

Agenda Item: 6.6

08/02177/P 17/06/2008 Coulsdon West

Application for full planning permission

Agent:
The Harvest Partnership
Apex House
41 Tamworth Road
Croydon Surrey
CR0 1XU

Applicant:
Mr & Mrs Longworth
12A Woodcote Park Avenue
Purley
Surrey
CR8 3NJ

Location: 12A Woodcote Park Avenue, Purley, CR8

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

Drawing No(s): Location Plan (amended 7/8/08), WPA/01, WPA/02, WPA/05E,
Tree Protection Plan (Received 17/7/08).

Recommendation: Grant Permission

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

1. Fencing for the protection of the preserved trees on this site shall be erected in accordance with the Tree Protection Plan (received 17/7/08) before any materials, equipment or machinery are brought onto the site for the purposes of development, including demolition. The fencing shall be retained in position until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels within be altered, nor shall any excavation within be made without the prior written consent of the Local Planning Authority.

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. No cement, diesel, oil or tar, bitumen or other similar material shall be stored within 10 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. No window shall be provided in the northern 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

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar area and no alterations at first floor level shall be carried out to create access to it
Reason: To protect the amenities of adjacent occupiers
5. The development shall be used in connection with the premises as a single family dwelling house.
Reason: To protect the amenities of adjoining occupiers
6. 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)
7. 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 SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, SP8, NC4, SP14 and T11
2. Supplementary Planning Document Number 2 on Residential Extensions and Alterations

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
 - (g) the relationship of the development to trees to be retained
- and having regard to all other matters raised.

Ward: Coulsdon West
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
4th September 2008

08/02177/P: 12A WOODCOTE PARK AVENUE, PURLEY, CR8 3NJ.

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the erection of a single/two storey front/side/rear extension.
- 1.2 The application appears on this agenda due to the South Woodcote Residents' Association objection detailed in paragraph 5.2 of this report.

2. RECOMMENDATIONS

- 2.1 Grant planning permission 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 western side of Woodcote Park Avenue between Barrington Road and Verulam Avenue in Purley and is currently occupied by a large two storey detached dwelling set in a generous plot.
- 3.2 The area is characterised by detached dwellings set in spacious plots. There are a variety of architectural styles along Woodcote Park Avenue. The subject dwelling has a gable end roof and a double garage. There is an extensive garden, with substantial natural screening on all boundaries.
- 3.3 There are no direct policy constraints on the site as identified in the Croydon Plan. However, the site is covered by TPO 12, 1979 and lies near to the boundary with London Borough of Sutton.

Relevant Planning History

- 3.4 07/02928/P - planning permission refused for the alterations and erection of single/two storey front/side/rear extensions and increase in height of roof to provide a mansard roof extension, on the following grounds:
- 1) The proposal would result in an overdevelopment of the site out of keeping with the character of the area and the existing dwelling, detrimental to the appearance of the street scene and would thereby conflict with Policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Document Number 2 on Residential Extensions and Alterations
 - 2) The development would be detrimental to the amenities of the occupiers of adjoining property by reason of loss of privacy and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 - 3) The trees on this site are subject to TPO 12, 1979. The proposed development would threaten the retention or require the removal of four preserved trees. The potential loss of these trees would be detrimental to the character of the area and the proposal is, therefore, contrary to Policies UD2, UD14, SP8 and NC4 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
- 3.5 08/00206/P - planning permission refused for the alterations and the erection of single/two storey front/side/rear extensions, on the following grounds:
- 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 No 2 on Residential Extensions and Alterations
 - 2) The trees on this site are subject to TPO 12, 1979. The proposed development would threaten the retention of four preserved trees. The potential loss of these trees would be detrimental to the character of the area and the proposal is, therefore, contrary to Policies UD2, UD14, SP8 and NC4 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
- (c) Proposal
- 3.6 This proposal is for the erection of a single/two storey front/side/rear extension. The single storey rear element would extend 3.5m from the rear building line and spread across the full rear elevation. The existing garage would be demolished and replaced with a two storey side extension. This would be the same width as the demolished garage and project to the same front building line at ground floor. There would be a 1.5m set back

from the main front wall at first floor and it would extend to the rear by 1.5m. There would also be a single storey side extension to provide a utility room, measuring 2m in width by 5.5m.

- 3.7 The scheme has been amended from the previously refused scheme in that a 1.5m set back has now been provided at first floor (with a 1.5m rear projection) and comprehensive tree details provided with the application.
- 3.8 Through the course of the application amended plans have been provided to accurately show the site boundary and distance to neighbouring boundaries. The elevation has been made accurate and the windows in the flank of the utility room removed. Further tree details have also been provided.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Croydon Replacement Unitary Development Plan (referred to as the Croydon Plan) which would impact upon the proposal would be SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, SP8, NC4, SP14 and T11.
- 4.2 Supplementary Planning Document Number 2 on Residential Extensions and Alterations is also of relevance to this application.

