provides recommendations to include flood resistance and resilience measures to prevent water ingress and to reduce flood damage should any flooding occur, and recommends that a sump and pump be incorporated in to the design of the basement, which the LLFA supports. (Officer comment: A condition has been attached requiring the provision of details of the flood mitigation measures).
- 5.2 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 (13) 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: 15      Objecting: 15      Supporting: 0      Neutral: 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:

Objection	Officer's Response
<b>Principle of Development</b>	
Use as a HMO (house of multiple occupancy)	This is not proposed by the application and the Council is required to determine the development that is before them, not what may be speculated.
Is the real intention to make this a four dwelling apartment with uncontrolled occupancy?	
Use as a commercial premises	The application does not propose a commercial use.
Not intended as a family home but hostel type building	The application does not propose a hostel.

This is not a simple modification to an existing property, it is a complete reconstruction on a massive scale	The application proposes an extension to the existing residential dwelling and the impacts of the proposal are addressed in the report below.
Impact on Character & Appearance	
Not in-keeping and out of character with the area	Acknowledged and addressed in paragraph 8.4 below.
Scale of proposed works	
Obtrusive by design	
Overdevelopment	
The property will dominate the area	
Disproportionate in size to original house and plot of land	
Leaves much smaller area of green space	The host building has a generous sized rear garden, which is larger than neighbouring plots. The proposal would replace an existing rear extension and terrace and the host dwelling would continue to have a good sized rear garden.
Loss of green space and garden area	
Extension of patio/terrace area to cover large part of the garden	
Creates new building line and 4 storey precedent	The proposed rear extensions would not affect the overall height of the host building or how it is viewed within in the street scene from Pollards Hill South. The proposed basement extension is working with the existing topography and changes in land level at the rear of the site and is considered acceptable.
Impact on Local Amenity	
Noise	The residential extension would not generate a level of noise substantially above that of the existing dwelling.
Noise from construction	The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites", which provides guidance on how to undertake construction works in a considerate manner. All construction works should be undertaken in accordance with this document. Applicants are advised of this document in an informative attached to decision notices.
Residential amenity	Acknowledged and addressed in paragraph 8.7 – 8.9 below.
Loss of light	
Loss of privacy	Acknowledged and addressed in paragraph 8.10 below.
Overlooking	
Quality of Accommodation	
Insufficient light to basement	The basement includes a lightwell with a minimum depth of 2.05m. Beyond this depth, there are steps up to the garden, (meaning the lightwell would meet the

	25 degree angle required by the BRE from the mid-point of the windows). The basement is served by two windows and a double door which are south-east facing and have a height of 2.2m. As such, it is considered that this room would receive sufficient light.
Quality of accommodation	The scale of the host dwelling and proposed extensions is generous for a single family dwelling house.
Limited communal space	Communal space is not required for residential extensions. The property has a large rear garden.
<b>Impact on Local Transport</b>	
Traffic or highways	Acknowledged and addressed in paragraph 8.13 below.
Insufficient parking	
Insufficient space for provision of 4 parking spaces as stated	
Insufficient cycle storage	This is not a requirement for residential extensions.
<b>Impact on Natural Environment</b>	
Flood risk and groundwater	Acknowledged and addressed in paragraph 8.14 below.
Surface water flooding	
Impact on water course and hydrology	
Subsidence and slippage	Matters regarding subsidence and slippage are controlled by separate building regulations and a condition will be added to ensure the appointment of a suitably qualified engineer to inspect, approve and monitor basement construction works.
No retaining walls and support	Retaining walls are proposed for the basement and lightwell. This will also be controlled by separate building regulations.
No electric charging point	This is not a requirement for residential extensions at present.
No green features	The host dwelling has a generous sized rear garden which is retained.
Detrimental impact on tree(s)	Acknowledged and addressed in paragraph 8.12 below.
Sewage and water management	This is not a material planning consideration and is controlled by separate building regulations.
Pollution from burning land clear and rubbish/rubble	The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites", which provides guidance on how to undertake construction works in a considerate manner. All construction works should
Rubbish from building works	

	be undertaken in accordance with this document.
Adverse impact on local environment	The Basement Impact Assessment indicates that the basement level is unlikely to interact with the local groundwater system. Subject to full details of flood mitigation measures being secured by condition, this is considered acceptable.
<b>Waste Management</b>	
Insufficient provision of refuse storage	As the application proposes a residential extension, the existing refuse arrangement is considered acceptable.
<b>Other Matters</b>	
Construction has already commenced	A site visit was conducted on 01.12.2021 and no substantial works have commenced. The only works that have taken place are demolition works to the existing property.
Inaccurate plans	The application and accompanying plans have been reviewed and are considered to accurately reflect the host building and proposed works.
Errors and omissions all through the various applications on this site	
Not submitted via the PA register	The application has been logged and is publicly visible on the planning application register.

