

<b>Committee Date</b>	10/06/21	
<b>Address</b>	33 Croydon Road Penge London SE20 7TJ	
<b>Application Number</b>	20/05176/FULL1	<b>Officer</b> - Susanna Stevenson
<b>Ward</b>	Penge And Cator	
<b>Proposal</b>	Part one/two storey rear extensions and rear dormer extension associated with proposed use of the site as a children's day nursery.	
<b>Applicant</b>	<b>Agent</b>	
Mr Birinder Singh	Mr Paul Adamson	
38 Bucknell Way Beckenham BR3 3XN	18 Godstone road Caterham CR3 6RA	
<b>Reason for referral to committee</b>	Call-In	<b>Councillor call in</b> Yes

<b>RECOMMENDATION</b>	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area Biggin Hill Safeguarding Area London City Airport Safeguarding London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 51</p>
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<b>Land use Details</b>		
	Use Class or Use description	Floor space (GIA SQM)
Existing	E(e) (GP Surgery)	243
Proposed	E(f) (Day nursery)	275

<b>Vehicle parking</b>	Existing number of spaces	Total proposed including retained spaces	Difference in spaces (+ or -)
Standard car spaces	3	3	0
Disabled car spaces	0	0	0
Cycle	0	8	+ 8

<b>Representation summary</b>	17 letters were sent to neighbouring residents.	
Total number of responses	3	
Number in support	0	
Number of objections	3	

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The existing and proposed use fall within the same use class. Planning permission is not required for a change of use
- The proposed extensions would not have a significant impact on the visual and residential amenities of the area
- The proposal would not have a detrimental impact on highways safety and the free flow of traffic

## 2. LOCATION

2.1 The application site lies on the south eastern side of Croydon Road and comprises a semi-detached two storey building with existing rear extensions and front and rear rooflights.



2.2 The building was last in use as a doctor's surgery.

2.3 To the south west of the site is the attached building at No. 35 which is subdivided into residential flats. To the north east of the site is a semi-detached dwelling at No. 31 Croydon Road. To the south east is the rear boundary of the site beyond which is the Sainsburys supermarket site.

2.4 The property has a generously deep rear garden which is approx. 38m long and 11.5m wide.

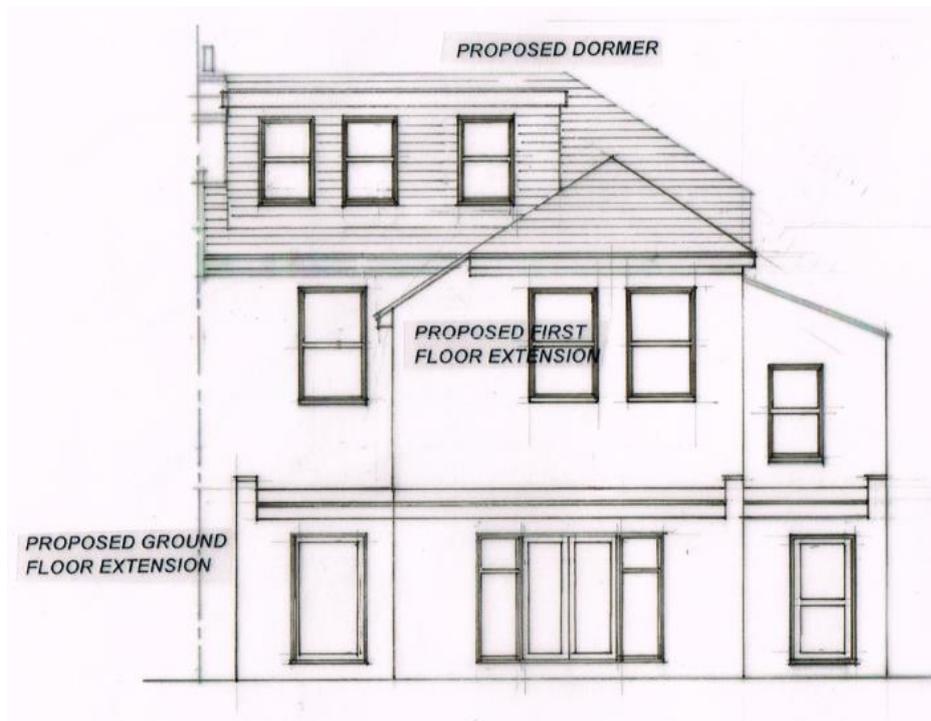
2.5 To the front, the site is largely laid to hardstanding with a small grassed area, with the hardstanding served by an existing dropped kerb.



