

# Planning Committee Agenda



To: Councillor Toni Letts (Chair)  
Councillor Paul Scott (Vice-Chair)  
Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Joy Prince,  
Jason Perry, Scott Roche, Ian Parker and Gareth Streeter

Reserve Members: Felicity Flynn, Bernadette Khan, Clive Fraser,  
Stephen Mann, Leila Ben-Hassel, Niroshan Sirisena, Helen Redfern,  
Michael Neal, Badsha Quadir and Jan Buttinger

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 4 July 2019** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk, Croydon CR0 1EA

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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 26 June 2019

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail

[Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:

<http://webcasting.croydon.gov.uk>

N.B This meeting will be paperless. The agenda can be accessed online at

[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

## **AGENDA – PART A**

**1. Apologies for absence**

To receive any apologies for absence from any members of the Committee.

**2. Minutes of Previous Meeting (Pages 5 - 14)**

To approve the minutes of the meeting held on Thursday 20 June 2019 as an accurate record.

**3. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

**4. Urgent Business (if any)**

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**5. Development presentations (Pages 15 - 16)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 17 - 20)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

**6.1 18/04605/FUL 1391-1393 London Road, SW16 4AL**  
(Pages 21 - 36)

Alterations involving side extension, rebuilding of existing roof, with the addition of dormers and internal alterations to create two 1 bedroom and three 2 bedroom flats with refuse and cycle storage.

Ward: Norbury and Pollards Hill  
Recommendation: Grant permission

**6.2 18/04839/FUL 31 Riddlesdown Road, Purley CR8 1DJ**  
(Pages 37 - 56)

Proposed demolition of existing 2 storey detached house and garage, and the erection of new 3 storey flat block including for 8 apartments, amended access/parking provision & landscaping.

Ward: Purley Oaks and Riddlesdown  
Recommendation: Grant permission

**6.3 18/05117/FUL 119 Old Farleigh Road, South Croydon, CR2 8QD** (Pages 57 - 72)

Demolition of existing bungalow and erection of a terrace of 3x three bedroom houses with shared access and drive way using the existing entrance from old Farleigh road and 2x one bedroom house to the rear accessed from Mapleleaf Close.

Ward: Selsdon Vale & Forestdale  
Recommendation: Grant permission

**7. Items referred by Planning Sub-Committee**

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

**8. Other planning matters (Pages 73 - 74)**

To consider the accompanying report by the Director of Planning & Strategic Transport:

## **8.1 Planning Performance and Weekly Planning Decisions (Pages 75 - 138)**

This report provides details the Council's overall development management performance (over a rolling 12-month period) with monthly statistics.

## **9. Exclusion of the Press & Public**

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 20 June 2019 at 6pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### MINUTES

**Present:** Councillor Toni Letts (Chair);  
Councillor Paul Scott (Vice-Chair);  
Councillors Muhammad Ali, Sherwan Chowdhury, Joy Prince, Jason Perry, Scott Roche, Ian Parker, Gareth Streeter and Clive Fraser (In place of Chris Clark)

**Also Present:** Councillor Sue Bennett, Jan Buttinger, Luke Clancy, Badsha Quadir and Andy Stranack

### PART A

123/19 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 30 May 2019 and Thursday 6 June 2019 be signed as a correct record.

124/19 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

125/19 **Urgent Business (if any)**

There were no items of urgent business.

126/19 **Development presentations**

There were no development presentations.

127/19 **Planning applications for decision**

The Chair announced that the items be heard in the following order: 18/04522/FUL Builders Merchants Adjoining 104 Godstone Road, Kenley, CR8 5AE; 19/00542/FUL Land Adjoining 46 Quail Gardens, South Croydon, CR2 8TF; 18/05006/FUL 32 Welcomes Road, Kenley, CR8 5HD;

19/00547/FUL 1 Christchurch Road, Purley, CR8 2BZ; 18/05098/FUL 168 Foxley Lane, Purley, CR8 3NF; 19/01109/FUL 1 South Drive, Coulsdon, CR5 2BJ; 19/00782/FUL 32 Woodmere Avenue, Croydon, CR0 7PB; and 19/01761/FUL Pegasus, Fairhaven Avenue, Croydon, CR0 7RX.

