

06/00603/P

20/02/2006

Bensham Manor

Application for full planning permission

Agent:
Agenda 21 Architects
2 Sebastian Street
London
EC1V OHE

Applicant:
Mr V Chandra Babu

Location: 153 Langdale Road, Thornton Heath, CR7 7PX

Description: Alterations; conversion to form 3 one bedroom and 1 two bedroom flats; erection of single storey rear extension and installation of rooflights in front and rear roof slopes; formation of vehicular access and provision of associated parking

Drawing No(s): 0674/001, 0674/002, 0674/003, 0674/004/B, 0674/005/B, 0674/006/B

Recommendation: **Grant Permission**

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

1. 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 as amended by the Planning and Compulsory Purchase Act 2004
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. No window shall be provided in any elevation other than as specified in the application
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)
4. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-

- (1) parking arrangements
- (2) visibility splays
- (3) garden and communal areas

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

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, BE3, BE7, BE10, BE11, BE12, BE13, BE17, BE18, H7, T23, T46, SP31, and H4.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD2, UD6, UD11, T30, T43, SP22, H6, Supplementary Planning Guidance Note No. 2 on Residential Extensions, and Draft Supplementary Planning Guidance Note No. 7 on Residential Conversions.

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

and having regard to all other matters raised.

Ward: Bensham Manor
Lead Officer: Head of Planning Control

DEVELOPMENT CONTROL COMMITTEE
27th April 2006

APPLICATION NUMBER 06/00603/P – 153 LANGDALE ROAD, THORNTON HEATH

1. SUMMARY

- 1.1 Full planning permission is sought for alterations and the conversion of a house in multiple occupation to form 3, one bedroom and 1, two bedroom flats. The proposal also includes the erection of a single storey rear extension and installation of rooflights in front and rear roof slopes including the formation of vehicular access and provision of associated parking.

2. RECOMMENDATION

- 2.1 Grant planning permission subject to the conditions and reasons set out in the Agenda.
-

3. BACKGROUND

a) Site Description

- 3.1 Two-storey end-of terrace house in multiple occupation (approved maximum number of six persons) with accommodation in the roof located on the south-eastern side of Langdale Road at the junction with Richmond Road. There is an existing conservatory at the rear of the property. The surrounding area is wholly residential in character, predominantly comprising small single family terrace dwellings.
- 3.2 There are no trees subject to Tree Preservation Orders on site.

b) Relevant Planning History

- 3.2 01/1549/P - Planning permission granted for the use as house in multiple occupation. Granted 30/01/02.
- 3.3 03/0581/P - Erection of single storey side extension to form a two bedroom flat. Planning permission was refused on the basis of sub-standard accommodation, its size and that the conversion would cause the existing occupiers to have no amenity space.
- 3.4 03/2702/P - Erection of single storey side/rear extension to form a one bedroom flat. Planning permission was refused on basis of adverse effect on the amenities of adjoining occupiers by reason of size and siting.
- 3.5 04/1474/P - Planning permission refused for alterations; conversion to form 1 two bedroom and 3 one bedroom flats; erection of single storey side extension and 2 dormer extensions in rear roof slopes. Reasons for refusal: detrimental impact on the amenities of adjoining occupiers, out of character, unsatisfactory amenity space, and inadequate provision for car parking.
- 3.6 05/03948/P – Planning permission refused for alterations; conversion to form 3 one bedroom and 1 two bedroom flats; erection of single storey rear extension and dormer extension in front and rear roof slopes; formation of vehicular access and provision of associated parking – Reasons: design of single-storey rear extension leading to loss of outlook, removal of roof feature, inadequate visibility splays, refuse storage harm appearance of streetscene, unsatisfactory layout of flats.
- 3.7 05/5324/P – Application withdrawn for alterations; conversion to form 3 one bedroom and 1 two bedroom flats; erection of single storey rear extension and installation of rooflights in front and rear roof slopes; formation of vehicular access and provision of associated parking.

c) Proposal

- 3.8 The application is for the demolition of the existing conservatory and the erection of a replacement single-storey full width staggered rear extension with a maximum

depth of 2.7m adjacent to the side boundary with its neighbour and lean-to roof that ranges in height from 2.33m to 3.2m.

- 3.9 The conversion of the HMO to form 3, one bedroom self-contained flats (44.5sq.m – 46sq.m), and 1, two bedroom flat (69sq.m). Two separate entrances fronting Langdale Road with Flats 2, 3, and 4 sharing a communal entrance, while Flat 1 has a separate entrance.
- 3.10 Alterations to elevations including new windows and rooflights are proposed whilst the fenestration details will match the existing. Rooflights are proposed in the main roof.
- 3.11 Two areas of outdoor amenity space are proposed, separated by a 1.8m high close boarded fence. Flat 1 has an area of approximately 44m², whereas Flat's 2, 3, and 4 will share a communal area of amenity space (45m²).
- 3.12 The application also proposes the formation of two car parking spaces located to the rear of the property, 1.5m visibility splay is indicated to the south whilst a 0.6m high boundary is proposed nearer the house. A bin store is proposed to the rear of the site with space for four bins set behind a 1.8m high fence.
- 3.13 The main differences between the scheme withdrawn in 2005 and the current scheme are:
 - 1) The design of the single-storey extension has been amended from a flat roof design to a lean-to roof.
 - 2) Two separate car parking spaces were proposed in 2005, the first within the courtyard area which utilised the existing crossover onto Langdale Road, whereas the second was located adjacent to the rear boundary of the property and no visibility splays were provided. Both parking spaces are now proposed nearer the rear boundary, whilst visibility splays are included.
 - 3) Refuse store was located between the parking spaces, which has now been relocated to adjoin the rear boundary of the site.
 - 4) In 2005 the stacking of the flats indicated the first floor living rooms associated with Flat 3 & 4 to be directly above bedrooms of the ground floor flats. The new scheme indicates one flat's living room at first floor level directly above a ground floor bedroom.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Unitary Development Plan are SP1, BE1, BE3, BE7, BE10, BE11, BE12, BE13, BE17, BE18, H7, T23, T46, SP31, and H4.
- 4.2 The policies of the Second Deposit Draft Replacement Unitary Development Plan (referred to as the Croydon Plan) which would amend the above and which impact upon the proposal are SP3, UD2, UD6, UD11, T30, T43, SP22, H6, Supplementary Planning Guidance Note No. 2 on Residential Extensions, and Draft Supplementary Planning Guidance Note No. 7 on Residential Conversions.

