

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 15/05284/FULL1

Ward:
Penge And Cator

Address : 41 Croydon Road Penge London SE20
7TJ

OS Grid Ref: E: 535484 N: 169953

Applicant : Mr & Mrs Tom & Sharon Fisher

Objections : NO

Description of Development:

Second floor side extension, roof and rear dormer extensions and conversion of attic to self-contained studio flat

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The host dwelling is a substantial Victorian mid-terrace dwelling. Along the south eastern side of Croydon Road, the dwellings have the appearance of detached dwellings with set back and subservient side elements which terrace the row of houses.

The host property is a single family dwellinghouse. A number of neighbouring dwellings have been converted to flats. Nos. 37 and 39 comprises 4 flats in total and No. 43 at the end of the terrace has also been converted into flats.

It is proposed to extend the roofspace of the host property by constructing a second floor extension to the side adjacent to No. 39 at the point where the terraced dwellings are linked, with the ornamental front brick wall raised in height. The second floor extension would be set beneath a hipped roof.

At the rear a dormer extension is proposed to be installed in the existing rear roof slope. The dormer would incorporate a Juliet balcony screen and would be set lower than the existing ridge line and back from the eaves. 3 roof lights are proposed in the extended and original rear roofslopes.

2 front roof lights are proposed, in addition to a front window at second floor level which would light the internal stairwell.

Internally, the proposal would use existing storage/utility space on the ground floor to provide a small hallway and stairway. The existing second front door would be retained for use by the flat, and an internal door would lead to the retained utility area of the host dwelling, which itself lead into the kitchen and out to the rear garden.

Part of the first floor bathroom would be used to continue the stairway and there would be no access from the flat to the host dwelling on first or second floors. The attic accommodation would comprise a bathroom and kitchen area lit by the proposed velux windows and a combined living and bedroom area lit by the dormer and roof lights.

The applicant has confirmed that the Council's description is correct, and that the proposal relates to the conversion of the attic to a self-contained flat. It has also been confirmed by the agent that there would be no encroachment of the development over the boundary.

Consultations

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

From a technical environmental health perspective, no concerns are raised provided it meets or exceeds full Building Regulation standards for sound insulation between units, means of escape and fire separation between units and increased thermal efficiency for the whole development.

The site is located in an area with high PTAL level of 5, is well-served by local shops and the size of the unit is likely to be attractive to non-car owners. There are therefore no technical highways objections to the proposal.

Planning Considerations

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

- BE1 Design of New Development
- H7 Housing Density and Design
- H8 Residential Extensions
- H9 Side Space
- H11 Residential Conversions

Planning History

Under reference 15/01770 planning permission was granted for a single storey side/rear extension with steps and decking at the rear.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties. In addition, taking into account the self-containment of the proposed studio flat, the extent to which it would provide accommodation of a satisfactory standard of amenity for future occupiers is a material consideration.

There is an appreciable rhythm to the form of development on this side of the street, with a regular spacing between principal front elevations of the dwellings and the link elements which have a subservience in position and scale. It is necessary to carefully consider whether the proposal would undermine this rhythm, resulting in a discordant development in the context of the distinctive character of the area.

On balance, the built form of the proposed extension is considered acceptable in that the extensions to the second floor and roof are reasonably modest in their scale. The extension would be appreciable from the street, but would be set back from the main front elevation and would be subservient to the principal elevation. The roof above the extension would be sympathetic to the design of the main roof, and would have a lower ridge than the original roof, as a consequence of which the visual impact of the proposal would be acceptable in the context of the site and surroundings. The frontage dwellings are already terraced, and are set on different levels. As a result, the additional front facing window would not appear jarring in the context of the host dwelling and the pattern of fenestration in the adjoining terraced dwelling.

The proposal is considered to comply with Policy H9 in that it would not result in the adverse impacts that Policy H9 seeks to prevent - a cramped appearance and unrelated terracing. The property is an existing terrace, and on balance the set-back position of the extension relative to the main imposing front elevation and to the adjoining dwelling would not result in the extension appearing unduly cramped.

With regards to the impact of the proposal on the residential amenities of the neighbouring properties, the extensions would sit comfortably within the existing built form of the dwelling. With the exception of the velux roof lights and the rear dormer windows, no additional rear facing windows are proposed in proximity to the adjoining dwellings, and the boundaries at the rear are reasonably well screened. It is not considered that the proposal would result in significant impact on the privacy and amenities of neighbouring dwellings.

The internal staircase would be set within the footprint of the existing dwelling, and the accommodation provided within the extended roof space is modest in scale and would not result in significant additional noise and disturbance to neighbouring properties. Comments received from a technical environmental health perspective refer to the requirements under the Building Regulations for sound insulation as well as means of escape and fire separation.

In respect of the provision of a flat in addition to the host single family dwellinghouse, it is considered that the conversion of neighbouring properties into flats sets a precedent for similar development, and that the proposal would result in the retention of a family dwelling house in addition to the proposed second floor flat.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the siting, size and design of the proposed extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

REASON: Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

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.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

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

You are further informed that :

- 1 You should seek the advice of the Building Control Section at the Civic Centre regarding the need for Building Regulations approval for the works on 020 8313 4313, or e-mail: buildingcontrol@bromley.gov.uk**