19/00131/FUL 17 Orchard Avenue, CR0 8UB was withdrawn and will return to the Committee at a future date.

128/19 **18/04522/FUL Builders Merchants Adjoining 104 Godstone Road, Kenley, CR8 5AE**

Continued use of site as builder's merchants and associated yard (sui generis) including car parking, storage (containers and carcassing) and extension of the builders merchant use into adjacent field for storage purposes (carcassing, car parking and retention of vehicle turning head).

Ward: Kenley

Officers presented the details of the planning application and responded to questions and clarifications.

Mr Paul Green spoke against the application.

Mr Blythe Dunk spoke in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Mohammad Ali seconded the motion.

Councillor Parker proposed a motion to **REFUSE** the application on grounds of significant negative impact on neighbours due to noise. Councillor Streeter seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and three Members voting against. The motion for refusal fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Builders Merchants Adjoining 104 Godstone Road, Kenley, CR8 5AE.

129/19 **19/00543/FUL Land Adjoining 46 Quail Gardens, South Croydon, CR2 8TF**

Erection of 15 x 3 bedroom (5 person) terraced houses. Provision of vehicular access, access road and associated works including car/cycle parking, refuse storage and landscaping.

Ward: Selsdon Vale and Forestdale

*Having given apologies for lateness, Councillor Perry joined the meeting at the start of the consideration of this item.*

Officers presented the details of the planning application and responded to questions and clarifications.

Mr Susan Condon spoke against the application.

Mr Matthew Arnold and Mr Peter Beggan, the applicants, spoke in support of the application.

Referring Ward Member, Councillor Andy Stranack, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Chowdhury seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on grounds of loss of the buffer strip between Quail Gardens and Selsdon Wood, enforcement of the Section 52 agreement, detriment to wildlife and harm to the Metropolitan Green Belt. Councillor Parker seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against. The motion for refusal fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land Adjoining 46 Quail Gardens, South Croydon, CR2 8TF.

130/19 **18/05006/FUL 32 Welcomes Road, Kenley, CR8 5HD**

Demolition of existing building: erection of a three storey building comprising 9 units and formation of associated vehicular access and provision of 9 off-street parking spaces, cycle storage and refuse store.

Ward: Kenley

Officers presented the details of the planning application and responded to questions and clarifications.

Mr Neam Chou spoke against the application.

Mr Michael White, on behalf of the applicant, spoke in support of the application.

Councillor Perry proposed a motion to **REFUSE** the application on grounds of overdevelopment and loss of neighbouring amenities. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Muhammad seconded the motion.

The motion for refusal was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 32 Welcomes Road, Kenley, CR8 5HD.

131/19 **19/00547/FUL 1 Christchurch Road, Purley, CR8 2BZ**

Demolition of single storey rear extension. Erection of 2/3 and part 4 storey side/rear extension and conversion of existing building to provide 7 apartments including associated landscaping, parking, cycle and refuse storage.

Ward: Purley Oaks and Riddlesdown

Officers presented the details of the planning application and responded to questions and clarifications.

Mr Terence Mays and Mr Naadir Akthar spoke against the application.

Mr Spence Copping, on behalf of the applicant, spoke in support of the application.

Councillor Badsha Quadir spoke against the application on behalf of referring Ward Member, Councillor Simon Hoar.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Mann seconded the motion.

Councillor Roche proposed a motion to **REFUSE** the application on grounds of negative/detrimental impact on street scene and the character of the local area in addition to loss of light/overshadowing. Councillor Parker seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against. The motion for refusal fell.



The Committee therefore **RESOLVED** to **GRANT** the application for the development of 1 Christchurch Road, Purley, CR8 2BZ.

