

Agenda Item: 6.4

07/00749/P

06/03/2007

Coulsdon East

Application for full planning permission

Applicant:

Mr Helling

Cranfold Design

17a

The Studio

Fortune Drive Guildford

GU6 8DH

Location: 1 Westwood Road, Coulsdon, CR5 1AH

Description: Erection of dormer extensions in front and rear roof slopes

Drawing No(s): 1052/PO6, 7, 8 & 9

Recommendation: **Grant Permission**

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

1. No window shall be formed in the eastern elevation at or above first floor level other than as specified in the application, and those specified in the application shall be provided in obscure glass.

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:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD2, UD3 and UD8.

Supplementary Planning Document Note 2 on Residential Extensions and Alterations is also relevant to the application.

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

PLANNING CONTROL COMMITTEE

Lead Officer: Head of Planning Control

24th May 2007

07/00749/P: 1 Westwood Road, Coulsdon, CR5 1AH

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the erection of dormer extensions in the front and rear roof slopes.
- 1.2 This application appears on the agenda because it has been referred by a Council Member.

2. RECOMMENDATIONS

- 2.1 That 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 is located on the southern side of Westwood Road and on the corner with Fairdene Road. Westwood Road and Fairdene Road are both adopted highways.
 - 3.2 The site is occupied by a bungalow with an attached garage within a substantial plot. The property is finished in rendering with hipped tiled roof.

- 3.3 The main vehicular access is from Fairdene Road and pedestrian access is from Westwood Road. The frontage along Westwood Road and Fairdene Road has an established hedgerow.
- 3.4 The surrounding area is primarily residential in character consisting of two storey large detached houses. Land levels vary significantly rising steeply from north west to south east. All the properties surrounding the site are large two storey detached houses. The design of this property is unique to those elsewhere in Westwood Road. The houses in the locality are predominantly two storey and vary in design and character.

(b) Relevant Planning History

- 3.5 None relevant to this

(c) Proposal

- 3.6 An application for full planning permission has been received for the erection of dormer extensions in the front and rear roof slopes.
- 3.7 The proposed side dormers would have a maximum width of approximately 2m and maximum depth of approximately 11.3m. This would accommodate two bedrooms and a shower room in the roofspace. Three windows are proposed on the western elevation facing Fairdene Road. Of these the two dormers would serve the two proposed bedrooms and the velux window would provide light to the stairwell. The two windows proposed on the eastern elevation facing No 2 Westwood Road would be obscurely glazed such that the dormer window would serve a shower room and a velux would serve a bedroom.

4. PLANNING POLICIES

- 4.1 The policies of the Replacement Unitary Development Plan the Croydon Plan which are of relevance to this application are SP1, SP2, SP3, UD2, UD3 and UD8.
- 4.2 Supplementary Planning Document Note 2 on Residential Extensions and Alterations is also relevant to the application.

5. CONSULTATIONS

- 5.1 The occupiers of 8 adjoining and nearby properties have been notified. One letter of objection was received raising the following:
- The front elevation is a mix and match arrangement; and would appear

obtrusive and are out of character with the locality.

- No other front dormers/velux windows within the locality.
- Loss of privacy

5.2 Councillor Terry Lenton has referred the application on the following grounds:

- The box dormers in the front elevation would look unsightly
- With the proposed extension, the appearance of the property would be out of keeping with the character of surrounding properties
- The front elevation would affect the privacy of properties that would be overlooked

6. CONSIDERATIONS

6.1 The principal considerations relating to this application are;

The effect of the proposed development on:

- a The character of the area and the visual amenities of the street scene
- b The amenities and the privacy of the occupiers of the adjoining residential properties and future occupiers

6.2 Impact on the Streetscene and the Character of the Area
The proposed side dormers providing accommodation in the roofspace would be bulkier than the existing dwelling. However the proposed windows are well detailed and relate well to the windows of the existing dwelling. The proposed additions would be sufficiently modest in size to not detract from the original architectural design of the dwelling and would not cause material harm to the character of the area. The front elevation of the existing dwelling is set back from the street by 6m and would not be significantly visible from Westwood Road. The dormer on the western elevation facing Fairedene Road would only partially be visible from the street, but would not be unduly prominent from the streetscene. Therefore it is considered that the proposal would not have an adverse impact on the visual amenities of the streetscene.

6.3 Impact on Amenities of Adjoining Occupiers and Future Occupiers
It is considered that the proposed development would not have a significant adverse effect on the amenities of the adjoining occupiers. The development would be located a minimum of approximately 7m from the nearest detached house at 2 Westwood Road which is situated on higher ground to that of the application site thereby reducing any potentially adverse impacts on this property as a result of the proposal. The proposal would be a minimum of 26m from 82 and 84 Fairedene Road. Therefore

given the significant separation between the proposal and the adjoining occupiers together with the hedgerow and other vegetation providing adequate screening, the proposal would not result in loss of privacy or amenity to adjoining neighbours.

- 6.4 From the above it has been demonstrated that the development is acceptable and would not adversely affect the design and character of the dwelling and character and appearance of the streetscene. Nor would it have an adverse impact on the visual amenity/privacy of adjoining occupiers.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 There are no other environmental considerations over and above those stated above.

8. EQUALITIES CONSIDERATIONS

- 8.1 There are no equalities issues arising from this application

Case Officer: Priscilla Nhembe

Background Documents: 1 adjoining occupier letter including letter.
Referral from Councillor Terry Lenton

Contact Officer: Mr. P. Mills 020 8760 5419