### 3. PROPOSAL

- 3.1 It is proposed to construct rear extensions to the property to enlarge the premises. The enlarged building will be used as a children's day nursery. Planning permission is not required for this since the existing/former surgery use and the proposed day nursery use each fall within Class E of the Use Classes Order (as amended).

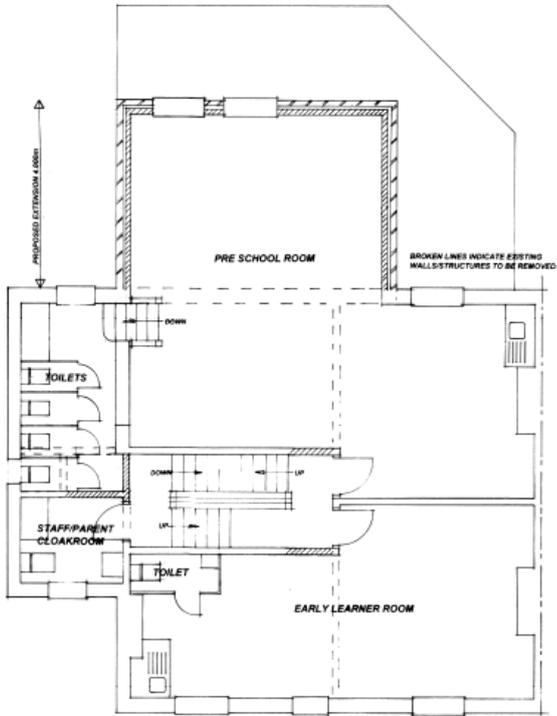
- 3.2 A part one/two storey rear extension would be constructed in place of part of the the existing L-shaped single storey rear extension. The extension and ground floor level would follow the side and angled side/rear depth and position of the existing conservatory and would extend by approx. 2.7m beyond the existing brick built extension. Where the existing extension adjacent to No. 31 lies immediately adjacent to the boundary and incorporates a parapet wall, the proposed extension would be positioned approx. 2.25m away from the boundary, resulting in a staggered footprint and increased separation in tandem with the increased depth of the ground floor.
- 3.3 The proposed first floor extension would have an overall depth of 4m and would incorporate a hipped and pitched roof. It would be set back from the extended ground floor below by approx. 2m, would be positioned approx. 2.25m from the boundary with No. 31 and would retain a separation of approx. 3m to the party boundary with No. 35.
- 3.4 It is proposed also to construct a rear dormer extension which would be tile hung to match the existing building and would be set wholly within the rear roofslope of the host building, maintaining separation to the ridge, party boundary and rear/side eaves.



*Proposed rear elevation*

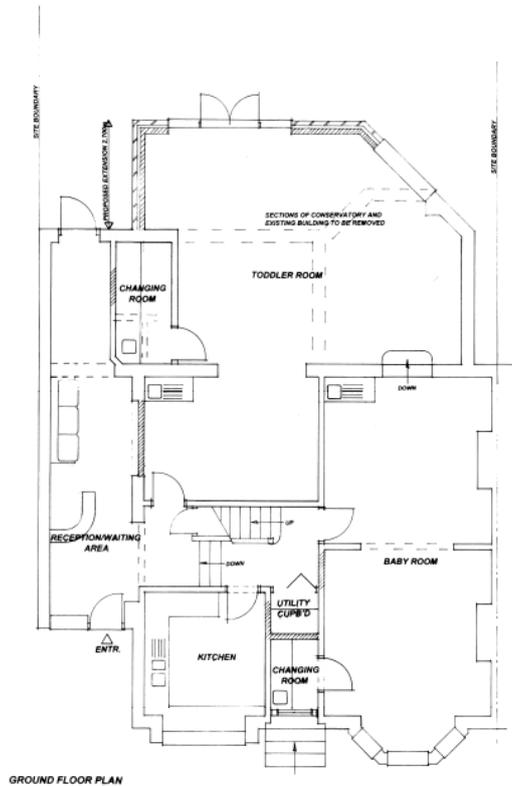


*Existing rear elevation*



FIRST FLOOR PLAN

*Proposed first floor plan*



GROUND FLOOR PLAN

*Proposed ground floor plan*

#### **4. RELEVANT PLANNING HISTORY**

In 2002 planning permission was granted for a single storey rear extension under reference 02/03375.