132/19 **19/00131/FUL 17 Orchard Avenue CR0 8UB**

Demolition of existing detached house erection of two storey building with further accommodation in roofspace comprising 1 x 1 bedroom flat, 3 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage.

Ward: Shirley North

THIS ITEM WAS WITHDRAWN FROM THE AGENDA FOR CONSIDERATION IN THE FUTURE.

133/19 **18/05098/FUL 168 Foxley Lane, Purley, CR8 3NF**

Demolition of existing dwelling and erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking (amended description).

Ward: Purley and Woodcote

Officers presented the details of the planning application and responded to questions and clarifications.

Ms Margaret King (Maples Residence Association) and Mr Gordon MacGregor spoke against the application.

Mr Neal Thompson, the applicant's agent, spoke in support of the application.

Referring Ward Member, Councillor Badsha Quadir, spoke against the application.

Councillor Muhammad Ali proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Scott seconded the motion.

Councillor Street proposed a motion to **REFUSE** the application on grounds of negative impact on the street scene, impact on amenities of neighbouring properties and overdevelopment of the site. Councillor Perry seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against. The motion for refusal fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 168 Foxley Lane, Purley, CR8 3NF.

134/19 **19/01109/FUL 1 South Drive, Coulsdon, CR5 2BJ**

Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats with 6 off street car parking spaces.

Ward: Coulsdon Town

Officers presented details of the planning application and responded to questions and clarifications.

Mr David Chong spoke against the application.

Mr Sam Carr, the applicant, spoke in support of the application.

Councillor Parker proposed a motion to **REFUSE** the application on grounds of overdevelopment of the site. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Muhammad Ali seconded the motion.

The motion for refusal was put forward to the vote and fell with four Members voting in favour and five Members voting against.

The motion for approval was put forward to the vote and was carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 1 South Drive, Coulsdon, CR5 2BJ.

135/19 **19/00783/FUL 32 Woodmere Avenue Croydon CR0 7PB**

Demolition of the existing property and the erection of a replacement detached two storey building with accommodation in the roofspace, comprising 7 self-contained flats (2 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with 5 off street car parking spaces, bike store, integrated refuse store and site access.

Ward: Shirley North

With the time approaching that specified in the Council's Constitution, a motion was proposed by Councillor Scott to suspend standing orders and continue the meeting to allow for the business to be completed. The motion to

suspend was seconded by Councillor Muhammad Ali and unanimously approved by the Members of the Committee.

Officers presented the details of the planning application and responded to questions and clarifications.

Mr Sony Nair (Monks Orchard Residents' Association) spoke against the application.

Mr Alan Gunne-Jones, on behalf of the applicant, spoke in support of the application.

Councillor Sue Bennett spoke against the application on behalf of referring Ward Member, Councillor Richard Chatterjee.

Councillor Mann proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Chowdhury seconded the motion.

Councillor Streeter proposed a motion to **REFUSE** the application on grounds of excessive density based on size and massing and loss of local amenities. Councillor Roche seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against. The motion to refuse fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 32 Woodmere Avenue Croydon CR0 7PB.

136/19 **19/01761/FUL Pegasus, Fairhaven Avenue, Croydon, CR0 7RX**

Demolition of existing dwelling and erection of a 3-storey block, containing 3 x 3 bedroom houses and 6 x 2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Shirley North

Officers presented details of the planning application and responded to questions and clarifications.

Mr Sony Nair (Monks Orchard Residents' Association) spoke against the application.

Mr Michael White, on behalf of the applicant, spoke in support of the application.

Councillor Sue Bennett spoke against the application on behalf of referring Ward Member, Councillor Richard Chatterjee.

Councillor Streeter proposed a motion to **REFUSE** the application on grounds of over intensification of the site based on size and massing, insufficient parking, potential lack of access for emergency vehicles and not in accordance with the draft London Plan. Councillor Roche seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Mann seconded the motion.

The motion for refusal was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Pegasus, Fairhaven Avenue, Croydon, CR0 7RX.

