

PART 5: Planning Applications for Decision

Item 5.3

1 DETAILS OF THE DEVELOPMENT

Ref: 18/02925/HSE
Location: 2 Pollards Hill East, Norbury, SW16 4UT
Ward: Norbury and Pollards Hill
Description: Alterations, Erection of two storey side extension with dormer window on front and rear elevation
Drawing Nos: Location Plan 1550/EX/001, Elevations 1550/EX/006, Elevations 1550/EX/007, Floor plans 1550/EX/003, Floor plans 1550/EX/002, Roof plan 1550/EX/005, Floor plans 1550/EX/004, Elevations 1550/PR/104, Elevations 1550/PR/105, Floor plans 1550/PR/10, Floor plans 1550/PR/10, Roof plan 1550/PR/103
Applicant: Mr A Rehman
Agent: Mr Noman Beg
Case Officer: Diana Phiri-Witty

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

2 BACKGROUND

2.1 That the 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 be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2) Materials to match the existing building
- 3) No windows at/above first floor level in northern or southern elevations
- 4) Development shall be carried out entirely in accordance with the recommendations of the submitted Flood Risk Assessment
- 5) Commencement of development within three years of consent being granted
- 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Code of Practice for Construction Sites
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Erection of a two storey side extension
- Dormer windows proposed on the front and rear elevation
- Roof alterations

The difference between this proposal and the previously refused application (paragraph 2.6) is as follows (and shown in the images below):

- Original roof ridge line increased by 0.4 metres
- First floor extension reduced in width by 1.2metres and 1 metre in depth



Previously refused application - 17/03900/HSE



Current Application

Site and Surroundings

- 3.2 The site consists of a large detached two storey house with rooms in the roof on the western side of Pollards Hill East. The site is on a corner plot where Pollards Hill East meets Pollards Hill North. The garden of the property is sited to the east of the dwelling. The site has a detached garage on hardstanding to the western side of the plot which faces onto Pollards Hill North.

Planning History

- 3.3 **12/01096/P** - Demolition of garage; erection of three storey detached three bedroom house at side with basement area - Permission Refused on 02.07.2012 by reason of not respecting the area, cramped and overcrowded layout, not respecting the plot widths, unacceptable design, harm to neighbouring amenity and insufficient garden space.
- 3.4 **12/01107/P** - Formation of vehicular access and erection of boundary walls, gates and piers - Permission Refused on 02.07.2012 by reason of being out of keeping, detrimental to neighbouring amenity and street trees
- 3.5 **17/03900/HSE** - Erection of a double storey side extension and side dormer loft extension - Permission Refused on 26.09.2017 for the following reason:

The siting and massing of the development would not respect or improve the existing pattern of buildings and the spaces between them. The development would detract from the appearance of the building and would be detrimental to the character of the area by reason of the size, scale dominance and design of the extensions and would thereby conflict with Policies SP3 of the Croydon Local Plan: Strategic Policies 2013, UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 and Supplementary Planning Document No 2 on Residential Extensions and Alterations.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed extensions would be in accordance with residential design guidance set out in Supplementary Planning Document 2 (SPD2) and would be of an acceptable scale, massing and design. There would not be any significant harmful impact on the character of the dwelling or the streetscene.
- The siting and layout of the development including the degree of separation between the existing buildings would be sufficient to ensure no undue impact on residential amenities of the adjoining occupiers.
- There are no transport or tree related concerns

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 letters. 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: 24 Objecting: 24 Supporting: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in the substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Overdevelopment
- Not in Keeping with the area
- Obtrusive by design
- Loss of light
- Overlooking
- Visual Intrusion
- Overshadowing
- Interrupting the building line
- Detrimental impact on trees
- Parking, Traffic and Highways
- Noise

6.3 The following issues were raised in representations which are not material to the determination of the application

- Part of the lawn has been paved over
- Vehicles serving the property parked inappropriately
- No planning permission neighbour notification sign has been put up [Officer comments: Neighbour letters were sent to adjoining properties]
- Subsidence problem in the area [Officer comment: This is not a planning consideration. Compliance for the construction of the extensions would be addressed by building control.]
- Fear of future multiple occupancy, property being converted into flats [Officer comment: As this has not been applied for this is not a planning consideration at this time and cannot be considered under this 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, and the Croydon Local Plan 2018 (CLP).

7.2 Government Guidance is contained in the National Planning Policy Framework. (NPPF), issued in July 2018. 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.
- Permission should be refused for development of poor design that fails to take the opportunities availability.

