



Appeal Decision

Site visit made on 7 March 2023

by C Carpenter BA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th April 2023

Appeal Ref: APP/L5240/W/22/3305080

2 Buxton Road, Thornton Heath, Croydon CR7 7HG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Aman Baic against the decision of the Council of the London Borough of Croydon.
 - The application Ref 22/00733/FUL, dated 18 February 2022, was refused by notice dated 3 August 2022.
 - The development proposed is described as "Conversion of a single family dwelling house into 1 x 1bedroom and 1 x 3bedroom self-contained flats".
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Council has confirmed its decision was based on the plans on drawing no. P/03 dated February 2022. I have based my decision on this set of plans.
3. The floorplans for the proposed upper floor flat on drawing no. P/03 show a layout comprising two bedrooms, a living room and a dining room. The accompanying section indicates three bedrooms in the upper floor flat but does not clearly show how this layout would work. I have therefore based my decision on the floorplans that show a proposed two-bedroom layout for the upper floor flat and a one-bedroom flat at ground floor level. This is consistent with the Council's amended description of development, which describes the proposal as: "Alterations, conversion of existing dwelling house to form 1 x 1bedroom and 1 x 2bedroom flats (amended description)".

Main Issue

4. The main issue in this appeal is the effect of the proposed conversion on the supply of homes with three or more bedrooms in the area.

Reasons

5. The plans of the current layout at 2 Buxton Road show five bedrooms. The house appears to have been extended since it was originally built. I am not aware of the house's original layout or floor area.
6. The proposed development would sub-divide the house into two flats, the larger of which would have two bedrooms. Two-bedroom flats can accommodate small families in some circumstances. However, Policies SP2.7 and DM1.2 of the Croydon Local Plan (CLP) specifically refer to evidence of unmet need for larger homes of three or more bedrooms to house families and

ease over-crowding in the borough. Based on this evidence, these policies resist the conversion of family houses into flats where this would reduce provision of three-bedroom homes.

7. I therefore conclude the effect of the proposed conversion would be to reduce the supply of homes with three or more bedrooms in the area. This is contrary to Policies SP2.7 and DM1.2 of the CLP summarised above. It is also contrary to the National Planning Policy Framework (the Framework), which requires the size of housing needed for different groups in the community, including families with children, to be assessed and reflected in planning policies.
8. I note the appellant proposed various alternative layouts to the Council. I am not aware of the details of these alternatives. I have based my decision on the evidence and plans before me.

Conclusion

9. For the above reasons, having had regard to the development plan as a whole, the Framework and all other matters raised, the appeal should be dismissed.

C Carpenter

INSPECTOR