

Evolution of the Suburbs SPD2

Scrutiny Report Appendix A - D

December 2017

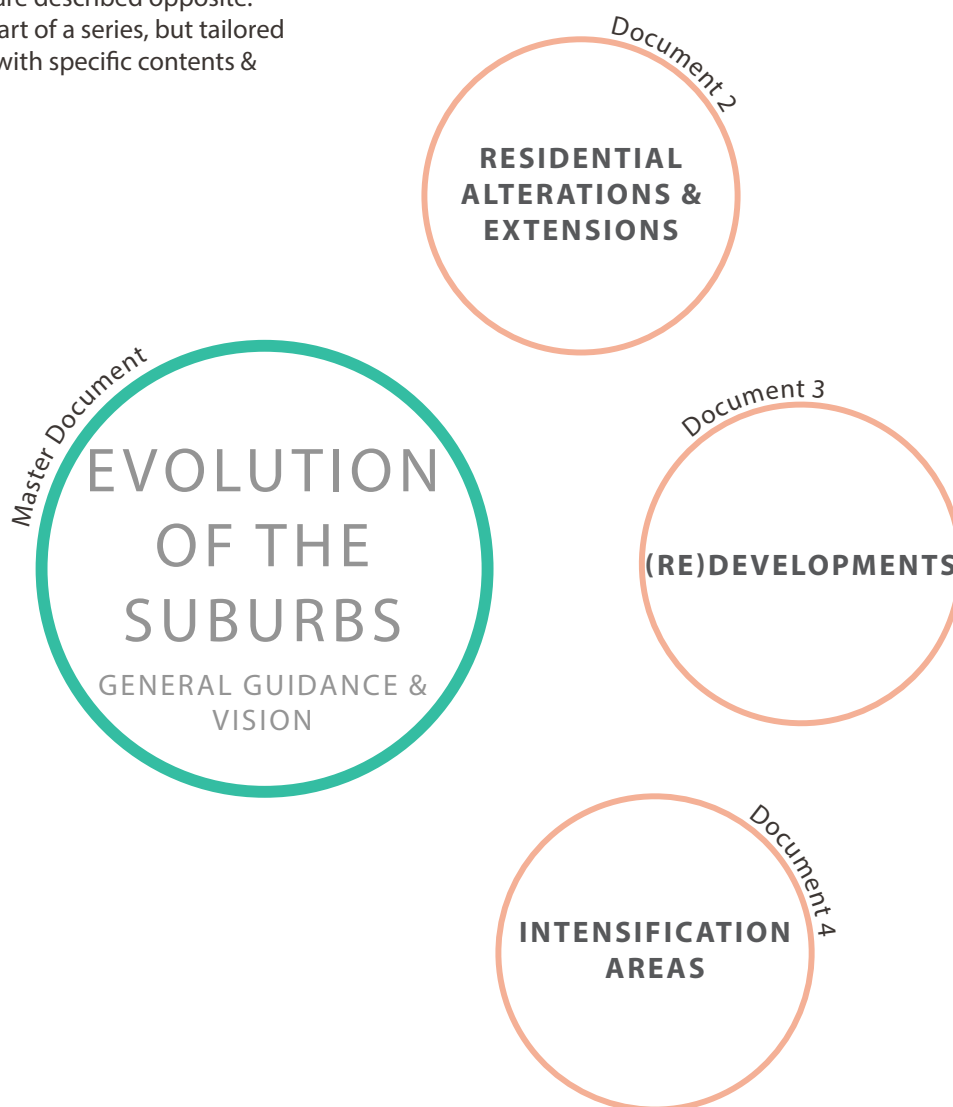
APPENDIX A: PROPOSED STRUCTURE

Whilst it is important that residential extensions & alterations, (re)developments and intensification areas are considered within an overall approach to the suburbs, guidance that covers all the related issues risks being lengthy and difficult to use.

Officers propose a structure similar to the Conservation Areas guidance, where there is the Conservation Area General Guidance (CAG) and then the specific Conservation Area Appraisal and Management Plans (CAAMP) as separate documents. Adopting a similar structure for the SPD would see a master document giving an overview of the approach to the evolution of the suburbs, followed by separate documents providing more detailed guidance for the identified aspects of evolution:

- Residential Extensions & Alterations
- (Re)Development (redevelopment of existing properties, infills & backlands)
- Intensification Areas

The contents of each element are described opposite. Collectively they would form part of a series, but tailored to the relevant audiences and with specific contents & glossary sections.



OVERVIEW / MASTER DOCUMENT

1. Introduction
2. Principles of Sustainable Intensification
3. Process for Suburban Growth
4. Design Process
5. Home, Neighbour & Community
6. Building Control
7. Environmental considerations (stormwater etc.)

