

06/00125/P

13/01/2006

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

Drawing No(s): HAR/SDC/30, 31, 07

Recommendation: **Grant Permission**

Subject to the following condition(s) and reason(s):-

1. No window shall be provided in the following elevations other than as specified in the application:- northern and southern
Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. All new external work and work of making good shall be carried out in materials to match the existing.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies BE1 and BE13 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
3. The development shall be begun within three years of the date of the permission.
Reason: To comply with the provisions of the Town and Country Planning Act 1990

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Unitary Development Plan are SP1, BE1, BE2, BE3, BE4, BE7, BE13, BE16, SP4, UC3 and The Supplementary Planning Guidance Note No.2 on Residential Extensions.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP2, SP3, SP4, UD2, UD6 and UC4

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
 - (b) the relationship of the development to adjacent property
 - (c) the character of the development in the surrounding area
 - (d) the impact on the amenities of the occupiers of adjacent and nearby properties
 - (e) the light and outlook of occupiers of adjacent and nearby properties
 - (f) the privacy of occupiers of adjacent and nearby properties
 - (g) the preservation or enhancement of the adjoining conservation area
 - (h) the urban conservation policies of the development plan
- and having regard to all other matters raised.

New Trial Report

Ward: Upper Norwood

DEVELOPMENT CONTROL COMMITTEE

Lead Officer: Head of Planning Control

13th April 2006

Application Number: 06/0125/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 from a Delegated Business Meeting as it is similar to an application on the same site on this agenda which has been Referred by Councillor Pat Ryan.

2. RECOMMENDATION

- 2.1 Grant permission subject to the conditions and 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 a 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.

06/0364/P - This application is concurrent with the application of 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), flat roof with a height of 2.6m at the front rising to 3.5m at the rear, due to a change in land levels. A window would be provided in the front elevation and the porch would include full length glazing 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 application 06/0364/P is that this side extension would have a completely flat roof.

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.

6. CONSIDERATIONS

6.1 Townscape issues

- The proposed flat roofed side extension and porch would replace the existing detached garage and outbuildings and is considered to be acceptable in townscape schemes. Even though the properties on this side of Harold Road are similar in style and form they are not completely uniform in appearance. Some of the houses have made similar alterations to the porch where the garage has been changed into a habitable room. The linking porch on the subject site would not affect the balance of the adjoining property at no.61, as the porch is at a lower level than the garage.
- 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 loss of light or visual intrusion.

6.3 **HIGHWAY CONSIDERATIONS**

The proposal would result in the loss of garage but there is parking available on the driveway.

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
E.Mail from Councillor Ian Payne
Contact Officer: Mr. P. Mills 020 8760 5419