

Application No. 25/02775/GPDO - 289 Longheath Gardens, Croydon, CR0 7TZ, ,

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**1. SUMMARY**

1.1 This report concerns an:  
Application for Notification of Prior Approval of the GPDO 2015 - Part 1  
Householder Class AA: Enlargement of a dwelling house by construction of  
additional storeys. for:

Notification for prior approval under the GPDO 2015 under Class AA for an  
upwards extension of one storey to a dwellinghouse.

**2. DECISION**

**Approved (prior approvals only)**

- 1 The development must be completed within a period of 3 years starting with the date prior approval is granted.
- 2 Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2):
  - (a)the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
  - (b)the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;
  - (c)the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and
  - (d)following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.
- 3 The development shall be carried out entirely in accordance with the approved drawings and supporting documents submitted with the application listed below: 001; 002; 003; 004

**Officer Report:**

4 **3. BACKGROUND**

(a) Proposal

- 3.1 An application for notification for prior approval under the GPDO 2015 under Class AA for an upwards extension of one storey to a dwellinghouse.

(b) Site Description

- 3.2 The application site is a corner plot bordered by Longheath Gardens to the southwest and east. The bungalow is one of six identical bungalows with integral garages fronting Longheath Gardens at an angle offset from the highway. The area is highly varied in character and primarily comprises three to four storey flatted developments and two-storey terraced houses. The site is heavily vegetated along the boundary with Longheath Gardens. The site has no specific policy designations.

(c) Relevant Planning History

- 3.4 05/04219/P - Demolition of existing building; erection of two storey building with accommodation in roofspace comprising 6 one bedroom and 4 studio flats; formation of vehicular access and provision of associated parking. Application Withdrawn 22.12.2005.

06/04836/PRE - Residential development to form 9 flats with associated parking spaces.

08/01554/PRE - Proposed part two/part three storey building comprising eight No. 1 bedroom flats.

10/01277/P - Demolition of existing building and erection of two/three storey building comprising 5 two bedroom and 3 one bedroom flats; formation of vehicular access and provision of associated parking. Permission Refused 25.06.2010.

11/01027/P - Demolition of existing building; erection of 2 three bedroom semi detached bungalows; formation of vehicular access and provision of associated parking. Appealed for Non-Determination. Appeal Dismissed 03.08.2011.

12/02506/P - Demolition of existing bungalow and erection of 2 two bedroom detached bungalows; formation of vehicular access and provision of associated parking. Permission Refused 07.11.2012.

12/03265/LP - Erection of single storey side and rear extensions. Lawful Development Certificate Granted 06.01.2013.

13/01745/GPDO - Erection of single storey rear extension spans the width of the existing house; because the rear boundary is not parallel to the rear wall the depth varies between 4.45m and 8m. and is 1m. from the rear boundary; the height of the extension is 2.6 metres to eaves and 4 metres to the highest part. Prior Approval No Jurisdiction 17.07.2013.

13/03222/LP - Erection of dormer extension in side roof slope and installation of four rooflights. Lawful Development Certificate Granted 08.11.2013.

16/00122/GPDO - Erection of single storey rear extension which spans the width of the existing house; because the rear boundary is not parallel to the rear wall, the depth varies between 4.45 metres and 8 metres and is 1 metre from the rear boundary; the height of the extension is 2.6 metres to the eaves and 4 metres to the highest part. Prior Approval No Jurisdiction 16.02.2016.

#### 4 CONSULTATION

4.1 A total of 28 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 1      Support: 0      Objection: 1

4.2 One objection was received, citing concerns regarding the appearance of the upwards extension and its impact on the neighbourhood. This objection has been addressed in the body of this report.

#### 5 CONSIDERATIONS

5.1 The first consideration is whether the additional storey is permitted development by virtue of the criteria of Class AA, Part 1, Schedule 2 (Amendment) of the Town and Country Planning (General Permitted Development) (England) Order 2020:

*AA.1 Development is not permitted by Class AA if:*

	<b>Requirement</b>	<b>Complies?</b>
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);	Yes
(b)	the dwellinghouse is located on— (i) article 2(3) land; or (ii) a site of special scientific interest;	Yes
(c)	the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;	Yes
(d)	the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;	Yes
(e)	following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;	Yes

(f)	following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—(i)3.5 metres, where the existing dwellinghouse consists of one storey; or (ii)7 metres, where the existing dwellinghouse consists of more than one storey:	Yes
(g)	the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—  (i)in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or  (ii)in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;	NA – The dwellinghouse is detached.
(h)	the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—  (i) 3 metres; or  (ii)the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;	Yes
(i)	any additional storey is constructed other than on the principal part of the dwellinghouse;	Yes
(j)	the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or	Yes
(k)	the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.	Yes

AA.2 Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3)

(2) The conditions in this sub-paragraph are as follows—

<b>Conditions</b>		<b>Complies</b>
(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing	Yes

	dwellinghouse;	
(b)	the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;	Yes
(c)	the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and	Yes
(d)	following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.	Yes

(3) The conditions in this sub-paragraph are as follows—

5.2 The second consideration for purposes of the GPDO the criteria for consideration is as follows:-

The principal planning issues relate to:

- A. The effect on the amenities of the adjoining occupiers, including;
  - Overlooking
  - Privacy
  - Loss of light
- B. The external appearance of the dwelling-house, including;
  - The design and architectural features of –
    - The principal elevation, and
    - Any side elevation that fronts the highway
- C. Air traffic and defence asset impacts of the development
- D. Whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State.

5.3 The relevant policies are Policies D3 and D4 of the London Plan (2021) and Policies SP4.1, SP4.2, DM10.1, 10.6 and of the Croydon Plan 2018.

5.4 The application site is a corner plot. The bungalow is one of six identical bungalows with integral garages fronting Longheath Gardens at an angle offset from the highway. The area is highly varied in character and primarily comprises three to four storey flatted developments and two-storey terraced houses. Directly to the northwest of the site lies a four-storey flatted development. The extended dwelling would remain lower in height than this block of flats and would be comparable in height to the two-storey terraced row to the southwest. Given the site is a corner plot, it is not considered that the increased height of the dwelling relative to the existing bungalow would appear incongruous or out of keeping with the established character. The proposed extra storey continues the form, roof pitch, proportions, fenestration and materials of the existing property. The proposed appearance would be in-keeping with the character of the host property.

- 5.5 The main part of the host dwelling is separated from the boundary with no. 290 Longheath Gardens by approximately 8m. Given this separation distance it is not considered that the proposal would give rise to any significant loss of light, loss of outlook, or sense of enclosure to no. 290 compared to the situation today. The proposed first floor front and rear windows would be approximately 25m and 23m respectively from the nearest parts of the front elevations of 251-258 Longheath Gardens and 297-306 Longheath Gardens. At this distance it is not considered that there would be a loss of privacy to these neighbouring dwellings.
- 5.6 It is not considered that the development would have any impact on air traffic and defence asset, due to its location, and that it will not exceed the height of neighbouring roofs.
- 5.7 Due to the location and limited height of the proposal It is not considered that the development would have any impact on any protected views.

## **6. OTHER MATTERS**

- 6.1 All other planning considerations including equalities have been taken into account.

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