5. CONSULTATIONS

- 5.1 Seventeen adjoining and nearby occupiers have been notified of the application. Six letters have been received from local residents objecting to the development on the following grounds:
- 1) Concerns over the increased volume of traffic that would be created, associated parking problems and hazard to footway due to two vehicular entries created.
 - 2) Concerned over the increase number of residents residing at the property, and thus increase in noise and disturbance to adjoining occupiers; look of the flats unsuited and unacceptable.
 - 3) Loss of privacy from the rooflight, new windows and from the single storey rear extension to the occupiers at No. 91 Richmond Road;
 - 4) Extension out of keeping with the property, result in a loss of light, out of character with the surrounding properties and would dominate the street.
 - 5) Concerned about the increase in refuse volumes generated from the increase in the number of people and the location of the refuse store.
 - 6) Loss of tree within the rear garden of the application site.
 - 7) No correspondence received regarding the outcome of previous application.

6. CONSIDERATIONS

6.1 The principal considerations are:

- 1) Principle of conversion to self contained flats.
- 2) The effect of the proposal on the appearance and character of the existing building, surrounding area, and street scene;
- 3) Whether the proposed conversion would provide an adequate standard of accommodation for future occupiers;
- 4) The effect upon the amenities of adjoining occupiers;
- 5) The effect on traffic and highway implications.

6.2 The stock of small family dwelling houses in the borough is low, and Council policy seeks to ensure that those remaining are preserved. Therefore a conversion to self-contained flats is only acceptable for a house with six or more habitable rooms or more than 115 square metres internal floor space under the UDP, and 130 square metres under the Draft Croydon Plan. The property is currently used as a house in multiple occupation. Consequently, the property is not a single family dwelling anymore and the conversion would not result in the loss of a small family house.

6.3 The lean-to, single-storey rear extension would complement the design and appearance of the original house and would closely follow the form of the existing conservatory. The materials and new fenestration will match the existing house and would not therefore detract from the character of the building, surrounding area nor the street scene. The low boundary wall, rooflights and close boarded fence to the rear garden is not considered to have an adverse impact on the appearance of the property or the street scene.

6.4 The internal floor areas and room sizes comply with draft Supplementary Planning Guidance No. 7 on Residential Conversions and are acceptable, whilst the amenity

space is adequate. As such the likely increase in number of people occupying the site is acceptable. The stacking is not ideal as there is a living room at first floor level directly above a ground floor bedroom, and part of a bedroom at second floor above a kitchen/living room. However, overall the stacking is acceptable and overcomes the concerns of the withdrawn scheme. No details of sound insulation has been provided, however this would be dealt with as part of a building control application.

6.5 The proposed single storey rear extension would project 2.7m beyond the main rear wall of the dwelling, and approximately 7.1m beyond the main rear wall of the adjoining terraced house No.91 Richmond Road. Although it would project fairly deep along the rear garden of the neighbouring property, it would replace an existing lean-to conservatory, therefore it would not result in a loss of outlook. The lean-to roof design has overcome previous concerns of the withdrawn scheme relating to the extension being dominant and visually intrusive, whilst it would not lead to undue loss of light. No additional windows are proposed in the east elevation, whilst the proposed rear second floor window and roof lights would not result in direct overlooking to neighbouring habitable rooms. The location of the refuse store, next to a 1.8m high fence adjoining the side passage of the terrace to the rear is unlikely to detract from neighbouring amenity. One bin per flat is considered adequate.

6.6 The site is considered to be poorly accessible to public transport with a PTAL accessibility rating of 2. Although only two off-street parking spaces are proposed, there is a need to balance the provision of parking and the amenity space on site. It is also of note that there is currently only one on-site parking provision for the existing HMO use and there are no on-street parking restrictions. The parking is therefore considered to be acceptable. A 1.5m pedestrian visibility splay is indicated to the south, whilst a low wall to the northern part of the parking area would achieve pedestrian visibility and not have an adverse impact on the traffic movement.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 There are no environmental issues arising from the application.

8. EQUALITIES CONSIDERATIONS

8.1 There are no equalities issues arising from the application.

Report Author:	Johanna de Villiers
Background Documents:	Six letters from local residents Previous planning applications
Contact Officer:	Philip Mills Tel 020 8760 5419