Under reference 04/02523/FULL1 planning permission was refused for a gable end roof extension for offices for existing surgery and insertion of gable end window and rooflights to front and rear.

Planning permission was granted under reference 04/03537/FULL1 for a side roof extension and conversion of roof space for offices for the existing surgery.

#### **5. CONSULTATION SUMMARY**

##### **A) Statutory**

The following comments were received from statutory consultees:

- TFL – No Objection/no comments to make
- Highways – No objection
- Drainage – No objection

##### **B) Local Groups**

No comments were received from Local Groups

##### **C) Adjoining Occupiers**

The following comments were received from adjoining occupiers:

Impact on residential amenity (addressed at paragraph 7.2)

- Will restrict light to the neighbouring dwelling, including to the outside patio
- development unsuited to a residential street
- Impact of refuse storage on neighbouring property

Highways Impacts (addressed at paragraph 7.3)

- Concerns regarding parking and dropping off at peak times – increased congestion
- Proximity of the bus stop opposite
- Patients of the doctors surgery use to block or park on neighbouring drives

Other matters (addressed at paragraph 7.4)

- Concern regarding extra pressure on waste water systems

## **6. POLICIES AND GUIDANCE**

### **National Policy Framework 2019**

#### **NPPG**

#### **The London Plan**

D3 Optimising site potential through the design-led approach  
S3 Education and childcare facilities

#### **Bromley Local Plan 2019**

20	Community Facilities
28	Educational Facilities
30	Parking
31	Relieving Congestion
32	Road Safety
37	General Design of Development

#### **Bromley Supplementary Guidance**

## **7. ASSESSMENT**

### **7.1 Design – Layout, scale, height and massing ACCEPTABLE**

- 7.1.1 The proposed extensions would be sited to the rear of the host building and as such would have a limited impact on the visual amenities of the wider locality.
- 7.1.2 It is noted that planning permission was refused in 2004 for the construction of extensions including the formation of a hip to gable side roof extension (04/02524/FULL1). The principal concern in the assessment of that proposal related to the impact of the side roof extension upon the symmetrical appearance of the host building in tandem with the adjoining semi-detached property. This application differs from that scheme in a number of respects, but importantly does not propose enlargements or additions that would project into the side hipped roof, undermining the balanced appearance of the properties at 33 and 35 as viewed from the street scene.
- 7.1.3 It is noted that the rear elevations of the properties fronting Croydon Road include as existing a variety of rear additions, external materials and appearance. AS such, and taking into account the depth, scale and siting of the extensions it is not considered that the proposal would have a significant impact on visual amenity or the character of the area in general.
- 7.1.4 The property has a generously deep rear garden and the depth of the proposed extensions in context with this rear garden, along with the siting of the extensions in relation to the boundary, would not result in an overdevelopment of the site or the loss of significant garden land. The extensions would not compete visually with the appearance of the rear elevation, as a consequence of their scale and siting.

7.1.5 The proposed dormer extension would be set away from the main eaves, would be lower than the existing ridgeline and would be subservient to the existing scale and form of the rear roofslope. The proposed first floor rear extension would incorporate a pitched/hipped roof and would be set in from each flank elevation. The single storey rear extension would in part replace an existing conservatory, and would not appear out of character with or overdominant in relation to the rear elevation proportions and appearance. Matching materials would be used for the external surfaces and roof of the proposed extensions.

## **7.2 Neighbouring amenity                      ACCEPTABLE**

7.2.1 The main impacts of the proposed extensions on the residential amenity of neighbouring properties would relate to those of the adjoining property at No. 35 and the adjacent property at No. 31, which is not attached to the host property.



