

1.0 APPLICATION DETAILS

Ref: 21/05158/HSE
Location: 51 Queenhill Road, South Croydon, CR2 8DW
Ward: Selsdon and Addington Village
Description: Erection of a single storey outbuilding ancillary to the existing dwelling.
Drawing Nos: Site Location Plan, Block Plan, Proposed Elevations and Plans dated 05/08/2021.
Applicant: Mr Knock
Case Officer: Joe Sales

- 1.1 This application is being reported to the Planning sub-committee because of a referral made by Local Ward Councillor, Helen Pollard as per paragraph 2.18 within Part 4K of the Constitution of the London Borough of Croydon.

2.0 RECOMMENDATION

- 2.1 That the Planning Sub-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. Development to commence within 3 years.
2. In accordance with the approved plans.
3. All works and making good to be carried out in accordance with the specified materials as set out within the approved plans.
4. Water butt to be installed on completion of the development.
5. Outbuilding to be used only in association with main house

Informatives

- 1) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of a new outbuilding.
- The outbuilding would measure 2.85m in height, 5.7m in depth and 8m in width.
- The outbuilding would be contemporary in style with a flat roof and clad in steel and timber.

Site and Surroundings

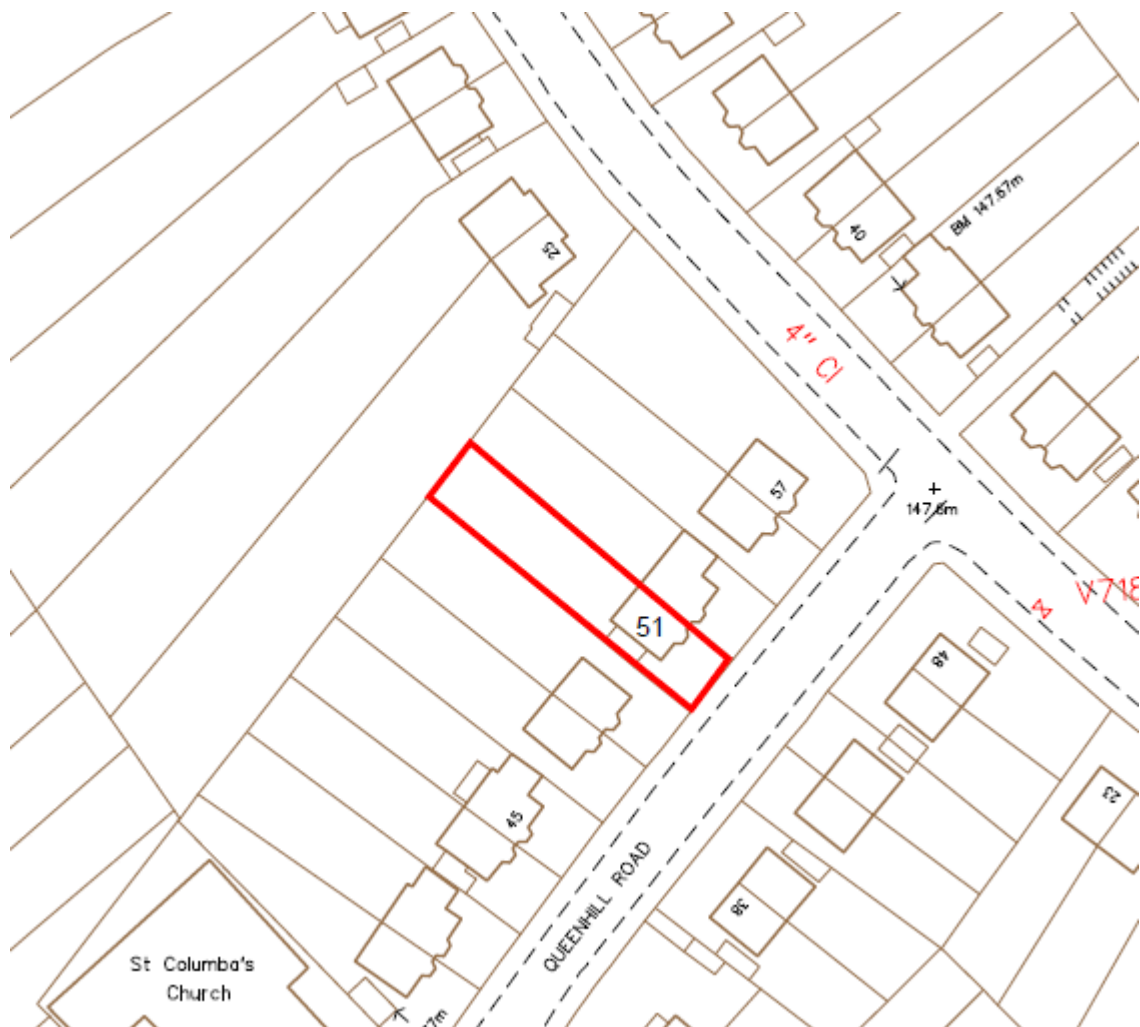


Figure 1-Location Plan

3.2 The application site lies on the north-western side of Queenhill Road and comprises a two storey semi-detached dwelling with an external garage. The

existing dwelling is traditional in architectural style and the surrounding area is residential in character and comprises a number of two storey semi-detached dwellings.

