

Agenda Item: 6.9

06/01011/P

29/03/2006

Woodside

Application for full planning permission

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

Applicant:
MRS SIDNEY-WOOLETT
3 ELM PARK LANE
CHELSEA
SW3 6DD

Location: 88 Portland Road, South Norwood, London, SE25

Description: Alterations; use of basement and ground floors as two bedroom flat and erection of single storey rear extension

Drawing No(s): SDC/PO/94 rev A, SDC/PO/95 rev A, SDC88EL-Ex-PD, SDC88EL-Ex SDC88EL-PD

Recommendation: Grant Permission

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

1. No works on site shall commence until details of the glazing to the front windows serving bedrooms 1 and 2 and the finished materials to the front and side elevations have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details and shall be retained for so long as the development remains in existence.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies UD2 and UD4 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
2. All new external work including the rear extension 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 Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. Unless otherwise previously agreed by the Local Planning Authority in writing the development shall be carried out entirely in accordance with the approved drawings and other documents submitted with the application
Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. 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

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

Croydon Replacement Unitary Development Plan (the Croydon Plan): SP2, UD1, UD2, UD4, UD7, UD15, EP1 and T8.

The following Supplementary Planning Guidance Notes are also of relevance to the application: SPG No.1 Addenda 2 'Converting Shops into Homes'. SPG No.2 Residential Extensions. SPG Draft No.7 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:	WOODSIDE	PLANNING COMMITTEE
Lead Officer:	Head of Planning Control	12th October 2006

06/1011/P – 88 Portland Road, South Norwood.

1. SUMMARY

- This application seeks full planning permission for alterations and use of the basement and ground floors as a two bedroom flat and the erection of a single storey rear extension.

2. RECOMMENDATION

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

3. BACKGROUND

3.1 Site Description

- The application site is located on the south western side of Portland Road, South Norwood at the junction with Balfour Road.
- The site comprises of a two storey building with a basement and additional accommodation in the roof space.
- The ground floor is currently vacant but was previously in use as a mini supermarket (A1).
- The upper floors are in use as one three bedroom flat.

3.2 Surrounding Area

- The site is adjacent to other shop units used for a variety of shopping purposes.
- The area to the south west is predominantly residential.
- To the north east is London City Mission Hall and residential properties.
- To the east lies warehousing and residential properties on the opposite side of Portland Road.
- To the north west is a mixture of commercial and residential properties.

3.3 Designations

- Portland Road is a Borough Distributor Road
- The site is not in a designated shopping parade

3.4 Relevant Planning History

- 05/1617/P – In April 2005, planning permission was refused for ‘alterations and the use of the basement and ground floors as 1 two bedroom and 1 studio flats’ on the grounds that the development would result in a poor standard of accommodation for future occupiers of the site by reason of insufficient privacy and poor natural lighting.
- 05/4348/P – In October 2005, planning permission was refused for ‘alterations; use as 1 three bedroom flat’ on the grounds that the development would result in a poor standard of accommodation for future occupiers of the site by reason of insufficient privacy and poor natural lighting.

3.5 Proposal

- This application seeks full planning permission for alterations and use of the basement and ground floors as a two bedroom flat and the erection of a single storey rear extension.
- The two bedroom flat would be located on the ground and basement floors comprising a reception area and bedrooms at ground floor level and a kitchen and bathroom/utility area located at the basement level, with a Gross Internal Area of 111.88 m².

- The proposed single storey rear extension is to replace what was existing and would project 3.6m from the rear, have a width of 2.5m – 2.8m and be 3m high with a pitched roof.
- The plans show that there would be an area of amenity space for the proposed flat leading off from the main reception measuring 14.98m².
- The plans show that new windows are proposed to the front and side elevation and will be obscured glass.

4. PLANNING POLICIES

- Croydon Replacement Unitary Development Plan (the Croydon Plan):
SP2, UD1, UD2, UD4, UD7, UD15, EP1 and T8.
- The following Supplementary Planning Guidance Notes are also of relevance to the application:
SPG No.1 Addenda 2 'Converting Shops into Homes'.
SPG No.2 Residential Extensions.
SPG Draft No.7 Residential Conversions.

5. CONSULTATIONS

- 6 adjoining occupiers have been notified of the application. One representation has been received, raising the following concern:
 - Party wall issues on footings and intrusion onto freehold ownership of driveway.

