

1 APPLICATION DETAILS

Ref: 20/03566/HSE
Location: 1 Coulsdon Road, Coulsdon, CR5 2LG
Ward: Old Coulsdon
Description: Proposed partial demolition of existing detached Garage; and extension and conversion of the existing detached garage to create a new annex associated with the existing dwelling house.
Drawing Nos: 701.03 (Existing Site Plan), 701.03 (Existing Floor Plans and Elevations), 701.10 Rev.D (Proposed Site Plan), 701.11 Rev.E (Proposed Floor Plans), 701.12 Rev.E (Proposed Floor Plans), 701.13 Rev.D (Existing and Proposed Street Scene Elevation).
Applicant: Ms Laura Casselle
Case Officer: Joe Sales

- 1.1 This application is being reported to committee because the local residents association, who are registered with the Council, have objected to the proposed development and have referred the application to planning committee.
- 1.2 It should be noted that amendments were submitted to the council and accepted. These amendments resulted in a reduction to the overall height, scale and massing of the proposed outbuilding annexe. The changes also resulted in a 2 bedroom annexe rather than a 3 bedroom, as originally proposed.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1. In accordance with the approved plans
- 2. All works and making good to be carried out in accordance with the specified materials as set out within the approved plans and materials to match the existing.
- 3. All works to be carried out in accordance with the tree protection plan measures.

4. Use to be ancillary to main house: The building hereby approved shall be used only in conjunction with the property known as 1 Coulsdon Road and not used, let out, sold or otherwise disposed of as a separate unit
5. Water butt to be installed on completion of the development.

Informatives

- 1) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Proposed partial demolition of existing detached Garage; and extension and conversion of the existing detached garage to create a new annex associated with the existing dwelling house.

Site and Surroundings

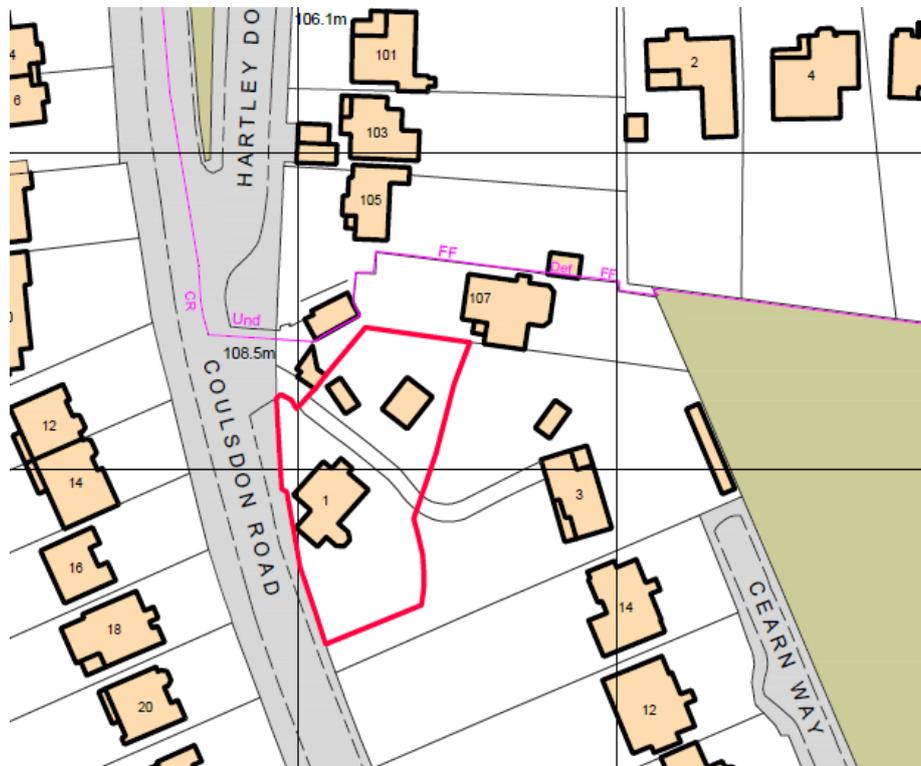


Figure 1-Location Plan

- 3.2 The application site lies on the eastern side of Coulsdon Road and comprises a single storey dwelling with an existing detached garage. The existing dwelling is traditional in character and provides a positive contribution to the visual amenity of the existing street scene. The existing road which serves the dwelling also heads to the west and serves an additional dwelling, number 3 Coulsdon Road. The surrounding area is residential in character and comprises a range of single and two storey semi-detached and detached dwellings.
- 3.3 There are no local plan designations associated with the site and the site is also at very low risk of surface water flooding. A tree preservation area order is present on site (ref. 6, 1985).

Planning History

- 3.4 The following planning histories are relevant to the application site.

91/02267/P - Planning permission was refused on the 27th November 1991 for the erection of two storey/first floor rear extension to include balcony area at first floor level.

91/02844/P - Planning permission was refused on the 19th February 1992 for the erection of two storey/first floor rear extensions

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed annexe will replace the existing garage which, whilst still in use, is in a state of dilapidation improving the visual amenity of the street scene and the character of the area.
- The annexe will provide additional family accommodation for the occupiers of the dwelling.

5.0 CONSULTATION RESPONSE

- 5.1 The application has been publicised by way of notification letters. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

Total Consulted: 11 No. of individual responses: 3 Objecting: 3 Supporting: 0

- 5.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Objections:

- Not in keeping with the area

- Obtrusive by design
- Over Development
- Traffic or Highways

5.3 The Hartley and District Residents Association objected to the proposals based on the following concerns:

- Bulk and massing excessive.
- Out of character.
- Annexe will not remain ancillary to the host dwelling.
- Cumulative impact with other developments in the area.