137/19 **Items referred by Planning Sub-Committee**

There were no items referred by the Planning Sub-Committee.

138/19 **Other planning matters**

139/19 **Planning Performance and Weekly Planning Decisions**

The report was received for information.

140/19 **Planning Appeal Decisions**

The report was received for information.

The meeting ended at 10.50pm

**Signed:**

**Date:**

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## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

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#### **1 INTRODUCTION**

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

#### **2 ADVICE TO MEMBERS**

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

#### **3 FURTHER INFORMATION**

- 3.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **4 PUBLIC SPEAKING**

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

#### **5 BACKGROUND DOCUMENTS**

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

#### **6 RECOMMENDATION**

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

#### 2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan (consolidated with Alterations since 2011)
  - the Croydon Local Plan (February 2018)
  - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

### 4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.



- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

## **5. PROVISION OF INFRASTRUCTURE**

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
  - ii. Health care facilities
  - iii. Projects listed in the Connected Croydon Delivery Programme
  - iv. Public open space
  - v. Public sports and leisure
  - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

## **6. FURTHER INFORMATION**

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

## **7. PUBLIC SPEAKING**

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

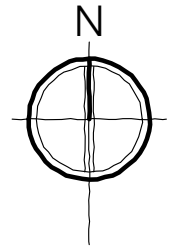
## **8. BACKGROUND DOCUMENTS**

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

## **9. RECOMMENDATION**

- 9.1 The Committee to take any decisions recommended in the attached reports.

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REVISIONS

SCALE



SITE 1393 LONDON ROAD, NORBURY  
DRAWING SITE LOCATION PLAN  
NUMBER 16/23/01 DATE MAY 2017  
SCALE 1:1250 PAPER A4

  
**DANKS BADNELL**  
CHARTERED ARCHITECTS  
Kings Stables 3-4 Osborne Mews Windsor Berkshire SL4 3DE  
www.danksbadnell.co.uk • enquiry@danksbadnell.co.uk • 01753 859880

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**1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/04605/FUL  
 Location: 1391-1393 London Road, SW16 4AL  
 Ward: Norbury and Pollards Hill  
 Description: Alterations involving side extension, rebuilding of existing roof, with the addition of dormers and internal alterations to create two 1 bedroom and three 2 bedroom flats with refuse and cycle storage.  
 Drawing Nos: 16/23/20D, 16/23/21F, 16/23/22D  
 Applicant: Rapeed Group Ltd  
 Agent: Eleanor Smith  
 Case Officer: Christopher Grace

|               | <b>1 bed</b>  | <b>2 bed</b> | <b>3 bed</b> | <b>4 bed</b> |
|---------------|---------------|--------------|--------------|--------------|
| <b>Houses</b> | 0             | 0            | 0            | 0            |
| <b>Flats</b>  | 2(1-2 person) | 3(3 person)  | 0            | 0            |
| <b>Totals</b> | 2(47-57 sqm)  | 3(61-66sqm)  | 0            | 0            |

| <b>Type of floorspace</b>           | <b>Amount proposed</b> | <b>Amount retained</b>                | <b>Amount lost</b> |
|-------------------------------------|------------------------|---------------------------------------|--------------------|
| Residential                         | 294Sq.m                | 0 sq m                                | 0 sq m             |
| <b>Number of car parking spaces</b> |                        | <b>Number of cycle parking spaces</b> |                    |
| 0                                   |                        | 10                                    |                    |

1.1 This application is being reported to Planning Committee because the Love Norbury Residents Association have requested it be referred to Planning Committee for consideration.