31. Kenley
 - a. Area appraisal
 - b. Site identification
 - c. Masterplan strategy
 - d. 5, 10, 15 year vision
32. Shirley
 - a. Area appraisal
 - b. Site identification
 - c. Masterplan strategy
 - d. 5, 10, 15 year vision

RESIDENTIAL EXTENSIONS & ALTERATIONS

6. Shared Projects
7. Rear Extensions
8. Side Extensions
10. Wrap-around Extensions
11. Roof alterations & dormer windows
12. Additional storeys
13. Pattern book for common extensions & alterations
14. Home businesses

GLOSSARY & REFERENCE TABLES

33. Find out more
34. Glossary of terms
35. Table of policies/guidance
36. Contents

(RE)DEVELOPMENTS

15. Common issues: Parking, Transport, Underdevelopment & Environmental Impacts (loss of green space, stormwater)
16. Topographical opportunities
17. Relationship to neighbouring sites (plot widths, sterilizing future development)
18. Redevelopment of existing properties
19. Outbuildings
20. Front & Rear Gardens
21. Subdivision
22. Infill developments
23. Corner plots
24. Backland & Mews developments
25. Pattern Book for common (re)developments
26. Change of use

INTENSIFICATION AREAS

27. Identification of Intensification Areas
28. Accommodating Sustainable Growth
29. Brighton Road
 - a. Area appraisal
 - b. Site identification
 - c. Masterplan strategy
 - d. 5, 10, 15 year vision
30. Forestdale
 - a. Area appraisal
 - b. Site identification
 - c. Masterplan strategy
 - d. 5, 10, 15 year vision

APPENDIX B: LANGUAGE & GRAPHIC

Through the internal and external workshops conducted it has been established that graphic identity and language used to communicate the guidance must be tailored to the audiences to be reached. There are a number of planning design guides that have provided reference in terms of communication: Thurrock, Greenwich, Hackney and Essex.

AUDIENCE

The intentions for the new guidance is that it will be usable by both layman and professionals, from homeowners through to architects and planning officers. This range of audiences presents a challenge in presenting the information in a meaningful manner that reflects the differing interests outlined below:

- General public: general interest in how development will occur in their area
- Homeowners: Layman guidance on how to pursue a project to their home
- Developers, architects & planning consultants: Technical guidance on designing schemes & secure planning permission in the context of Croydon
- Planning officers: Technical guidance to assist in determining applications

This range of audience creates a dichotomy between pithy technical guidance for trained professionals and more verbose guidance in layman terminology for homeowners and other members of the public.

It is noted that guides such as Thurrock's endeavor to engage lay audiences with easy to navigate pages, advice on other issues related to building projects (such as building control and party wall issues), along with general guidance in approaching the design of a residential project. Further to this the Thurrock guide provides a glossary of terms to assist lay audiences. Counter to this the Greenwich SPD provides a considerably more technical focus that clearly relates to the local plan, and defines clearly what is supplementary guidance.

In catering to the audiences above, it is considered that the new SPD for Croydon will need to take a carefully balanced approach between discursive and technical guidance. It is expected that technical guidance will be highlighted within layman digestible text, diagrams & examples, along with succinct tables of the guidance as an appendix for direct reference by professionals. Through the more discursive text within the documents themselves it is expected that a vision for the suburbs is clearly described, providing the 'what it will look like' in relation to policy DM11 of the emerging local plan.

LOCAL IDENTITY

The issue of local identity within the context of providing design guidance for the suburbs is important in giving a holistic vision that works with this identity and is reflected in the detail of how the information is conveyed through the graphic presentation and descriptive text. Review of similar supplementary planning guidance from other boroughs has revealed successful approaches. Key examples are Hackney and Thurrock; both provide introductory pages that describe the borough and its key characteristics, common typologies and approaches to residential extensions and redevelopment projects. This sets the guidance firmly within an understanding of the place it relates to. The proposed structure for the Croydon SPD includes the scope for similar introductory and overview pages.

The manner in which the detailed guidance is displayed also has weight in engaging the reader and conveying a sense of identity. Guides such as Greenwich's uses screenshots of SketchUp models. These feel generic and fail to engage with the reality of detail inherent in the built environment. Whereas Thurrock and Hackney convey guidance through hand drawn visuals, which still provide clarity and accuracy, but with detail to the built environment that speaks of the places it describes and is thus more engaging and convincing. It is expected that the project team will develop a visual language that effectively describes the suburban characteristics of Croydon as a means to communicate the guidance clearly with respect to local identity.

GREENWICH SPD

RESIDENTIAL EXTENSIONS, BASEMENTS AND CONVERSIONS GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

5.15 Where the original rear wall of a house is stepped then each of these stepped walls will form the rear wall of the original dwelling house. In such cases, the limits on extensions apply to any of the rear walls being extended. As can be seen in the right hand drawing in Figure 5 below, each wall of the original house can be extended as long as the original stepped appearance of the property is maintained.