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

Consolidated London Plan 2015 (LP):

- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture

Croydon Local Plan 2018 (CLP 2018):

- SP4 Urban Design and Local Character
- SP8 Transport and Communication
- DM10 Design and character
- DM28 Trees

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

- The design and appearance of the development and the impact on the character of the area
- The impact of the development on the residential amenities of adjoining occupiers
- Parking, Traffic and Highways
- Trees

The design and appearance of the development and the impact on the character of the area

8.2 Policy SP4.1 and DM10 of the Croydon Local Plan 2018 requires all development to be of a high quality, which respects and enhances Croydon's varied local character.

8.3 The surrounding area is residential in nature and characterised mainly by semi-detached and large detached dwellings. The host property sits on a prominent and visible site at the intersection of Pollards Hill East and Pollards Hill North. As it is on the corner plot, its two side elevations face public highways. A loft extension and a two storey extension were previously refused at this location as it was deemed that they would be visible from the front elevation and would also have a strong presence from the public highway. The proposal has since been

reduced in size at proposed first floor level. The depth of the first floor extension has been reduced by 1.2m and the width has been reduced by 1 metre thus reducing the overall massing visible from the front and side elevations. The existing roof ridge height has been increased by 0.4 metres with the proposed ridge height of the extension lower.

- 8.4 In relation to the first floor side extension, SPD2 states that extensions should normally be designed so that they are subordinate to the original dwellinghouse, and it also states that two storey side extensions should normally be no wider than half the width of the original house. The proposed two storey side extension would have a width of 4m which would be in line with the requirements of SPD2.
- 8.5 The scale of the extension is considered to have an acceptable relationship with the character of the host property, as it has been set back from the front façade by 3.6 metres and would therefore be compliant with the SPD2 which recommends a 1.5 metre setback at first floor level. The roof of the proposed extension would be set below the new ridge line by 0.4 metres appearing subservient to the host roof.
- 8.6 The proposed dormer windows would comply with the policies in the SPD2 as they would be substantially below the recommended two thirds of the existing roof.
- 8.7 From Pollards Hill North the extension would sit in front of the existing and already altered side building line. As this property is on a unique corner location and as it complies with SPD2 it is not considered that this reason alone would warrant a reason for refusal.
- 8.8 The roof ridge height has been increased in height, but due to the detached nature of the property, the sloping gradients on site and the corner location of the dwelling, there is no immediate established building height and the 0.4 metre increase is not considered to be detrimental to the streetscene or the character of the building.
- 8.9 Overall the development would be sympathetic to the building and in-keeping with the character of the area.

The impact of the development on the residential amenities of adjoining occupiers

- 8.10 Policy 7.6 of the London Plan requires development not to cause unacceptable harm to the amenity of surrounding residential buildings.
- 8.11 Policy DM10 of the Croydon Local Plan 2018 requires all development to ensure that the amenities of the adjoining occupiers are protected.
- 8.12 The host property is detached and well separated from neighbouring properties, and would therefore not cause any undue loss of amenity for adjoining occupiers through loss of light, outlook or privacy.

- 8.13 There is no evidence to indicate that there will be a substantial increase in noise levels as a result of the erection of the extension. Any noise or disturbance from building works would be temporary and not sufficient to warrant a refusal.

Parking, Traffic and Highways

- 8.14 Policy 6.3 of the London Plan (2015) is relevant and states that development should not adversely affect safety on the transport network.
- 8.15 Representations have raised concerns about inadequate parking provision at the site, considering the potential for additional occupiers given the increased size of the property. There would be no change to the parking provision as a result of the development. The site would remain as a single family dwellinghouse, and there is no change of use proposed as part of the application. It is not considered that the proposed extension would result in a significant increase in the demand for parking. Furthermore the PTAL of the site is 3 which means it is moderately accessible to public transport links.

Trees

- 8.16 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. Policy 7.21 of the London Plan indicates that trees and woodlands should be protected, maintained and enhanced. Policy DM28 of the Croydon Local Plan (2018) requires that valued trees especially those protected by Tree Preservation orders are protected.
- 8.17 The development will not be built within close enough proximity to any trees as to cause damage or raise any aboticultural concerns.

Conclusion

- 8.18 It is considered that the proposal would be visually subordinate to the original dwelling and would be in-keeping with the character of the area. It is therefore recommended that permission is granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.