**2 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning, conclude a S.106 Agreement and impose conditions and informatives to secure the following matters:
  - Restriction of on-street car parking permits for future occupiers of the development

**Conditions**

- 1) Built in accordance with approved plans

- 2) Materials to be submitted for approval
- 3) Details to be provided:-
  - a) Dormer details at minimum scale of 1:50
  - b) Front Balcony railings and screening
  - c) Obscured glazing to rear second floor level windows
- 4) No additional windows to be inserted in the flank or rear elevation of the building other than as specified
- 5) Refuse storage requirements
- 6) Cycle storage requirements
- 7) 19% reduction in carbon emissions
- 8) 110 litre water consumption target
- 9) Construction management Plan
- 10) Archaeological condition
- 11) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

### **Informative**

- 1) CIL - granted
- 2) Code of Practice regarding small construction sites

Any [other] informative(s) considered necessary by the Director of Planning

- 2.3 That the Planning Committee confirms that adequate provision has been made by the imposition of conditions.

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 3.1 The proposal would involve extension to the existing building along Semley Road infilling the building at ground, first and second floor level and continuing the roof form at third floor level with front and rear dormers as part of the formation of five flats with refuse and cycle storage at ground floor level. The proposed development would involve creation of projecting balconies and a recessed roof terrace along Semley Road with a single recessed roof balcony to the rear.
- 3.2 The proposal has been amended from that originally submitted by reducing the depth of the extension along Semley Road, replacing a two bedroom flat with a one bedroom flat at first floor level and removing front dormer along London Road to the rear of the building.

### **Site and Surroundings**

- 3.3 The application relates to a three-storey building comprising of a bank at ground floor level, split level residential use with separate access from London Road and a vacant community office at 1393A with separate access from Semley Road at first and second floor levels. The building is situated on the

western side of London Road (Norbury) south of the junction with Semley Road. Three-storey commercial/residential properties adjoin to the south, three-storey residential adjoins to the west. The site is situated in Norbury Local Heritage Area, Archaeological priority area; flood risk area (1:100yr), primary shopping and secondary retail frontage areas



### **Planning History**

3.4 The following is relevant to the application:-

17/06258/GPDO granted for use of part ground, first and second floors for purposes within Class C3 (residential).

18/01685/FUL refused permission for side extension, loft conversion and internal alterations to convert existing D1 office into 9 flats (reason: insufficient information to demonstrate that the D1 floorspace has been marketed for the full 18 month period; poor standard of residential accommodation to the two bedroom flat at third floor level; no private amenity space for flats)

18/06039/FUL – planning permission granted for removal of ATM and reinstatement of stonework.

## **4 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 4.1 The principle of residential accommodation within part of the existing building has been accepted and the proposal would provide much needed housing increasing the Council housing stock.
- 4.2 The proposed extension would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings
- 4.3 The proposed extension would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would encourage sustainable modes of transport other than the car, incorporate safe and secure cycle storage and access to and from the site and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability technics as part of the overall drainage strategy

## 5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

## 6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of neighbour letters. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 4      Objecting: 4    Comment: 0

No of local groups:                    1

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

| <b>Summary of objections</b>   | <b>Response</b>   |
|--|---|
| <i>Appearance</i>  |   |
| Obtrusive by design the height and closeness of the proposed dwelling to the adjacent neighbouring property  | Officers consider that the proposal in terms of scale, massing and external appearance creates an acceptable form of development. Refer to paragraph 8.8-8.10 of this report  |
| <i>Overlooking</i>   |   |
| The position and closeness of the building has a front facing second floor balcony which would provide direct overlooking of the third floor front window of neighbouring property; loss of privacy; obscure view from neighbouring property; the necessity of secondary windows to the rear of proposed extension needs to be questioned. | Officers consider that the proposal would not result in an unacceptable amount of overlooking or loss of privacy given the position of the building. Refer to paragraph 8.6-8.9 of this report  |
| <i>Parking</i>   |   |
| This end of Semley Road is already inundated and routinely blocked by parked cars; the proposal would result in far worse situation if the plans for the proposed dwellings were to be approved.   | Officers consider the level of bicycle provision to be appropriate; the applicant has agreed for new residents to be restricted from applying for on-street parking permits should a controlled Parking Zone be implemented in the future and therefore would not result in and adverse impact on the road network. Refer to paragraph 8.24 to 8.26 of this report. |



|  |   |
|--|---|
|  |   |
| <i>Daylight and Sunlight</i>   |   |
| Significant loss of light to bathrooms and bedroom/study window at 1 Semley Road | Officers consider that due to the position and height of the building the resultant impact on neighbour's daylight/sunlight are acceptable within an urban setting. Refer to section 8.12 of this report. |