5. CONSULTATIONS

- 5.1 The occupiers of nineteen adjoining and nearby properties have been notified of the application. Two adjoining occupier representations were submitted, detailing the following issues:
- Out of character with surrounding area
 - Concerns over potential use as nursing home
 - Unusual not to have at least one garage
 - Internal space that could relatively easily be converted into individual bedrooms
 - Discrepancies over red line boundary
 - Issues with distance to boundary
 - Inaccurate drawings
 - Flat roof could potentially be used as balcony
 - Roof form out of character
 - Should be hipped and not gable
 - Hedge in adjoining property may be removed
 - Potential overlooking and loss of light
 - Overbearing

It should be noted that one of the representations stated that they have no concerns if the house is to remain in single occupation and not be used as a nursing home.

5.2 The South Woodcote Residents' Association have objected to the proposal on the following grounds:

- Not a conventional family residence type of development
- Should any future application for change of use be submitted, it would be strenuously opposed

5.3 Due to the proximity to the borough boundary, the London Borough of Sutton were consulted and had no objection to the application.

6. CONSIDERATIONS

6.1 The principal considerations relating to this application are the effect of the proposed development on:

a) The amenities and the privacy of the occupiers of the adjoining residential properties and future occupiers

b) The character of the area and the visual amenities of the street scene

c) The parking arrangements

d) Trees

6.2 Policies SP1, SP2 and SP3, UD2, UD3 and UD8 of The Croydon Plan seek a high standard of design which complements nearby buildings, maintains the quality of the environment and respects the visual character of the area in terms of elements including scale, materials and detailing and ensuring the residential amenity is protected. Policy UD6 relates to safety and security, UD7 to inclusive design, UD8 to protecting residential amenity, UD13 to parking design and layout and UD14 to landscaping. SP4 and UC11 relate to archaeological priority zones, which the site is near to but not within. Policies SP8 and NC4 seek to retain, among other things, protected trees and those of value and SP14 and T11 relate to highway safety.

Impact on Amenities of Adjoining Occupiers

6.3 It is worthy of note that there were no issues in relation to the amenities of adjoining occupiers in the previously refused scheme. There is a distance in excess of 20m to the adjoining occupier at number 12 Woodcote Park

Avenue and 15m to number 14. The property is a large detached house set in relatively spacious grounds with good separation from adjoining occupiers on both sides. The side extension would be to the north of the building and would not incorporate any windows in the flank elevation. It is considered that the scheme would not unduly affect the adjoining occupiers in terms of loss of light, loss of outlook, loss of privacy or visual intrusion.

- 6.4 It is also important to note that planning permission has been granted for the rear section of the garden at 12A Woodcote Park Avenue and at the adjoining property of number 12 (with the access road running between the subject property and number 12). From viewing the approved plans, these proposed houses are set well away from the proposed boundary with the existing property at 12A Woodcote Park Avenue. It is therefore concluded that there would be no significant harm involved as a result of this proposal.
- 6.5 It is therefore considered that the proposal meets the requirements of Policy UD8, which states that the Council should have regard to ***“Privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected from undue visual intrusion and loss of privacy”***.

Impact on the Character of the Area and Streetscene

- 6.6 There are a variety in styles and sizes of property in the vicinity. A number of extensions have been permitted on nearby properties and therefore the proposal is not considered to be significantly out of character with the building or surrounding area.
- 6.7 The proposal meets the requirements of Supplementary Planning Document Number 2 on Residential Extensions and Alterations. The single storey rear element would be 3.5m in depth, which is acceptable for a well separated detached dwelling. The flat roof should not be used as a balcony and accordingly a suitable condition should be attached. There would be a 1.5m set back at first floor and a drop in ridge height, helping the extension to appear as a subordinate feature. The 1.5m first floor rear extension would cause no demonstrable harm to adjoining occupiers and is therefore deemed acceptable. The single storey utility room would be set well back from the main front wall with no windows in the side walls. Therefore the proposal is considered as an acceptable element of the road and not to have a detrimental impact on the street scene.

Highway Issues

- 6.8 The proposal would result in the loss of the garage. There would still be plenty of space for parking on the extensive driveway at the front of the site. It is therefore considered that there is sufficient provision of parking.

The majority of houses in close proximity to the site have driveways and there is parking available on the highway, where there are no restrictions. It is considered that there is no detrimental effect on the issues of parking or traffic flow.

Trees

- 6.9 There are 5 protected trees on site, T1 (Beech), T2 and T3 (both Cypress), T8 (Horse Chestnut) and T9 (Sycamore). The extensions do not require the removal of any of the protected trees. The proposal and the construction required would be sufficiently far enough away so as not to cause a direct impact upon those designated trees. Through ongoing negotiation between the Agent and the Councils Tree Officer, the Tree Report and drawings produced by The Harvest Partnership have been modified to ensure adequate protection of these trees during construction. This would be in line with the recommendations made in the British Standard and satisfies the Tree Officer that there should be no arboricultural objection to what is being proposed.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 As detailed in section 6.9 above, the protected trees have been adequately addressed and would not be affected by the proposed development.

8. EQUALITIES CONSIDERATIONS

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

Case Officer: Ross Gentry

Background Documents: South Woodcote Residents' Association Objection
2 letters of representation

Contact Officer: Mr. P. Mills 020 8760 5419