

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 16/00245/FULL1

**Ward:**  
**Clock House**

**Address :** 161 Croydon Road Penge London SE20  
7TY

**OS Grid Ref:** E: 534744 N: 169237

**Applicant :** Ms Margaret Lakidi

**Objections :** YES

### **Description of Development:**

Erection of new rear extension and annex to provide enhanced and increased accommodation to existing care home together with cabin

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 51

### **Proposal**

Planning permission is sought for an annex in the rear garden of No.161 Croydon Rd to provide additional habitable accommodation and individual shower rooms for patients of the care home and a laundry and therapy centre. The annex measures 3m in height x 3.4m in depth x 23.7m in width. The annex will be timber clad with a curved roof and canopy to the covered path.

Planning permission is also sought for an enlarged single storey rear extension to the main dwellinghouse measuring 2.9m in depth x 4.4m in width x 3m in height with a flat roof. An existing cabin is also to be relocated from one end of the garden to the other.

The main dwelling house is a home for the rehabilitation of people who have had traumatic or acquired brain injury. The existing dwelling house has both accommodation on both the ground and first floors. Planning permission was granted in 2014 under planning application reference: 13/03583/FULL2 for a change of use from C3 (residential dwelling house) to C2 (residential care home).

The application is accompanied by a Design & Access statement. An amended plan was received on 25 February 2016 increasing the floor area of the bedrooms.

### **Location**

The application site is a three storey semi-detached property located on the southern side of Croydon Road, Penge. The front of the property has off-road parking for three cars. The surrounding area is predominantly residential in nature.

## **Consultations**

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

## **Consultee comments**

Highways - no objection

Drainage - It is not acceptable for the new extension (67m<sup>2</sup>) to discharge surface water run-off to public sewer without attenuation.

Thames Water - no objections

Environmental Health (Housing) - In a Category A 'House of Multiple Occupation (HMO) where a bedroom (bedsit) has private kitchen facilities within a room the minimum floor area of the room (to be suitable for 1 person) is 13sqm.

Environmental Health (Pollution) - no objection subject to informative.

Planning Policy - the principle of providing an extension to the care home in this location is supported by The London Plan and UDP Policy C1 (Community Facilities). The impact of the development on residential amenities should be assessed to comply with UDP Policy C5 (Facilities for Vulnerable Groups) and H4 (Supported Housing).

Adult & Community Services - no comments received at the time of writing.

## **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
  - C1 Community Facilities
  - C3 Access to Buildings for People with particular accommodation requirements.
  - C5 Facilities for Vulnerable Groups
  - C6 Residential Proposals for people with particular accommodation requirements
  - H4 Supported Housing
  - H8 Residential Extensions
  - T3 Parking
- London Plan policies (2015)
- 3.2 Improving Health and Addressing Health Equalities
  - 3.16 Protection and Enhancement of Social Infrastructure
  - 3.17 Health and Social Care Facilities

## **Planning History**

Under planning application reference: 13/03583/FULL2 planning permission was granted for a change of use from C3 (residential dwelling house) to C2 (residential care home).

Under planning application reference: 04/02598/FULL1 planning permission was granted for change of use from doctors surgery to three bedroom flat.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties, the impact on the highway and the need for such facilities.

### Main Building

The main dwellinghouse is currently registered for 5 residents and a condition attached to the use for the original permission allowed under planning application ref:- 13/03583 states that the care home shall only provide care and house no more than 5 residents at any one time. A new condition can be attached to any subsequent permission which allows for the use of the annex to be restricted also, to 3 persons. The residents lead a normal life and engage in a number of normal activities that mean they are out for a good part of the day and evening. This can include regular employment locally, voluntary work and leisure activities to improve patients health and wellbeing. It is proposed to refurbish and extend the existing building so that each of the existing 5 bedrooms would have an ensuite bath or shower. The annex is proposed to be constructed in the rear garden, towards the northern boundary to provide a further 3 bedrooms taking the total to 8.

The majority of the proposed works involve internal alterations and do not require planning permission. At ground floor it is proposed to introduce a therapy/activity room for the residents with the reception room extended to the rear.

### Rear annex

A single storey annex building is proposed that will house a laundry, boiler room, a lounge/therapy room and three bedrooms with en-suite showers. The Environmental Health Officer has objected to the proposal on the basis that the annex would be self contained and intended residents would be denied security and peace of mind of being houses within a building which contains care workers 24hrs a day. They would also be denied access to kitchen and laundry facilities as and when they require them and without the need to go outside the security of the building to access them.

### Need for additional accommodation

The Design & Access statement States that the purpose of the design was for three occupants of the 3 new bedrooms in the annex are part of a programme

where residents experience more independent living from the main house but are still within the security of the campus. This method of controlled independent living is part of a successful programme which residents move to before finally leaving the home to lead their own independent lives.

### Temporary cabin

A temporary cabin has been erected in the rear garden as can be shown on the existing plans and currently sits on a paved area. The cabin is used for occasional therapeutic activity (i.e paintwork & artwork), counselling meetings and for storage of paperwork. The cabin has been shown to be relocated to the end of the garden.

### Design

The design of the annex is single storey but the materials are different to that of the main dwellinghouse. The timber clad effect will however be the same as the temporary cabin which is to be relocated to the rear of the garden along the eastern boundary. The proposal consists of the construction of an annex building which is quite substantial in width and stretches for most of the northern section of the rear garden. The extension will be visible above the shared boundary fence by 1.9metres.

### Impact to neighbours

The main impact of the annex will be to the neighbouring block of flats (Oak House) with the development being built along the shared boundary. No objections have been received from neighbours but the curved roof of the timber clad structure will project 1.9m above the height of the existing fence.

The single storey rear extension will lead to some loss of light to the rear window/door through the building of a 3m additional rear extension at No.163 Croydon Road (the neighbouring semi) but the extension is on balance considered to be acceptable.

### Summary

Members may consider that the need for sustainable facilities is important to provide support to those that require it. However it is considered that the proposal is of significant proportions, taking up a significant proportion of the existing amenity space, however, a substantial element of the development will be adjacent to an existing car park for the neighbouring block of flats. The amenities locally also need to be justified along with the care requirement. On balance taking into account the relationship to the adjoining flats and to the car park (its neighbours) the proposal as submitted appears acceptable at this location to provide this care home facility.

## **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.

- 4 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

- 5 The annex hereby permitted shall only provide care and house no more than 3 residents taking the total for the care facility as a whole to no more than 8 residents at any one time.

**Reason:** In order to comply with Policy C5 of the Unitary Development Plan and in the interests of the amenities of the area.

You are further informed that :

- 6 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

- 7 The application site is located within an Air Quality Management Area declared for NOx: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NOx emission rate of <40mg/kWh (To minimise the effect of the development on local air quality within an Air Quality Management Area in line with NPPF p124 and Policy 7.14 of the London Plan)