## 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 New London Plan (2021), 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) (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 raised by the application that the Committee are required to consider are:

### London Plan 2021 (LP):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D12 Fire safety

### Croydon Local Plan 2018 (CLP):

- SP1 The places of Croydon
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- DM10 Design and character
- DM23 Development and construction
- DM25 Sustainable drainage systems and flood risk

Supplementary Planning Documents/Guidance:

- Croydon Suburban Design Guide SPD2 (2019)

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Townscape and visual impact
- Impact on neighbouring residential amenity
- Transport
- Flood Risk
- Fire Safety

### **Principle of Development**

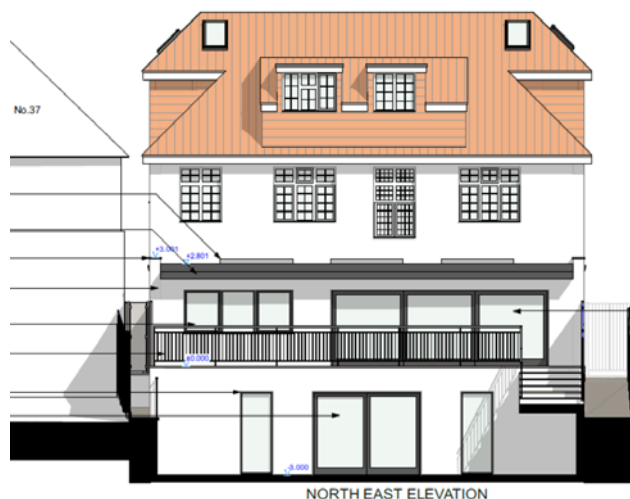
8.2 Concerns have been raised by objectors to the scheme regarding the proposed use. However, the application proposes the erection of a ground-floor and basement extension to provide additional accommodation to an existing residential dwelling. In principle, extensions to residential properties in urban areas are acceptable, subject to compatibility with the other policies of the development plan. Whilst local residents may have concerns that the property may be used for an alternative purpose, the application proposes a residential extension and the Local Planning Authority are required to assess planning applications on the basis of the proposals contained within them, rather than alternative uses that have been speculated. Should the property in the future be used for a use for which it does not have planning permission, this would be a matter for Planning Enforcement.

### **Townscape and Visual Impact**

8.3 Policy D3 of the London Plan requires development to be of the highest quality and to respond to the existing character of a place. 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 also require development to be of a high quality which respects and enhances local character.



- 8.4 The proposed single-storey rear extension and raised terrace would replace an existing rear addition/conservatory and terrace. The basement level work with the existing topography and land levels to the rear of the site. The scale is considered subservient and the host dwelling would continue to have a generous sized rear garden. The proposed materials palette would consist of white painted render to match the existing property and the fenestration would be complementary. The proposed rear extensions would not be visible within the street scene. A condition has been added to ensure that the materials to be implemented on site are in accordance with those set out in the planning application.



