

Agenda Item: 6.2

06/04454/P

26/10/2006

Upper Norwood

Application for full planning permission

Agent:

Cube Designs
7 Isham Road
Norbury

Applicant:

Saracen Property Dev Ltd
668 Streatham High Road
Streatham
London
SW16 3QL

Location: 22 Virginia Road, Thornton Heath, CR7 8EG

Description: Retention of single/two storey side/rear extension

Drawing No(s): 1506/103 Rev C, 104 Rev B

Recommendation: **Grant Permission**

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

1. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar area
Reason: To protect the amenities of adjacent occupiers

2. No window shall be formed in the south western elevation at or above first floor level
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

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 UD2, UD3 and UD8

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

- (a) the appearance of the development in the street scene
- (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.

Application Number: 06/4454/P - 22 Virginia Road, Thornton Heath

1. SUMMARY

1.1 Full application for:

- Erection of single/two storey side/rear extension

2. RECOMMENDATION

- Grant: subject to the conditions and reasons out in the Agenda.
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3. BACKGROUND

3.1 Site Description

- Two storey detached property located on the southern side of Virginia Road
- Use as a single family dwelling house.

3.2 Surrounding Area

- Residential/ Two storey semi detached properties

3.3 Designations

- No designations

3.4 Relevant history

- 06/1800/P – In June 2006, planning permission was granted for the erection of a single/two storey side/rear extension.
- Enforcement file was opened in October 2006 regarding the height of the rear extension being constructed - in particular the parapet walls along both boundaries with 20 and 24 Virginia Road

3.5 Proposal

Full permission is sought for:

- Retention of a single/two storey side/rear extension
- Two storey side extension extending 2.7m from the side wall of the property and is set down by 0.5m from the main roof ridge. The first floor of the extension is set back 2m from the main front wall
- Single storey rear extension has dimensions of 9.7m (width) x 3m (depth) x 3.26m (height)
- All materials to match existing
- The application is very similar to that approved by 06/1800/P. The changes to the previous permission include the increase of the flat roofed single storey rear extension by 0.418m to a finished height of 3.268m and the enlargement of the two windows in the rear elevation of the single storey rear extension from 1.1m x 1.4m to 1.42m x 1.8m
- The applicant has implemented the previous permission but have not completed work on the rear extension that has been constructed to the height proposed in this application.

4. PLANNING POLICIES

- The Croydon Replacement Unitary Development Plan (the Croydon Plan) SP3, UD1, UD2, UD3 and UD8
- SPD No. 2 on Residential Extensions and Alterations

5. CONSULTATIONS

5.1 6 nearby and adjacent occupiers were notified. 1 letter has been received objecting to the development on the following grounds:

- 1) Visually dominant
- 2) Loss of daylight and sunlight

5.2 Councillor Pat Ryan has referred the application to the Committee on the following grounds:

- 1) Overdevelopment
- 2) Loss of daylight and sunlight at 20 Virginia Road
- 3) Out of character with other buildings in Virginia Road
- 4) Inadequate parking spaces

6.0 CONSIDERATIONS

Visual amenity of locality

- 6.1 SPD No. 2 on Residential Extensions and Alterations states that two storey side extensions should respect the character of the street and in particular, the architectural rhythm of the houses and the spaces between them. It continues to state that the original integrity of the design of the dwelling should normally be maintained and this can normally be achieved by setting the extension back from the main front wall so that they become a subordinate element in the streetscene. Planning permission 06/1800/P approved a two storey side extension that was considered to be in line with this guidance. The two storey side extension has been constructed in accordance with the approved planning permission 06/1800/P and therefore considered satisfactory in relation to character of the existing building and the visual amenity of the streetscene.
- 6.2 SPD No. 2 continues to state that the maximum acceptable projection for a single storey extension beyond the rear of neighbouring buildings for detached houses is generally 3m unless the property is well separated. Application 06/1800/P has been approved for a single storey extension to the rear of the property that was considered to be satisfactory in terms of its width, depth and design. The increase in height of the flat roof of 0.418m and the enlargement of the windows in the rear elevation are not considered to significantly alter the approved design and are acceptable in relation to the existing building and the character of the locality

The effect on the amenities of the adjoining occupiers of the site

- 6.3 The adjoining occupiers of 22 Virginia Road have raised concerns that the increase in height of the extension is visually dominant and results in a loss of daylight/sunlight to their property. Whilst the extension is 0.418m higher than that previously approved, it is not considered that this increase has such a significant impact on the amenities of the adjoining occupiers to an extent that would warrant the refusal of planning permission, and ultimately enforcement action to require its height to be reduced.
- 6.4 The applicant's have inserted a door at first floor level, however this alteration can be done under permitted development rights. To ensure that the roof of the single storey extension would not be used as a terrace/sitting out area, it is recommended that a condition be attached restricting the use of the roof.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The extension has been designed to appear subordinate to the existing dwelling and not to be out of character in the locality

8. EQUALITIES CONSIDERATIONS

- 8.1 There are no equalities issues relevant to this application

Case Officer: Stacey Boot

Background Documents: 1 letter of objection
Referral from Councillor Pat Ryan

Contact Officer: Mr. P. Mills 020 8760 5419