

**Agenda Item: 6.3**

09/00785/P

01/04/2009

Heathfield

Application for full planning permission

Agent:  
Mr Mike Stewart  
4 The Spinney  
Warren Road  
Purley Surrey  
CR8 1AB

Applicant:  
Mr Jason Perry  
Terriers  
5 Featherbed Lane  
Croydon Surrey  
CR0 9AE

Location: 5 Featherbed Lane, Croydon, CR0 9AE

Description: Retention of porch

Drawing No(s): Floor and Elevation Plans received on 23/04/2009

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)

In granting permission the local planning authority had regard to the following policies:-

The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD2, UD3 and UD8 Supplementary Planning Document 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

and having regard to all other matters raised.

---

**09/00785/P**  
**5 Featherbed Lane, Croydon, CR0 9AE**

---

**1. SUMMARY**

- 1.1 This report concerns an application for full planning permission for the erection of a porch to the front of the property.
- 1.2 The application is reported to the Planning Committee in accordance with the protocol regarding Member applications as the applicant is Councillor Jason Perry.

**2. RECOMMENDATION**

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

**3. BACKGROUND**

**(a) Site Description**

- 3.1 The application site lies on the eastern side of Featherbed Lane at the point where an access/slip road serves the residential properties fronting it. The access road is separated from Featherbed Lane by a grass verge. The site is fairly level in appearance with a slight decline to the northern side of the site.
- 3.2 The site is occupied by a detached property made up of two storeys which is set back 9 metres from the frontage of the site. This property has had a garage extension to the northern side of the property and the access path to the southern side is enclosed by a wall.
- 3.3 The surrounding area is predominantly residential in character although the Forestdale Centre (shopping parade) lies opposite the site. The residential character is primarily made up of two storey semi detached and detached properties.

**(b) Relevant Planning History**

- 3.4 03/03943/P – In June 2004 an application was submitted but later withdrawn for the demolition of garage/store and erection of single/two storey side/rear extension and front porch.

(c) **Proposal**

3.5 Full planning permission is sought for the erection of a porch to the front of the dwellinghouse. The construction of the porch has started, although it has not yet been completed. Whilst the structure was originally intended to be permitted development, it has been built larger than intended. This has now been rectified by way of this retrospective planning application.

3.6 The floor area of the porch is approximately 4.94 square metres and the height of the porch is 3.6 metres to the top of the ridge. Planning Permission is required because the size of the porch is slightly over the normal permitted development allowances.

3.7 The porch measures 3.6 metres high by 2.6 metres wide by 2 metres to 1.5 metres deep. The porch is located in close proximity to the adjoining bay window and sited 3.3m to the northern flank elevation and 3.1m to the southern flank elevation of the dwellinghouse. The porch is constructed out of part brick and breeze blocks with concrete tiles for the roof. The windows and doors are located in the western and southern elevations of the porch. Whilst the porch has not yet been completed the applicant has stated that the breeze blocks will be rendered.

**4. PLANNING POLICIES**

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

4.2 Supplementary Planning Document 2 on Residential Extensions and Alterations (SPD2) is also relevant to this application.

**5. CONSULTATIONS**

5.1 At the time of writing this report no letters of representations have been received.

**6. CONSIDERATIONS**

6.1 The principal issues are:

- (a) the appearance of the development in the street scene and the character of the area, and,
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties

The design and appearance of the development from the street scene and the affect of the development upon the character of the surrounding area.

6.2 SPD2 states,

"If a porch is to be added to a dwelling, full account should be taken of the style of the building..."

6.3 It is considered that the porch does respect the character of the existing dwelling. Its form is appropriate and a hipped roof has been provided above the porch replicating the style of the existing dwellinghouse. The porch is not considered to appear overly dominant as the detached property has a large frontage with sufficient separation to both side boundaries.

6.4 There is a larger porch at 29 Featherbed Lane that is considered to be appropriate and which respects the character of the house and the streetscene. The porch on the application property is of a similar form, although smaller, and similarly is not considered to adversely affect the character of the house or the street scene.

The amenities of the adjoining occupiers.

6.5 The porch is centrally located to the front of the dwellinghouse being more than 4 metres from the south eastern boundary and more than 7 metres to the north western boundary. The size and location of the porch is thus not considered to affect the amenities of the adjoining occupiers by reason of loss of privacy, light or visual intrusion.

**7. ENVIRONMENTAL CONSIDERATIONS**

7.1 There are no environmental considerations relevant to this application.

**8. EQUALITIES CONSIDERATIONS**

8.1 There are no equalities considerations relevant to this application

---

Background Documents: None

Case Officer: Georgina Betts

Contact Officer: Mr. P Mills Tel: (020) 8760 5419