

SECTION '2' – Applications meriting special consideration

Application No : 14/01099/FULL1

Ward:
Crystal Palace

Address : 5 Tudor Road Anerley London SE19
2UH

OS Grid Ref: E: 533641 N: 170349

Applicant : Ms Karen Jones

Objections : YES

Description of Development:

2 storey side extension with continuation of coach house/front of house parapet level around side and rear, side porch, replacement windows to coach house, relocation of external staircase and new external staircase and internal alterations.

Key designations:

Conservation Area: Belvedere Road

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Capital Ring

London City Airport Safeguarding

Open Space Deficiency

Proposal

- Extension of coach house to the rear at both levels
- conversion of ground floor flat from a one bedroom to a two bedroom flat
- front parapet level will be taken around the side and rear.
- middle flat internal layout will be reconfigured improving internal circulation and useable functional space
- new coach house flat entrance to the ground floor flat will be behind the secure side gate to improve security with period style porch added to this entrance
- existing first floor three bedroom layout will be reconfigured to optimise the increased first floor plan plate
- existing slate tiled roof will be extended with roof pitch to match existing with lead flashing perimeter detailing
- introduction of a corridor into the coach house first floor that leads out to the providing a lobby space between the first floor kitchen / dining rooms and the coach house bedrooms
- relocation of current external cast iron staircase from the rear of the coach house to the rear of the shed roof leading down into the rear garden

- introduction of a new cast iron Victorian type stair set before the shed roof leading down into the rear courtyard between the garage and the coach house
- reconfigured car park layout would also allow emergency
- replace all UPVC windows and single glazing units in the coach house with wooden fronted high thermal efficiency double glazed sash windows, with a vertical bar down the middle
- remove the unused soil pipes at the front of the house
- replace the tarmac with gravel at the front of the property
- within the front court introduce a low level wall to define the car parking zones.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

APCA have commented that there is no objection to the extension of the main building. However, there is an objection to the extension of the cycle shed, terrace above and related external stairways which are harmful to the character and appearance of the area.

From a heritage point of view, the front elevation would be significantly improved. However, the substantial rear additions could cause residential amenity issues and alter the character of the garden areas to the rear of the properties along this side of Tudor Road.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
 BE11 Conservation Areas
 H8 Residential Extensions

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Belvedere Road Conservation Area of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed alterations to the front of property will improve its appearance and thereby enhance the character and appearance of the Belvedere Road Conservation Area. The proposed development to the rear of the property will not be unduly visible from the public realm and is not considered to result in harm to the character and appearance of the Belvedere Road Conservation Area.

There is a significant separation between the application property and No. 3 Tudor Road and screening is provided by the existing garages and studio. It is considered that there will be no undue harm in terms of any visual impact or loss of light at this property. It is also considered that there will be no undue harm in terms of visual impact to the occupants of No. 7 Tudor Road as a result of the proposals. The external walkway over the cycle shed will afford opportunities for overlooking of the rear gardens of Nos. 3 and 7 Tudor Road and it is considered that this can be mitigated through a condition requiring details of a privacy screen. Subject to this measure it is considered that the proposals will not result in any undue harm to the residential amenities of the occupants of nearby dwellings.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of the Belvedere Road Conservation Area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 Details of the means of privacy screening for the external walkway leading over the cycle shed shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.

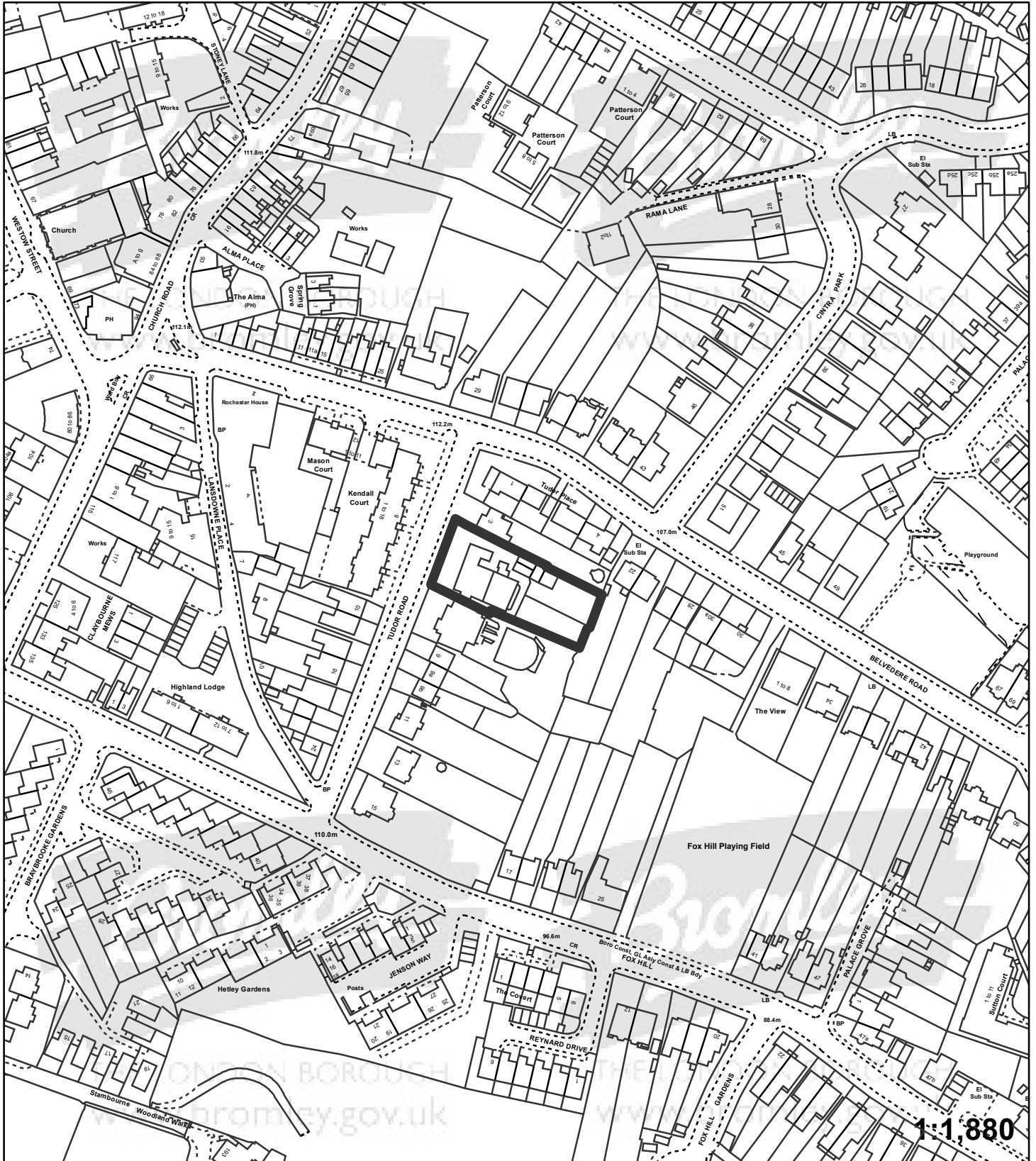
Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 4 ACK01 Compliance with submitted plan
 ACK05R K05 reason

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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