

Agenda Item: 6.6

07/01210/P

26/03/2007

Coulsdon East

Application for full planning permission

Agent:

Plans 4 Buildings

10 Quail gardens

South Croydon

Surrey

CR2 8TF

Applicant:

Mr & Mrs S Peers

22 Deans Walk

Coulsdon

Surrey

CR5 1HR

Location: 22 Deans Walk, Coulsdon, CR5 1HR

Description: Erection of single/two storey front/side extension

Drawing No(s): 8198-03A, 04A, 05A, 06A (rec.26/03/07)

Recommendation: **Grant Permission**

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

1. No window shall be formed in the north-facing side 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 Document No 2 on Residential Extensions and Alterations
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:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan are SP1, SP2, SP3, SP4, UD2, UD3, UD8, UC3 and UC6.

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: Coulsdon East

PLANNING COMMITTEE

Lead Officer: Head of Planning Control

10th May 2007

07/01210/P- 22 Deans Walk, Coulsdon, CR5 1HR

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the erection of a single/two storey front/side extension.

2. RECOMMENDATION

- 2.1 It is recommended that full planning permission be granted subject to the conditions and reasons set out in the agenda.
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3. BACKGROUND

(a) Site Description

- 3.1 The application site lies on the western side of Deans Walk, a small cul-de-sac of 19 semi-detached dwelling houses accessed via Canon's Hill. The street scene in Deans Walk is fairly uniform. The site is occupied by a two-storey semi-detached dwelling house in single family occupancy, and is the first property on the western side when traveling into Deans Walk. The character of Canon's Hill is somewhat different in that the houses are detached and of more individual architectural styles.
- 3.2 The area is predominantly residential although the site does adjoin The Grange to the north which is a Grade II Listed Building and to the south-west lies St John's Church, a Grade I Listed Building. Both these properties lie within the Bradmore Green Conservation Area, the boundary for which is adjacent to the application site. The site is within an Archaeology Priority Zone. Grange Park Recreation Ground lies further to the west and is within Metropolitan Green Belt and still further to the west lies a small shopping parade on Coulsdon Road.

(b) Relevant Planning History

- 3.3 06/4699/P: Planning permission was refused in December 2006 for the erection of a two storey side extension. The reasons for this

refusal were as follows:

“The development would detract from the appearance of the building and be detrimental to the visual amenities of the uniform street scene by reason of dominance, siting and design”

“The development would have a detrimental impact upon the setting of the adjoining Listed Building”

(c) Proposal

- 3.4 Full planning permission is sought for the erection of a two-storey side extension. The proposal would also involve the demolition of the existing detached garage. As the site boundary to the side is at an angle, the proposed flank wall would similarly be at an angle. The width of the proposed side extension measures 3.05m where it protrudes 0.9m forward of the main front wall of the house (to accommodate the garage) and then 2.0m wide for the remaining extension (study). The flank wall runs straight for a depth of 2.8m, then slants at an angle in line with the natural boundary for a continued depth of 4.2m. The area to the rear of the new garage/study is for an extended kitchen area. It is proposed that 1.0m will remain to the boundary shared with The Grange at the point where the flank wall is at an angle. From the front, a separation of 2.7m to the boundary will remain.
- 3.5 At first floor, the extension is proposed to accommodate a new bedroom and en-suite. The first floor is proposed to setback by 1.5m from the main front wall of the dwelling; therefore by 2.4m from the protruding garage section.
- 3.6 There are no windows proposed in the side elevation facing north.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Croydon Replacement Unitary Development Plan are SP1, SP2, SP3, SP4, UD2, UD3, UD8, UC3 and UC6.
- 4.2 Supplementary Planning Guidance Note 2 on Residential Extensions is also relevant to the application.

5. CONSULTATIONS

- 5.1 The owners/occupiers of 7 adjoining/neighbouring properties were consulted in writing of the application; 1 representation was received from the Old Coulsdon Residents Association (OCRA); the following comments were raised:

- Amendments are only marginal;

- Detrimental impact upon nearby Listed Building;
- Affect setting of adjoining Conservation Area;

6. CONSIDERATIONS

6.1 The principal issues are the effect of the proposal upon:

- 1) The local townscape, character of the area and the visual amenities of the street scene;
- 2) The residential amenities of adjoining and neighbouring properties;
- 3) The setting of the adjoining Listed Buildings and Conservation Area.

(a) The local townscape, character of the area and the visual amenities of the street scene

6.2 The two-storey side extension proposes a 1.5m setback at first floor from the main front wall of the house, which is in line with recommendations set out in Supplementary Planning Document 2. The ridge height of the proposed hipped roof also incorporates a drop of 300mm from the main roof ridge. Although the width of the extension is slightly over two thirds of the main building, the dwelling is the last in Deans Walk, so no terracing effect would be possible, and the proposed extension is considered acceptable in all other aspects. Bearing in mind the separation to the northern boundary, it is not considered that the proposed extension would have a detrimental impact upon the uniformity of the street scene appearance in Deans Walk or in wider townscape terms.

(b) The residential amenities of adjoining and neighbouring properties

6.3 Having regard to the distance between the proposed extension and the house within the nearest adjoining property at The Grange, together with the screening in between the amenities of adjoining occupiers would not be unduly affected. No windows are proposed within the side elevation facing north.

(c) The setting of the adjoining Listed Buildings and Conservation Area

6.4 The site adjoins the gardens of The Grange at the northern side boundary, a Grade II Listed Building. A minimum separation of 1.0m would remain to this boundary where the flank wall is slanted increasing to 2.7m at the front. The existing garage to be demolished is currently sited on the boundary and interrupts the tall, intervening hedging from the garden of The Grange that rises above the fence. It is considered that the proposed extension would retain

a sufficient separation to this boundary, greater than the current situation. The proposed extension would be not sited any closer to the rear boundary than the existing building; therefore it is not considered that the extension would affect the setting of St. John's Church, a Grade I Listed Building. Deans Walk is not within the Bradmore Green Conservation Area and the overall character of Deans Walk is in contrast to its character, as the dwellings are not of the same architectural or historic interest. The extension would not be visually apparent from vantage points within the Conservation Area, so it is not considered that it would affect its character or appearance.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 There are no environmental considerations relevant to the application.

8. EQUALITIES CONSIDERATIONS

8.1 There are no equalities considerations relevant to the application.

Report Author: Natalie Glover
Background Documents: 1 letter of objection
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