- 3.3 There are no local plan designations associated with the site and the site is also at very low risk of surface water flooding.

Planning History

- 3.4 The following planning histories are relevant to the application site.

- 02/00904/P - Erection of single storey rear extension - Permission granted 22/05/2002.
- 21/04349/HSE - Alterations, proposed rear outbuilding - Application Withdrawn - 01/10/2021.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal provides additional space associated within the rear garden of the existing dwelling.
- The outbuilding provides a structure which is modern in style and ancillary to the host dwelling.

5.0 CONSULTATION RESPONSE

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

Total Consulted: 6 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:

Objections:

- Not in keeping with the area
- Obtrusive by design
- Over Development
- Detrimental impact on trees
- Risk of flooding

- 5.5 Local Ward Councillor Helen Pollard objected to the proposals for the following reasons:

- Over Development
- Not in keeping with the area
- Overlooking
- Coverage of existing garden

6.0 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 London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2021. 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.
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;

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

London Plan (2021)

6.4 The policies of most relevance to this application are as follows:

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- G7 Trees and woodlands

Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM16 – Promoting healthy communities

- Policy DM28 -Trees

6.6 There is relevant Supplementary Planning Guidance as follows:

- Croydon Suburban Design Guide Supplementary Planning Document April 2019

7.0 MATERIAL PLANNING CONSIDERATIONS

7.1 The principal issues relate to:

- a) The acceptability of the development in principle.
- b) The impact on the character and appearance of the site and surrounding area.
- c) The impact on the residential amenity of adjoining occupiers.
- d) Trees
- e) Flood risk
- f) Fire safety

a) The acceptability of the development in principle

7.2 Croydon Local Plan 2018 Policy DM10.1 states that in the case of development in the grounds of an existing building which is retained, development shall be subservient to that building. Where an extension or alteration is proposed, adherence to Supplementary Planning Document 2 Residential Extensions and Alterations or equivalent (i.e. the Suburban Design Guide) will be encouraged to aid compliance with the policies contained in the Local Plan. Section 4.28 of the Suburban Design Guide states that outbuildings providing additional space associated with a dwelling, such as storage, a home office or summer house should not result in the creation of a separate dwelling and should share access, gardens and services with the main dwelling.

7.3 The proposed outbuilding would be located in the rear garden of 51 Queenhill Road, and would be accessed via the main house, without separate curtilage. A suitable condition will be used to ensure that the proposed building is only used for purposes ancillary to the use of the dwelling house. Given the recommendation of such a condition, it is considered that the principle of the outbuilding within the rear garden of the existing dwelling is acceptable, subject to the detailed considerations below.

b) The impact on the character and appearance of the site and surrounding area

7.4 Section 4.28 of London Borough of Croydon Suburban Design (SPD 2019) states that providing additional space associated with a dwelling, such as an outbuilding, should be designed to:

- Provide an ancillary function such as a home office, garage or storage.
- Be located in a position that provides access requirements relevant to the use, but should not be dominant in the street scene or in a location where they would appear to add clutter. Consideration should also be given to the level of natural surveillance over the outbuilding.
- Be of a scale that is subservient to the main house.
- Be innovative, standalone buildings. Outbuildings do not need to respond to the style of the host dwelling, except where visible from the street.
- Outbuildings and garages should generally be set behind the main building line.
- If the outbuilding is to be used as a habitable space, proposals should consider heating (and insulation) and access to light and ventilation.

7.5 The proposed outbuilding would be 40sqm internally, 2.85m tall, 8m wide, and up to 5.7m deep. It would be set back from the boundaries by at least 0.5m on all sides. The proposed location within the rear garden of the existing dwelling which cannot be viewed from the footway along Queenhill Road. The outbuilding has also been designed to be limited in height and scale which results in a building that is proportionate to the existing building and would be read as subordinate addition to the host dwelling, respecting the suburban character of the area and the character of the existing dwelling.