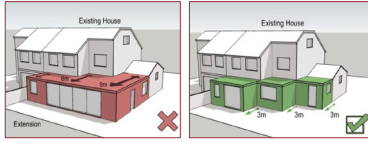


Figure 5 Infill extensions: the stepped appearance of the original house should be maintained, as illustrated by the drawing on the right.

5.16 Extensions as illustrated in the left hand drawing in Figure 5 are not permitted development and will be discouraged because they can cause harm to the neighbouring properties and block their daylight. What will be considered acceptable will depend on the impact upon neighbouring occupiers and their amenity.

5.17 Under the temporary prior approval process for larger household extensions introduced on 30 May 2013 to 30 May 2019, an in-fill extension for up to 6m for attached houses and 8m for detached houses can be applied for under the prior approval process. However, as set out in paragraph 5.4, it is only considered acceptable to extend by up to 3.6m in Royal Greenwich. Extensions larger than this would be discouraged because they are likely to restrict light to neighbouring properties.

Conservatories

5.18 A conservatory or pergola to the rear of a house is still considered as an extension. The criteria that apply to brick and rendered extensions also apply to these types of extensions. The side elevations of a conservatory should be built using solid materials to a maximum height of two metres to allow the passage of natural light and prevent any overlooking. Planning permission is not usually granted where the proposal is to add a conservatory or pergola to the rear of an existing extension.

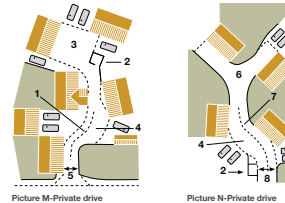
ESSEX DESIGN GUIDE

Headroom

Minimum headroom is to be normally 2.5 metres, but where the drive is to be used by fire tenders it is to be not less than 3.7 metres.

Surface Finish

Materials suitable for reducing vehicle speeds and of pleasant appearance should be used, e.g. loose gravel (which should be bound with an approved binder within 6m of the highway), tar spray and shingle dressing, (likewise to be bound within 6m of the highway), coloured asphalt, concrete or clay block paving, granite or man-made sets, cobbles or stable blocks.



1. Minimum centreline bend, radius 6m 2. Bin collection point no more than 25m from road 3. Size 2 turning head 4. Passing bay 5. 2.4m 6. Size 2 turning head 7. Minimum centreline bend, radius 7.75m where enclosed by walls 8. 3.7m

HACKNEY SPG

DESIGN GUIDELINES: SIDE EXTENSIONS

3.42 Side extensions can have a wider impact than the immediate setting of the original house. A number of factors have to be assessed, including the size, form and height of any proposed side extension, in order to determine if one is acceptable.

Issues

3.43 Hackney's residential streets are characterised by terraces of varying lengths with limited potential to accommodate side extensions. There are also streets which are composed of shorter terraces, or semi-detached and detached houses which

provide glimpses of rear gardens through the gaps between buildings.

3.44 The gaps between buildings can be key components of the identity and character of individual streets. This identity and character can be adversely affected when the spaces between buildings are completely closed up, especially when two adjacent owners carry out side extensions. Side extensions can also alter the appearance of symmetrically designed buildings creating a lop-sided appearance.

Figure 3.8 Image illustrating importance of gaps between buildings



THURROCK DESIGN GUIDE

Residential Alterations and Extensions Thurrock Design Guide



Case Study 2
Interpreting standard 4.1.3 to extend a property with a medium-sized plot



Project

This is a plan of the example above. Minus the original dwelling and its original garage, the plot is 215m², meaning that an area of 63m² (29%) can be added, subject to other planning policies and standards. Here are three possible approaches.

Approach 1 - Rear Extension

You could propose a single rear extension of up to 62m². This example connects the dwelling to its garage.

Approach 2 - Outbuilding associated with existing garage

You could propose a single outbuilding of up to 62m², in this case expanding the existing garage. This approach might be particularly suitable for creating space for a hobby or start-up business.

Approach 3 - Combined rear and side extensions

You could propose to extend to the side and rear of the property, with a total combined area of 62m². Such an approach would lead to a larger retained rear garden.

APPENDIX C: EXISTING SPD2 / PD

The tables below list out Permitted Development (PD) rights against Croydon's existing SPD2 on Residential Extensions & Alterations. This forms part of the evidence base for pursuing a 'PD plus' approach to guidance on alterations and extensions, proactively engaging with permitted development rights as part of the evolution of the suburbs.