6.3 Neighbours were re-consulted on the amendments to the scheme and no new comments were raised.

6.4 The Love Norbury Residents Association made the following representations and requested committee consideration of the application:

- The existing building makes a positive contribution to the area. Any proposed alterations or extension should not diminish its contribution.
- The floorspace of the proposed flats should comply with national standards.
- The inclusion of dormer windows should relate to the roof's character and scale and follows the style of the building,
- The proposed method of including amenity spaces for some of the flats on the top floor, by cutting away areas of the roof, is not acceptable. It neither preserves nor enhances the existing character to the detriment of the appearance of the building.

6.5 Transport for London have made the following representations:

- The site currently has a Public Transport Accessibility Level (PTAL) of 3, on a scale of 0 to 6, where 6 represents the greatest level of access to public transport services. The site is located within 100m of bus stops on London Road which is served by 2 routes.
- The proposed number of cycle spaces (10) is compliant with draft London Plan minimum cycle parking standards. The design of the cycle parking should meet the standards set out in Chapter 8 of the London Cycle Design Standards (LCDS).
- Details of the proposed construction arrangements should be provided to TfL to confirm the impacts on the surrounding transport network. Please note that any impact/changes to the TLRN or TfL Assets/Infrastructure will require approval from TfL.
- The footway and carriageway of the A23 London Road must not be blocked during any building works. Temporary obstructions during building works must be kept to a minimum and should not encroach on the clear space needed to provide safe passage to pedestrians or obstruct the flow of traffic on London Road.

- All vehicles associated with the building works must only park/stop at permitted locations and within the time periods permitted by existing on street restrictions.
- No skips or construction materials shall be kept on the footway or carriageway of the TLRN at any point.

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (2018)

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design

- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architecture

#### Croydon Local Plan Strategic Policy 2018

- SP2 Home
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- SP8 Transport and communication

#### Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM18 Heritage Assets
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

#### Supplementary Planning Guidance as follows

- London Housing SPG March 2016
- Suburban Design Guide SPD Adopted April 2019

## **8 MATERIAL PLANNING CONSIDERATIONS**

- 8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Townscape and visual impact
3. Residential amenity/ Privacy Daylight & Sunlight and Outlook for neighbours
4. Housing Quality/Daylight & Sunlight for future occupiers
5. Transport
6. Sustainability
7. Waste
8. Flooding

### **Principle of Development**

- 8.2 In considering this proposal, the local planning authority has had regard to delivering a wide choice of homes and the presumption in favour of sustainable development. Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in helping to resolve the current housing crisis. A main objective of The Croydon Local Plan 2018 is to provide a choice of housing for people at all stages of life. Development should ensure that land is used efficiently addressing the need for different types of homes in the borough while contributing to the creation or maintenance of sustainable communities.
- 8.3 The principle of residential development within part of the existing building has been considered acceptable with the granting of the GPDO application in 2018. In general terms, the provision of new housing involving further extension to the building is supported provided the proposed alterations fit within the surrounding context, preserves the local character, does not have an adverse impact on neighbouring amenity and provides a suitable standard of accommodation.

### **Townscape and visual impact**

- 8.4 The site sits within the Norbury Local Heritage Area. Neighbours and local group have raised objections about the impact the proposed alterations upon the appearance of the building. In terms of townscape, the proposal would generally follow the form and pattern of the existing building. The proposed scheme has been revised to relocate the recessed terraces away from the London Road frontage thereby retain the prominent appearance of the building along London Road. The inclusion of dormer windows of an appropriate scale, form and alignment would preserve the building appearance and are considered acceptable. The details of the dormers to be confirmed by condition.