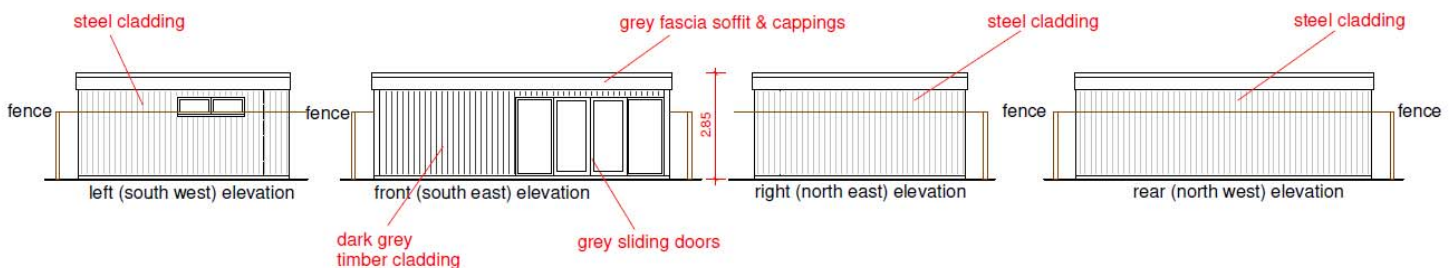


Figure 2-Proposed Elevations

7.6 Ventilation is proposed to be provided by windows and doors which also provide the space with outlook and daylight. In terms of the design of the outbuilding, contemporary materials have been adopted which is allowed for within the Suburban Design Guide, and it is considered that these are acceptable when assessed against the modest scale of the outbuilding.

7.7 As such, it is considered that the scale, design and relationship of the proposed development to the host building is in accordance with Policy D3 of The London

Plan (2021), Policies DM10 of Croydon Local Plan, and section 4.28 of the Suburban Design Guide.

c) The impact on the residential amenity of adjoining occupiers

- 7.8 London Borough of Croydon Suburban Design Guide (SPD 2019) states that extensions must consider the surrounding context and ensure not to create an unreasonable impact on access to daylight and overlooking in habitable rooms on neighbouring properties.
- 7.9 The proposed outbuilding would not lead to a detrimental impact upon then neighbouring ground floor windows given the presence of the boundary fence and the single storey nature of the building. Although the outbuilding would be higher than the boundary fence it would not result in a significant loss of light or outlook given the separation distance and modest flat roof height of the building. It would be more than 19m from the nearest windows at no.49 and 53 Queenhill, and approximately 12m from the rear elevation of 25 Littleheath Road (to the north east / rear of the site).
- 7.10 The ancillary use as a home office would be in connection with the existing use and would not result in increased noise or disturbance for neighbouring occupiers.
- 7.11 The proposed would be ancillary to the host dwelling and has no independent access; however it is considered prudent to add a condition preventing the outbuilding from being used as a separate unit of accommodation without separate planning consent, to allow controls on any potential impacts. The proposals therefore conform to Policies SP4.1 and DM10 of the Croydon Local Plan 2018, the London Plan (2021) and Suburban Design Guide SPD (2019).
- 7.12 Given the above, the proposal would comply with policy London Borough of Croydon Suburban Design Guide (SPD 2019) and policy DM10 of Croydon Local Plan 2018.

d) Impact on trees

- 7.13 It is noted that there are a number of trees which run along the rear boundary of the site, and are very close to the proposal. Furthermore, on the officer's site visit it was identified that a concrete slab for which the outbuilding would be built upon had already been poured ready for construction.
- 7.14 Given that none of the aforementioned trees are protected and given the minor level of excavation required for such a modest structure, it is not considered that the proposals would result in significant harm to the existing trees or put their future health at risk.

7.15 On that basis, the proposals are considered to comply with Policy DM28 of the Croydon Local Plan and can be supported.

e) Flood risk

7.16 The application site is at very low risk of surface water flooding however, it is proposed to attach water butts to the downpipes of the outbuilding in order to mitigate any surface water run-off which may occur as a result of the proposed development.

7.17 These mitigation measures are considered acceptable to prevent any surface water flooding and comply with Local Plan Policy DM25 and shall be secured by a suitably worded condition.

d) Fire safety

7.18 According to Policy D12 of the London Plan (2021), all development proposals must 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. A Fire Statement has been provided as part of the application and officers are confident that the extension would maintain existing fire safety arrangements for a property of this type and meet the requirements of Policy D12.

8.0 CONCLUSIONS

8.1 The principle of the use of the proposed outbuilding is considered acceptable within this area, subject to the recommended conditions.

8.2 The erection of the outbuilding and its appearance is considered to respect the character of the surrounding area. The proposed development does not give rise to any significant adverse impacts on neighbouring occupiers.

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

9.0 OTHER MATTERS

9.2 The proposed development has been considered against the development plan, and officers are of the view that it complies. It is a material consideration that the construction of an outbuilding of similar footprint, but only 2.5m tall (not 2.85m tall as proposed) is likely to be permitted development in most cases (although this cannot be confirmed without a lawful development certificate), and therefore

the additional impact is likely to be the additional 0.35m of height, which officers have found not to be in conflict with the development plan.

All other planning considerations including equalities have been taken into account.