7.2.2 The host property has an existing single storey rear extension. It is noted that the neighbouring property at No. 31 incorporates a deep side return. This recess between the rear outrigger is already partially enclosed by the depth/height of the existing single storey rear extension with its prominent parapet wall.

7.2.3 The current proposal would be set away from the boundary and in terms of the depth of the extension beyond the existing rear projection at ground floor, this would be approx. 2.7m at a distance of approx. 2.25m from the boundary. It is acknowledged that the proposal incorporates a first floor extension above the existing single storey, with a depth of 4m. However, taking into account the

separation to the boundary, the depth of development and the orientation of the properties, it is not considered that the proposal would have a significant impact on the amenities of the neighbouring property at No. 31.

- 7.2.4 With regards to the impact of the proposal on the amenities of the adjoining property at No. 35, the proposed extension at ground floor level would follow the existing siting of the conservatory extension, being set slightly away from the party boundary and having a depth of approx. 3.3m parallel to the boundary, with the remaining depth angled away from the boundary at a 45 degree angle.
- 7.2.5 The first floor of the extension would be separated from the party boundary by approx. 3m. and the nearest rear facing windows at the neighbouring property are positioned approx. 1.5m from the boundary. The first floor extension incorporates an asymmetrical pitched roof which would limit the overall height of the extension on this side to approx. 6m. On balance, taking into account the scale and siting of the existing extension, the height and siting of the proposed extensions and the separation to the boundary it is not considered that the proposal would have a significant impact on the amenities of the neighbouring property at No. 35.
- 7.2.6 The proposed dormer being positioned entirely within the rear roofslope and set back from the main rear eaves would have no significant impact on neighbouring properties with regards to light, outlook or visual impact.

### **7.3 Highways/transport ACCEPTABLE**

- 7.3.1 It is acknowledged that concerns have been expressed by neighbouring residents regarding the impact of the proposal on highways safety. The applicant was invited to provide additional information regarding the proposed use of the site as a day nursery in the context of trip generation and transport impacts. This information was provided to the satisfaction of the highways officer and no technical highways objections were raised to the proposal by the Bromley Highways Officer or by Transport for London.
- 7.3.2 It is important to note that while the physical enlargement of the building has been indicated to relate to a future use of the site as a day nursery, this use would not in itself require planning permission since the existing and proposed use fall within the same use class and movement within a use class does not constitute a material change of use for which planning permission would be required.

### **7.4 Other matters**

#### **7.4.1 Drainage**

- 7.4.2 It is noted that representations have been received which express concern at the impact of the proposals on drainage. The comments of the Council's drainage officer were sought. No objections are raised to the proposal subject to a pre-commencement drainage condition being imposed, in the interest of sustainable drainage and since the public surface water sewer along Croydon Road runs at full capacity.

7.4.3 Thames Water has been consulted since a 300mm foul public sewer was identified by the drainage officer as crossing the back garden of the property and should any comments be received they will be reported verbally at the meeting.

7.4.4 Use

7.4.5 The existing and proposed uses of the building fall within the same use class (Class E) and therefore planning permission is not required for the proposed use of the premises as a day nursery and consideration of the merits of the proposal is limited to the matters above, i.e. design, neighbouring amenity and any other material planning considerations.

7.4.6 Comments were nonetheless sought from the Council's Environmental Health Officer regarding the proposal. The application seeks to enlarge the existing building, which will provide enlarged space for the intended use as a day nursery. The use itself does not need planning permission. Internal works may be subject to compliance with the Building Regulations. Since the enlargement of the building will provide increased space in association with the intended use it is not considered unreasonable to safeguard the amenities of neighbouring residents by addressing the number of children accommodated through the use of a suitable planning condition.

## **8. CONCLUSION**

8.1 On the basis of the application submission, including further information, it is considered that the proposal would not have a significant impact on neighbouring amenity or the visual amenities of the area.

**RECOMMENDATION:** Application Permitted

**Subject to the following conditions:**

- 1. Time limit**
- 2. Accordance with plans**
- 3. Surface water drainage details required**
- 4. Number of children**