

Agenda Item: 6.5

06/04674/P

10/11/2006

Purley

Application for full planning permission

Agent:

J H A Designs
18 Maryland Road
Hawkenbury
Tunbridge Wells
TN2 5SE

Applicant:

Dr R Chinduluri & Dr V Kakumani
24A Green Lane
Purley
Surrey
CR8 3PG

Location: 24A Green Lane, Purley, CR8

Description: Erection of dormer extensions in rear roof slope and single storey rear extension to include conservatory

Drawing No(s): Site plan received 10th November 2006, 1198-3A, 1198-4A and block plan received 22nd December 2006

Recommendation: **Grant Permission**

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

1. The window in the north-eastern elevation shall be glazed with obscure glazing and shall remain in this form for so long as the development remains in existence and no other window or glazed door shall be provided in this elevation.
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Guidance Note No.2 on Residential Extensions
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 Policy UD3 of the Croydon 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 as amended by the Planning and Compulsory Purchase Act 2004

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

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD1, UD2, UD3, and Supplementary Planning Guidance Note No. 2 on Residential Extensions.

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

- . (a) the relationship of the development to adjacent property
 - (b) the impact on the amenities of the occupiers of adjacent and nearby properties
 - (c) the light and outlook of occupiers of adjacent and nearby properties
 - (d) the privacy of occupiers of adjacent and nearby properties
- and having regard to all other matters raised.

Wards: PURLEY

PLANNING COMMITTEE

Lead Officer: Head of Planning Control

11th January 2007

APPLICATION NO. 06/4674/P – 24a Green Lane, Purley, CR8 3PG

1. SUMMARY

1.1 Full application for :

- Erection of dormer extensions in the rear roof slope and single storey rear extension to include conservatory.

1.2 The application has been referred to Committee by Councillor Derek Millard.

2. RECOMMENDATION

2.1 That planning permission be granted subject to the conditions and reasons set out in the Agenda.

3. BACKGROUND

(a) Site Description

3.1 The application site consists of a detached dwelling with an attached garage.

3.2 The rear boundary adjoins the boundary with the London Borough of Sutton.

(b) Relevant Planning History

3.3 90/1124/P - Erection of detached two storey house with garage and provision of parking space for existing dwelling - **Granted 6th July 1990.**

- 3.4 90/2001/P - Erection of detached house with integral garage - **Granted 26th September 1990.**
- 3.5 95/0050/P - Erection of single storey front extension – **Not Determined on 15th February 1995.**
- 3.6 95/331/D - Erection of single storey front extension – **Granted 1st march 1995.**

(c) Proposal

- 3.7 An application for full planning permission for the erection of two dormer extensions in the rear roof slope with one roof light centrally located and the erection of a single storey rear extension and conservatory.
- 3.8 The proposed single storey rear extension would project 3.6m from the rear main wall of the dwelling and would be 6.5m wide. The extension would be 2.3m high to the eaves of the roof which would be hipped. The overall height would be 3.2m.
- 3.9 The conservatory would be attached to the extension, it would project 4.3m from the rear main wall of the dwelling and would be 5.2m wide. The conservatory would be set in 0.45m from the south-western flank wall.
- 3.10 The conversion of the roof area to habitable accommodation would provide an additional bedroom and bathroom.
- 3.11 Revised drawings have been received removing the side which was proposed in the north-eastern elevation to the rear.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) are SP3, UD1, UD2, UD3 and UD8.
- 4.2 Supplementary Planning Guidance Note 2 on Residential Extensions.

5. CONSULTATIONS

- 5.1 6 neighbouring properties have been consulted. A letter has been received from no. 26 The Ridge and 22 Green Lane. Letters and documentation have also been received from No. 24 Green Lane and on behalf of no. 24. Representations have been received on the following grounds:-

- Loss of light

- Loss of privacy
- Overlooking caused by side door
- Noise and disturbance
- Detrimental to the character of the road

5.2 The London Borough of Sutton have been consulted as the application site adjoins the borough boundary. The London Borough of Sutton have sent a letter dated 6th December 2006 with no objection regarding the application.

6. CONSIDERATIONS

6.1 The principal issues are:

- 1) Impact upon streetscene and character of area
- 2) Impact upon amenities of adjoining occupiers.

6.2 The application seeks permission to erect two dormer extensions in the rear roof slope with a roof light in the centre and the erection of a single storey rear extension and conservatory.

6.3 The proposed development would not be visible from Green Lane, Purley and therefore not considered to have a detrimental effect on the visual amenity of the street scene. Properties in the vicinity have been extended and therefore the proposals would in principle not be out of character with the surrounding area.

6.4 SPG Note No. 2 recommends in paragraph 3.1 that single storey extensions are generally acceptable provided that the amenities and privacy of neighbours are not unduly affected. On detached dwellings, the maximum acceptable projection beyond the rear of the neighbouring building is generally 3m., although on well separated detached dwellings, a larger extension may be permissible.

6.5 The property is a large detached house. 24a Green Lane is set approximately 0.5m from the boundary with No. 24 at its closest point and no. 24 is set 2.0m from the boundary with no. 24a. The rear of no. 24a is set approximately 0.6m behind the rear wall of no. 24. The single storey rear extension would project approximately 3.0m from the rear wall of no. 24 and therefore complies with Supplementary Planning Guidance. The door which was proposed along the north-eastern elevation of the extension has been relocated to the rear elevation in order to minimise the impact on the neighbouring property. The property is in use as a single family dwelling house and therefore the creation of a window in the existing north-eastern flank wall should not give rise to a significant increase in noise and disturbance.

- 6.6 Letters and a right to light survey have been submitted on behalf of No. 24 as it is considered the proposed extension would have a detrimental effect on their property by reason of loss of light. The right to light statement states the daylight to no. 24's living room will not be adversely affected by the proposed extension but that the sunlight would be and that the proposed extension fails both the winter sunlight hours test and the total annual sunlight hours test and that after the development, No. 24s living room would receive no sunlight throughout the winter and very little sunlight annually.
- 6.7 No. 24 has a bay patio window at rear and a side window in the south-western elevation. Whilst it is considered the proposed development would have some effect on the amenities of No. 24, this alone would not be so harmful as to warrant a refusal.
- 6.8 The proposed conservatory would be situated along the south-western elevation and would be set in 0.45m at rear. The conservatory would project 4.3m from the rear wall of the dwelling. No. 26 has a single storey rear extension which projects beyond the rear wall of no. 24a. It is considered the conservatory would not have an undue impact on the amenities of no. 26 due to its size, siting and design.
- 6.9 The application proposes 2 dormer extensions in the rear roof slope with a roof light in the middle. The proposed rear dormers are modest in size and therefore deemed to be acceptable.
- 6.10 A letter has been received from No. 26 The Ridge by reason of loss of privacy. The properties are set approximately 69m apart and whilst it is noted during winter there is minimal foliage between the gardens, it is considered there is sufficient distance between the properties to minimise the effect of loss of privacy.
- 6.11 It is therefore recommended planning permission be granted.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 There are no further environmental considerations.

8. EQUALITIES CONSIDERATIONS

- 8.1 There are no equalities issues arising from this application.

Background Documents: 3 representations from neighbouring properties, 2 letters and documentation on behalf of no. 24 Green Lane, Purley
Letter from Councillor Derek Millard

Case Officer: Hayley Crabb
Contact Officer: Mr P Mills Tel: 0208 760 5419