5.2 A letter from the "People for Portland Road," including a petition with 20 signatures has been received, objecting to the application. Their concerns are as follows;

- Visual appearance
- Loss of a shop unit
- The change of use to residential

6. CONSIDERATIONS

6.1 The principal issues to be considered are:

- (1) The acceptability of the proposed use within the context of the policies of the Croydon Replacement Unitary Development Plan
- (2) The effect of the proposal on:

- (a) The character of the building and the visual amenities of the streetscene
- (b) The amenities and privacy of the occupiers of adjoining properties;
- (c) The amenities of the future residential occupiers;
- (d) Parking, traffic and highway conditions in the locality.

The acceptability of the use

6.2 The growing demand for housing and changes in retail patterns has led to the change of use of many vacant shops into residential accommodation. The Croydon Replacement UDP (the Croydon Plan) does not designate the application site as being within a shopping area and is therefore not subject to shopping policies within the plan. Therefore the principle of the change of use is considered acceptable.

Character and Appearance

6.3 Policy SP3 of the Croydon Replacement Unitary Development Plan (the Croydon Plan) states that “the Council will require a high standard of design in all development, ensuring that it compliments nearby buildings and architecture and that it protects and enhances the borough’s appearance.

Furthermore, Supplementary Planning Guidance Note No.1 Addenda 2 ‘Converting Shops into homes’ states that “good design is key to making useful and attractive places”. The guidance note continues “in order to ensure good design in schemes involving conversion of retail to residential it is preferable to keep and adapt the existing shopfront. The large windows, details and proportions of a shopfront can make a unique, attractive and adaptable home that does not detract from the streetscene. It is clear from the plans that the proposed shopfront would retain the existing shopfront, which includes large windows, signboard fascia and stallriser. It is therefore considered that the shopfront as existing would be acceptable in relation to the character of the building and the streetscene.

The amenities of the adjoining occupiers

6.4 It is not considered that the proposed change of use from retail to residential would have an adverse effect on the amenities of the adjoining occupiers in terms of noise and disturbance.

6.5 The proposed single storey extension to the rear of the property would replace an existing structure and is therefore unlikely to have a detrimental effect on the amenities of the adjoining occupiers of the site in terms of outlook and amount of sunlight/daylight received. Furthermore, the adjacent property at No.90 Portland Road is in commercial use at ground floor level and has an extension that projects the full depth of the site.

Standard of accommodation

- 6.6 Draft Supplementary Planning Guidance Note No.7 on Residential Conversions states that flats with three or more habitable rooms should have a floor area of at least 55 sq m. The plans show that the internal floor area of the proposed flat would be 111.88m². In addition Draft SPG Note No.7 states that flats should be arranged so that wherever possible living rooms are not directly above, below or next to bedrooms". The applicant has submitted plans showing the layout of the existing flat at first and second floor level. The plans show that there would be living areas over bedrooms. Although this is not ideal, it is not considered sufficient enough reason to warrant a refusal. Furthermore, sound insulation would be implemented under the Building Regulations.
- 6.7 Due to the retention of the shopfront façade, the proposed flat would have habitable room windows that would face directly onto Portland Road. The applicant has stated that the windows are to be replaced with double glazed UPVC sandblasted glass to counter the potential privacy issues. Furthermore it is considered that the proposed outlook from habitable rooms would be sufficient.
- 6.8 Policy UD8 of the Croydon Plan requires that adequate amenity space is provided for all new development. The submitted plans show a garden area to the rear with dimensions of 14.98m². This is considered acceptable.

Parking and Highway Implications

- 6.9 The application site has a PTAL accessibility rating of 2 which is considered to be poorly accessible to public transport. Policy T8 of the Croydon Plan states that "for new residential development one car parking space would be required per unit". The application does not propose to provide any car parking for the flat and furthermore, there is no room on site to provide any parking, apart from at the expense of an amenity area. The proposal is therefore contrary to policy. However although this is not ideal, it is not considered sufficient enough reason to warrant a refusal of planning permission.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The conversion of the building into residential would involve the reuse of a vacant building.

8. EQUALITIES CONSIDERATIONS

- 8.1 There would be level access to the main entrances of the unit.

Case Officer: Jennifer Mareemootoo

Background Documents: One letter of objection and a letter from the "People for Portland Road" Residents Association.

Contact Officer: Mr. P. Mills 020 8760 5419