5.4 Due to the number of concerns which the resident association had with the proposed development, as mentioned previously, the application was referred to planning committee for consideration by the members of the residents association.

5.5 Local Ward Councillor Margaret Bird did not raise any objection to the proposal for the erection of the proposed annexe in place of the existing garage, however concerns were raised with regards to the appearance of the building and the impact that this would have on the character of the existing area.

6.0 RELEVANT PLANNING POLICIES AND GUIDANCE

6.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2021. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;

6.3 The main policy considerations raised by the application that the Committee are required to consider are:

London Plan (2021)

6.4 The policies of most relevance to this application are as follows:

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- D6 Housing quality and standards
- HC1 Heritage conservation and growth
- G7 Trees and woodlands

6.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM16 – Promoting healthy communities

6.6 There is relevant Supplementary Planning Guidance as follows:

- Croydon Suburban Design Guide Supplementary Planning Document April 2019

7.0 MATERIAL PLANNING CONSIDERATIONS

7.1 The principal issues relate to:

- a) The acceptability of the development in principle.
- b) The impact on the character and appearance of the site and surrounding area.
- c) The impact on the residential amenity of adjoining occupiers.
- d) Quality of accommodation.
- e) Impact to the protected tree.

a) The acceptability of the development in principle

7.2 Small residential units with all the facilities needed for independent living (e.g. a living room, bathroom, kitchen and bedroom) should not normally be detached from the host dwelling where they result in a unit which is used separately from the main house.

7.3 The proposal seeks to partially demolish the existing garage which comprises the existing built form on site. The proposed annexe is proposed within the

location of the existing garage due to the limitations of the site which result in a restrictive impact to the impact on the size of any future extensions which are able to be made to the existing dwelling. It is therefore considered that the garage is a suitable location for the annexe given that the existing building is ancillary to the host dwelling.

- 7.4 A suitable condition will be used to ensure that the proposed building is only used as a single family unit for purposes ancillary to the use of the dwelling house. Given the recommendation of such a condition, it is not considered that refusal on this basis alone could be substantiated, subject to the detailed considerations below.

b) The impact on the character and appearance of the site and surrounding area

- 7.5 The proposed built form of the garage would not be dissimilar to the existing garage in terms of its width and height. The annexe would respect the ridge height of the host dwelling and retains the gable frontage as the existing.



Figure 2: Existing and Proposed Street Scene

- 7.6 In terms of the proposed layout, the annexe will be longer than the existing garage, however, the overall size of the outbuilding is not considered to be

unreasonable and respects the character of the area, the existing dwelling and the visual amenity of the street scene.

- 7.7 The structure would not be overly prominent in the street scene, and would have a suitable appearance being constructed with materials that are traditional in nature and sympathetic to the existing dwelling house. Dormer windows are located on either side of the roof which are not considered to be an inappropriate addition to the annexe, given that a dormer window exists within the roof of the existing garage. On this basis, it is considered that the appearance of the proposed building would be satisfactory in accordance with policy DM10 of the Croydon Local Plan 2018.

c) The impact on the residential amenity of adjoining occupiers

- 7.8 The proposed building would not have a substantial existing impact on the light or outlook of adjoining occupiers beyond that of the existing boundaries. Privacy of neighbours would also be unharmed.
- 7.9 The annexe would result in a building which is closer to the boundary which is shared with number 107 Hartley Down. Whilst the building would move closer to the boundary, given the scale of the annexe and the orientation of the building and proposed dormer windows, it is not considered that the proposed development would result in significant harm to the outlook, amenity or privacy of the neighbouring dwelling.
- 7.10 With regards to the relationship with number 3 Coulsdon Road, the annexe would be over 25m away in distance, and the dormer which is orientated towards this neighbouring property, would face onto the front elevation of the neighbouring dwelling. It is therefore considered that the annexe would result in minimal harm to the outlook, privacy and amenity of this adjoining occupier.
- 7.11 It is not considered that the 'granny annex' would generate a level of noise and general disturbance which would be substantially above that of the existing dwelling.
- 7.12 On this basis, it is considered that the residential amenity of adjoining occupiers would be unharmed and Policy DM10.6 of the Croydon Local Plan 2018 would be respected.

d) Quality of accommodation

- 7.13 The proposed annexe provides a suitable quality of accommodation for the occupier with windows which allow sufficient light into the annexe. Furthermore the open plan living/kitchenette area with separate bedroom and bathroom facilities allow for semi-independent living. As this is not a self-contained unit, the Nationally Described Space Standards, and other guidance, do not apply.

e) Impact to the protected tree

- 7.14 A Tree Preservation Order is in place on site (ref. 6, 1985). Officers have reviewed the proposals and the Arboricultural Assessment, which has been submitted as part of the planning application. No objections were raised from the council's tree officer in relation to the proposed development and a condition will be placed on the decision notice to ensure that the proposed tree protection measures are implemented during the construction of the development.
- 7.15 The proposals therefore complies with Policy DM28 of the Croydon Local Plan and can be supported.

8.0 CONCLUSIONS

- 8.1 The principle of the use of the proposed outbuilding as a granny annexe is considered acceptable within this area, subject to the recommended conditions.
- 8.2 The erection of the outbuilding and its appearance is considered to respect the character of the surrounding area. The proposed development does not give rise to any significant adverse impacts on neighbouring occupiers.
- 8.3 All other relevant policies and considerations, including equalities, have been taken into account.

9.0 OTHER MATTERS

- 9.1 The applicant has submitted a fire statement ensuring that the development proposals would comply with Part A of London Plan Policy D12.
- 9.2 All other planning considerations including equalities have been taken into account.