

06/00364/P

30/01/2006

Upper Norwood

Application for full planning permission

Agent:
Mr Ness
Space Design Consultants Ltd
30 Van Diemens Road
Old Moulsham
Chelmsford
CM2 9QQ

Applicant:
MISS SELMES
63 HAROLD ROAD
UPPER NORWOOD
SE19 3SP

Location: 63 Harold Road, Upper Norwood, London, SE19 3SP

Description: Erection of single storey front/side/rear extension to include porch and raised terrace at rear

Drawing No(s): HAR/SDC/10, HAR/SDC/29, HAR/SDC/30

Recommendation: **Refuse Permission**

Reason(s) for refusal :-

1. The development would be detrimental to the visual amenity of the street scene and the Harold Road Conservation Area by reason of its design and appearance and would thereby conflict with Policies SP1, BE1, BE2, BE3 and UC3 of the Unitary Development Plan and Policy UD2 SP4 and UC4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

New Trial Report

Ward: Upper Norwood

DEVELOPMENT CONTROL COMMITTEE

Lead Officer: Head of Planning Control

13th April 2006

Application Number: 06/0364/P - 63 Harold Road, Upper Norwood, SE19 3SP

1. SUMMARY

- 1.1 Full application for :
 - Erection of single storey front/side/rear extension to include porch.
- 1.2 This application has been referred to Committee by Councillor Pat Ryan.

2. RECOMMENDATION

- 2.1 Refuse permission for the reasons set out in the agenda.

3. BACKGROUND

- 3.1 Site Description

The site is occupied by a two storey, 1950's built, semi detached, single family dwelling house located on the western side of Harold Road, Upper Norwood. The house has an existing covered porch and a detached garage on the southern boundary linked to the garage of the adjacent property.

3.2 Surrounding Area Uses/Form

To the south of the site, and north, are dwelling houses of similar style and form to the subject site. Immediately to the east are large detached, three storey, double fronted properties that are Locally Listed.

3.3 Designations

Immediately to the east of the site is the Harold Road Conservation Area, which comprises many Locally Listed properties.

3.4 Relevant history

05/4371/P - Refusal of the erection of single storey front/side/rear extension with steps. Reasons: The development would harm the setting of the Harold Conservation Area and the siting and massing would not respect or improve the existing pattern of buildings. Also, the development would create a sense of enclosure and loss of outlook to the adjoining property.

06/0125/P – This is running concurrently with the application subject to this report.

3.5 Proposal

Full permission is sought for:

- Demolition of existing porch garage and outbuildings.
- Erection of single storey front /side extension to include porch.
- Side Extension: depth of 10.6m (adjacent to no.61), height of 3.4m at the front and 3.4m at the rear. There would be a small pitched roof at the front, linked to the porch, with a flat roof to the rear. The rear elevation of the pitched roof would have a velux window. A window would be provided in the front elevation and the porch would include full length glazed panels either side of the door.
- Rear extension: Width 9.7m and would span the width of the property plus the proposed side extension. Depth of 3m and overall height of 2.5m.
- The rear extension would include patio doors, a single door and two windows and steps down to garden level.

3.6 The difference between this application and 06/0125/P is that a small pitched roof is shown on the proposed side/front extension.

4 PLANNING POLICIES:

4.1 Unitary Development Plan : SP1, BE1, BE2, BE3, BE4, BE7, BE13, BE16, SP4, UC3 and the Supplementary Planning Guidance Note No.2 on Residential Extensions.

4.2 Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) SP2, SP3, SP4, UD2, UD6 and UC4

5. CONSULTATIONS

- 5.1 Advertised : press/site notice as a development which would affect the character and appearance of the adjoining Harold Road Conservation Area.
- 5.2 19 adjacent occupiers notified. 2 replies. Main grounds of objection:
1. Loss of light issues, overshadowing
 2. Loss of privacy and overlooking issues.
 3. Proposal excessive and not in keeping.
 4. Impact on access to communal drains.
 5. Concerns over subsidence.
 6. Inadequate drawings.
 7. Unbuildable features.
 8. The tiled roof at the front would be out of keeping.

6 CONSIDERATIONS

- 6.1 Townscape issues
The proposed side extension, with a small pitched roof at the front linking it to the new porch, would replace the existing detached garage and outbuildings. The flank elevation of the small pitched roof would be visible from the street and appear as a superfluous addition to the building that would disturb the roof line symmetry of the garages. The rear extension would be 3 metres deep and would meet the rear wall at a height of 2.5 metres and therefore complies with the Supplementary Planning Guidance Note no.2 on Residential Extensions.
- 6.2 Amenities of adjoining and nearby occupiers
There would be no windows in the northern and southern elevations, therefore no loss in privacy would result. The rear extension would not result in any significant loss of light or visual intrusion.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 There are no environmental considerations relevant to this application.

8. EQUALITIES CONSIDERATIONS

- 8.1 There are no equalities issues relating to this application.

Case Officer:	Jean Jackson
Background Documents:	Two letters of objection Letter of Referral from Councillor Pat Ryan
Contact Officer:	Mr. Philip Mills 020 8760 5419