	Existing SPD2	Permitted Development
Area covered		Not more than 50% of curtilage, excluding original house
Height		Not higher than highest part of existing dwellinghouse
Eaves		Not higher than eaves of existing dwellinghouse
Front extensions		Not permitted beyond primary elevation or an elevation that faces onto a highway
Single storey extensions	Subordinate and not more than 3m	Not more than 4m high and 4m deep for detached houses or 3m deep for other houses.
	May be deeper if two neighbours are extending at same time	
	Roofs not be used as terraces	
	Shape of roof to respect roof of existing property	
	Not project beyond primary elevation and be set 215mm back	
Two storey	Not permitted at rear of house, unless no harm can be demonstrated.	Not extend more than 3m from original house and not be within 7m of the boundary
	Side extensions should respect character and rhythm of street. Setting back from front elevation by approx. 1.5m on both floors. Maintain view to rear of curtilage.	
	Not be more than half the width of the original house	
Single storey extensions, not on article 2(3) land or on a site of specific interest		Not more than 4m high and 8m deep for detached houses or 6m deep for other houses.
Side extensions that extend beyond rear wall		Limited to single storey, and max. 3m beyond rear wall and not within 7m of the boundary opposite the rear wall
		Not within 2m of the curtilage and not with eaves higher than 3m
		Not beyond any side elevation and exceed 4m in height and have more than 1 storey and have a width greater than half the width of the original dwelling house
Single storey front extensions	Not be dominant, not full width. Material pallet to compliment existing.	Not permitted
Extensions between a side elevation and a rear wall		Not exceed 3m (4m for detached house), be single storey not higher than 4m, and not more than half the width of the house at its widest point.
Windows on side elevations	To be high-level, non-opening and fitted with obscure glazing	Obscure glazed and non-opening below 1.7m
Roof pitch		To be same pitch on double-height extensions, so far as is practicable.

	Existing SPD2	Permitted Development
Roof additions	Not exceed existing highest point of roof	Not exceed existing highest point of roof
	Not more than 2/3rd of width	Full width
	Not allow change form hipped to gable	
	Dormers to the front should be appropriate to character of the building.	Extend beyond the plane of the roof on the principal elevation
		Not exceed 40m ³ (50m ³ for detached)
		Eaves to be maintained (except for hip to gable)
		Minimum of 0.2m from edge of existing eaves
		Not extend beyond the face of the original house (except where connecting with an enlargement beyond the edge of the original house.
	Dormers should be located in line with centre lines of windows	
	Roof extensions should not wrap around two sides of hipped roof.	
Rooflights		Not be over 0.15m from existing roof
Porches	Appear as part of the original house	Not exceed 3m ² , not higher than 3m and not within 2m of the boundary
Outbuildings and incidental uses		Would exceed 50% of curtilage (excluding ground covered by original dwellinghouse)
		Not beyond principal elevation
		Not be more than 1 storey
		Not more than 3m or 4m high if dual pitch roof, and not more than 2.5m if within 2m of the boundary
		Height of eaves not higher than 2.5m
Verandahs, balconies and raised platforms		Not permitted
Antenna		Not more than 2 antennas on the property. Not bigger than 1m in length. Not higher than 0.6m from roof.
Chimney, flu, vent pipe	No guidance, except for protection / maintenance of chimneys	Not permitted if exceeds highest part of roof by over 1m
Materials	Opportunity to introduce new materials that are complimentary	Similar to existing

APPENDIX D: TABLE 46.3 (CLP2)

The tables below is extracted from the emerging Local Plan. It tallies the type of development that could be accommodated against the typologies of housing common to Croydon, as identified in the Borough Character Appraisal.

<u>Local character types</u>	<u>Conversion</u>	<u>Additions</u>	<u>In-fill and Plot Subdivision</u>	<u>Rear garden development</u>	<u>Regeneration</u>
<u>PREDOMINANTLY RESIDENTIAL TYPOLOGIES</u>					
<u>Compact Houses On Relatively Small Plots</u>					✓
<u>Detached Houses On Relatively Large Plots</u>	✓	✓	✓	✓	✓
<u>Large Houses On Relatively Small Plots</u>	✓	✓			✓
<u>Local Authority Built Housing With Public Realm</u>			✓		✓
<u>Medium Rise Blocks With Associated Grounds</u>		✓	✓		✓
<u>Planned Estates Of Semi Detached Houses</u>	✓	✓	✓	✓	✓
<u>Scattered Houses On Large Plots</u>	✓	✓	✓	✓	✓
<u>Terraced Houses And Cottages</u>	✓		✓	✓	✓
<u>PREDOMINANTLY MIXED USE CHARACTER TYPES</u>					
<u>Large Buildings with Continuous Frontage Line</u>	✓	✓			✓
<u>Large Buildings With Spacing</u>	✓			✓	✓
<u>Suburban Shopping Areas</u>	✓	✓	✓	✓	✓

