

**Application No.** 18/00648/HSE - 175 Upper Selsdon Road, South Croydon, CR2 0DW, ,

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## 1. SUMMARY

- 1.1 This report concerns an:  
Application for planning permission (Householder Application) for works or extension to a dwelling for:

Retention of existing raised patio and children's play equipment

## 2. DECISION

**Permission Granted** Subject to the following condition(s) and reason(s) for condition(s) :-

- 1 The development shall be carried out entirely in accordance with the following documents and approved drawings: 1748-4, 1748-1, 1748-3, 1748-2, 1748-10,

Reason: To ensure an acceptable standard of development.

In reaching this decision the Local Planning Authority has sought to work in a positive and pro-active manner based on seeking solutions to problems in the following way:

- 2 To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The Local Planning Authority delivered the decision in a timely manner.

### Informative(s):

- 1 The raised rear patio has a height of 838 mm at its highest point and 685 mm at the lowest point from ground level and projects a further 3 metres from the original patio and has a total depth of 6.3 metres. The patio is located along the boundary with 177 Upper Selsdon Road and maintains the 1.39 metre boundary setback with 173 Upper Selsdon Road. The patio is well screened to 177 Upper Selsdon Road which is considered to be appropriate in size and scale. The existing screening to 173 Upper Selsdon Road is considered to be satisfactory with regards to prevention of unacceptable degrees of overlooking and maintains sufficient privacy for both the host property and the neighbour. The inclusion of the additional panelling above the fencing to 173 Upper Selsdon was undertaken at that owner's discretion to provide additional privacy. The patio is well setback from the boundary with 173 Upper Selsdon Road, which provides for privacy and reduces ability of any potential overlooking.

The play structure is centrally located at the rear of the garden. While the structure protrudes above the fence heights of the neighbouring boundary fences, the garden is surrounded by a number of well-established trees which partially screen the structure from view. Given the distance to neighbouring boundaries, the play structure is not considered to be visually intrusive to the rear garden of neighbouring

properties. Given the platform with the play structure to access the slides and indoor cubby, it is not considered that the play structure would contribute to increased overlooking than standing in the rear of the garden. The play structure is designed for the use of small children and is unlikely to be used for extensive periods of time. It is considered that any potential views from the structure would be unlikely to be detrimentally to neighbouring properties.

While there are trees within proximity to the play structure, the structure isn't considered to impact the trees given its light weight.

The proposed scheme therefore complies with Policies SP4, DM10, DM28 of the Croydon Local Plan 2018.

#### **Officer Report:**

## **4 CONSULTATIONS**

Neighbours were notified by neighbour letters. A total of 6 objections were received.

Summary of comments:

- Single storey rear extension not included within the application – [Officer comments – the single storey rear extension is considered to the permitted development and is not the subject of a full application]
- Incorrect drawings – [Officer comments – the drawings appear to be true and correct]
- Inaccuracies within the application form [Officer comments – the applicant has complete the form as to what they believe is the correct information]
- Noise [Officer comments – noise from the patio would not be constant and considering there was an existing patio, this is not considered to be detrimental to the current planning application]
- Overlooking and privacy from patio
- Neighbouring fencing obtrusive
- Play structure visually intrusive

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