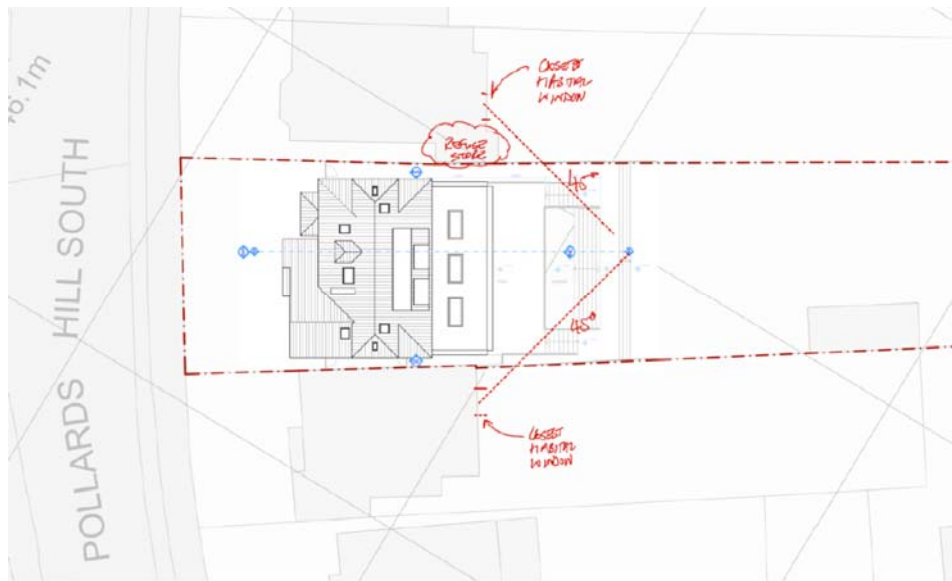
*Figure 2 – Proposed Rear Elevation*

- 8.5 There are multiple examples of rear extensions within the immediate locality and the height and footprint of the proposal would be similar. Therefore, the proposed extensions would respect the scale, height and massing of the surrounding area, in accordance with policy DM10 of the Croydon Local Plan.

### **Impact on Neighbouring Residential Amenity**

- 8.6 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.
- 8.7 The neighbouring property at 37 Pollards Hill South has a single-storey rear addition adjacent to the boundary, with rear facing windows that appear to serve a habitable room. The proposed rear extension would measure 4.00 metres in depth along this boundary, with a maximum height of 3.20 metres. The proposed site plan demonstrates that the extension would not breach a 45 degree line when measured from the centre of the nearest habitable room window on the rear of No.37, which would comply with the guidance in the Suburban Design Guide and would ensure that the proposal would not result in any unacceptable loss of light or outlook to this property.
- 8.8 It should also be noted that the applicant has an extant prior approval (application ref: 21/05221/GPDO) for the erection of a single-storey rear extension with a greater depth of 6 metres which could be built out.
- 8.9 The proposed rear extension would measure 4.00m in depth and would be off-set from the boundary with 33 Pollards Hill South. No.33 is positioned at a higher land level and

has a single-storey side/rear addition that abuts the boundary and is used for storage. Furthermore, an additional site plan has been submitted showing that the extension would not breach a 45 degree line when measured from the nearest habitable room window. As such, the proposal would not result in any unacceptable loss of light or outlook to No.33.



*Figure 3 – Neighbouring Properties*

- 8.10 In terms of concerns raised about overlooking and loss of privacy, it is considered that the relationship is acceptable. The proposed extensions would include the provision of rear-facing windows and the views afforded would be similar to the views offered from the existing rear addition. The terrace would include the provision of 1.8m high opaque glass screening on both sides to prevent any direct overlooking to the adjoining occupiers. The opaque screens are shown on the plans and a condition has been added requiring the permission to be built out in accordance with the plans. This is a sufficient measure to ensure that the impact is acceptable.

### **Trees**

- 8.11 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 seeks to refuse development where it would result in the avoidable loss or excessive pruning or preserved or retained trees where they make a contribution to the character of the area.
- 8.12 There are no protected trees within the application site. There are four palm trees within reasonably close proximity to the proposed extensions; however, these trees are not native species nor of a quality that the Council would seek to protect. Their proximity to the proposed extensions means that they will be affected by the construction activities. The applicant has confirmed that it is their intention to re-site these trees elsewhere within the garden and this can be controlled by condition.

### **Transport**

- 8.13 The property currently benefits from a paved forecourt and vehicle crossover to the front of the site. The proposal concerns an extension to a single dwelling and would not result in an uplift in the number of dwellings. The proposal would not alter the

existing parking arrangements and is not considered to result in any harm to the existing highways network or an increase in parking stress in comparison to the existing use as a family dwelling. Therefore, no transport concerns are raised.

### **Flood Risk**

- 8.14 Much of the proposed extension is sited over an existing patio which limits the extent of additional impermeable area proposed. To address the risk of groundwater and surface water flooding, the applicant has submitted a basement impact assessment. This indicates that the proposed basement is unlikely to interact with the local groundwater system. The assessment includes recommendations regarding flood resistance and resilience measures to prevent water ingress and to reduce flood damage should any flooding occur. It also recommends that a sump and pump be incorporated in to the design of the basement, which has been shown on the proposed floor plans. The LLFA have been consulted on the proposal and have not raised any objections. A condition has been added requiring the details of the measures to be submitted for approval.

### **Fire Safety**

- 8.15 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting.
- 8.16 The applicant has submitted a Fire Safety Statement that suitably addresses the criteria of this policy.

### **Conclusions**

- 8.17 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.