

Agenda Item: 6.3

07/01031/P

14/03/2007

Ashburton

Application for full planning permission

Agent:

Mr Femi Oresanya
Oresanya Design & Architecture
2 Annandale Road
Croydon
Surrey
CR0 7HP

Applicant:

Mr & Mrs Oresanya
2 Annandale Road
Croydon
Surrey
CR0 7HP

Location: 2 Annandale Road, Croydon, CR0 7HP

Description: Erection of single storey side/rear extensions to include garage; erection of raised patio at the rear; erection of a single storey detached building in the rear garden

Drawing No(s): A100, A101, A200 (received 21/05/07), A201 (received 21/05/07), A300, A301 (received 21/05/07)

Recommendation: **Grant Permission**

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

1. 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)
2. No window or glazed door shall be provided in the eastern 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 Document No 2 on Residential Extensions and Alterations
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, 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 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: Ashburton
Lead Officer: Head of Planning Control.

PLANNING COMMITTEE
10th May 2007

Application Number: 07/01031/P
2 Annandale Road, Croydon, CR0 7HP

1. SUMMARY

1.1 Full planning application for:

- Erection of a single storey rear extension
- Erection of two single storey side extensions to include a garage
- Erection of a raised patio/decking at the rear
- Erection of a detached building in the rear garden

2. RECOMMENDATION

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

3. BACKGROUND

3.1 Site Description

- The site lies on the northern side of Annandale Road.
- The site is occupied by a two storey semi-detached property with additional accommodation in the roof space.
- The property is currently in use as a single family dwellinghouse.

3.2 Surrounding Area Uses/Form

- To the north, east, south and west of the site lie two storey semi detached and detached residential properties.

3.3 Designations

- There are no land use constraints on the site.

3.4 Relevant Planning History

- 06/05246/P – An application for a two storey side extension to include the provision of a garage; the erection of a raised patio and a detached building

at the rear of the garden for use as a shed was refused for the following reasons:

- 1) The development would detract from the appearance of the building and be detrimental to the amenities of the street scene by reason of dominance, siting and design and would thereby conflict with Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Document Note No 2 on Residential Extensions and Alterations.
 - 2) The development would be detrimental to the residential amenities of the occupiers of the adjoining property by reason of visual intrusion and loss of outlook and would thereby conflict with Policies UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
- The applicants have appealed to the Planning Inspectorate following this refusal. A decision is awaited.

3.4 Proposal

Full permission is sought for:

- Erection of a single storey rear extension, two single storey side extensions a raised terrace area and a single storey detached building in the rear garden.
- Single storey rear extension – maximum width 3.8m, maximum depth 2.9m, maximum height 4m.
- Front side extension – maximum width 4m, maximum depth 5.9m, maximum height 5.5m.
- Rear side extension – maximum width 4.3m, maximum depth 5.8m, maximum height 5.5m.
- Raised patio/terrace – maximum width 7m, maximum depth 3.9m, maximum height above ground level 0.9m.
- Detached building in rear garden – width 3.3m, depth 3.3m, maximum height 3.9m.
- Existing side extension and greenhouse will be demolished.

4. **PLANNING POLICIES**

- The relevant policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) are SP3, UD2, UD3 and UD8.
- Supplementary Planning Document Note No. 2 on Residential Extensions and Alterations is also relevant.

5. **CONSULTATIONS**

- 5.1 Seven adjacent/adjoining occupiers notified. Four replies have been received. Main grounds of objection:
- Overlooking
 - Loss of Privacy
 - Loss of light
 - Visual intrusion

- Out of character
- Noise and disturbance
- Loss of daylight and sunlight
- Dominant decking

5.2 Councillor Eddy Arram has referred the application to Planning Committee on the following grounds:

- Erection of raised patio overlooking properties in Harriett Gardens.
- Erection of single storey detached building out of character with the streetscene in both Annandale Road and Harriett Gardens.
- Development too big for the site.
- Noise nuisance and disturbance to neighbouring properties.

6. CONSIDERATIONS

Character of the Building and the Visual Amenity of the Streetscene

- 6.1 Policy SP3 of the CRUDP states that the “Council will require a high standard of design in all development, ensuring that it complements nearby buildings and activities, and that it protects and enhances the borough’s environment”.
- 6.2 Supplementary Planning Document Note 2 on Residential Extensions and Alterations states that single storey side extensions should normally be set back by at least 215mm from the main front wall of the dwelling house to help retain the visual character of the original dwelling and also to assist in detailing the junction between old and new. It is clear from the plans that the proposed extensions would be in line with the guidance set out in the SPD as the front single storey side extension would be set back 1.2m from the main front wall, in line with the existing garage on site.
- 6.3 The proposed side extensions and the rear extension are modest in size and acceptable in design. It is therefore considered that these extensions would not have a detrimental effect on the character of the existing dwelling house or the visual amenity of the streetscene.
- 6.4 Furthermore it is not considered that the creation of a raised patio area or the erection of a shed would be harmful to the character of the original dwelling house or the appearance of the streetscene.

The Amenities of the Adjoining Occupiers

- 6.5 It is not considered that the proposed two, single storey side extensions would be detrimental to the residential amenities of the adjoining occupiers at 12 and 14 Cheyne Walk due to the separation distances and the acceptable design and appearance.
- 6.6 Supplementary Planning Document Note 2 on Residential Extensions and Alterations states that the maximum acceptable projection for an extension beyond the rear of a neighbouring building is generally 3m. The proposed rear extension projects 2.9m from the rear of 4 Annandale Road which is considered to be acceptable and thereby would have no significant detrimental effect on the amenities of the adjoining occupiers. Furthermore, due to the siting of the proposed rear extension adjacent to the existing two storey rear

projection, the extension would not be visible to the neighbouring properties at 12 and 14 Cheyne Walk. Therefore there would be no harm to the amenities of these adjoining occupiers.

- 6.7 The proposed raised patio area would project 3.9m from the rear of the existing rear projection. Although local residents have raised concerns relating to loss of privacy and overlooking resulting from the raised terrace area, it would only be raised 0.9m at its highest point from the existing ground level and 1.5m high solid screening has been proposed on the east and west sides of the terrace (2.5m above ground level on the east side and 2.2m above ground level on the west side). There is a gap of 3.3m between the side of the terrace and the boundary with 4 Annandale Road. Therefore it is not considered that the proposed raised terrace would have a detrimental effect on the amenities of the adjoining occupiers.
- 6.8 The proposed detached building in the rear garden would be less than 4m in height and would thereby be permitted development under Schedule 2 Part 1 Class E of the Town and County Planning (General Permitted Development) Order 1995.

Car Parking

- 6.9 Although the existing garage would be demolished to accommodate the proposed side extensions, the plans show that the proposals would incorporate a new garage which is acceptable.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposed side extensions have been designed to appear subordinate to the existing dwelling and would not be out of character in the streetscene.

8. EQUALITIES CONSIDERATIONS

- 8.1 There are no equalities considerations relevant to this application

Case Officer: Louise Garrod

Background Documents: Four letters of objection
Referral from Councillor Eddie Arram

Contact Officer: Mr. P. Mills 020 8760 5419