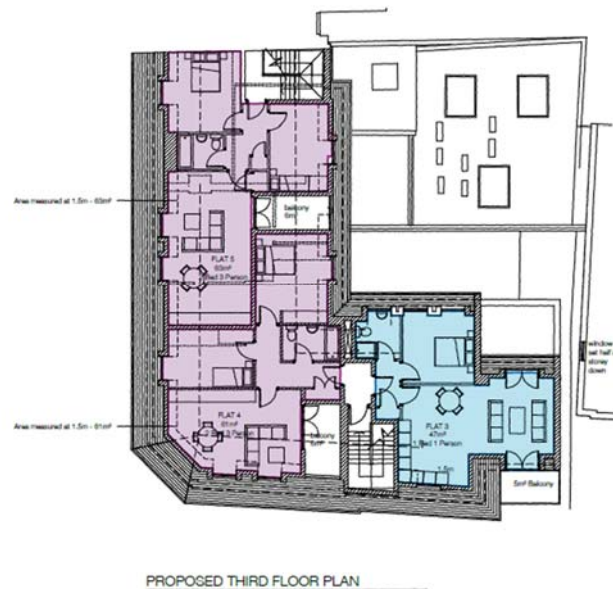


- 8.5 The corner location means that the building has greater potential for height to the rear. The proposal would infill part of the massing along the Semley Road frontage by continuing the existing roof. The pitch and ridge heights would remain constant with four appropriately sized dormers and a single recessed balcony covered in matching materials to create a uniform roof appearance. The proposed elevation would continue the established fenestration in the proportion and rhythm of the existing window, through introduction of Regency style windows and red brick and brown solid cornices. The inclusion of timber sash windows with sufficient depth reveals would retain the fundamental character of the building and would help make the extension appear more seamless. The cantilevered balconies to Semley Road are considered acceptable and use of railings appropriate. Details of all new windows, materials and balustrade would be controlled by condition. The proposal would be in line with NPPF requirements of sustainable development, good design and would preserve the local character. Refuse and cycle storage has been designed to be incorporated within the overall main building an approach supported by officers. Therefore in design terms this part of the proposal is acceptable.

#### **Residential Amenity Privacy, Daylight/Sunlight and Outlook for neighbours.**

- 8.6 The proposed development would be east of the four storey block of flats at 1 Semley Road and would continue the current line of the existing building. The proposal would be forward of no.1 Semley Road which has 8 windows in its flank elevation facing towards the application site. 5 of the 8 windows are to bathrooms and finished in obscured glass. The remaining 3 windows belong to bedrooms. Of these windows 2 are at first and second floor level respectively, however these windows would not be unduly impacted by the proposal as they face the rear elevation behind the London Road frontage and would be south of rear elevation of the proposed extension. Only one single window at third floor level which provides light and outlook to a second bedroom/study to the top floor flat (Flat 10) would be along the side of the extension and therefore would be impacted by the proposal.
- 8.7 In response to the impact of the extension on the single bedroom/study window of Flat 10, the applicants have amended the plans to reduce the depth of the extension at the rear at second floor and roof level (setting it in, immediately adjacent to the neighbouring bedroom window of Flat 10). The applicants have submitted a sunlight/daylight report based on Building Research Establishment (BRE report), "Site layout planning for daylight and sunlight – a guide to good practice" to assess the impact of the proposal on Flat 10 window. In terms of daylight the report suggests a VSC (Vertical Sky Component) of 27% or more should be achieved if a room is to be adequately daylight. The proposal would result in a reduction of VSC from 35% to 21%. However an assessment of ADF (Average Daylight Factor), also a factor for determination which identifies the daylight availability (and overall natural light) in a room, confirms that the existing room would receive the minimum requirement of ADF for a bedroom (1%).

8.8 In terms of sunlight the BRE report provides guidelines for when the obstruction to sunlight may become an issue. As the affected windows is not within 90° of due south it is not necessary for a sunlight assessments to be undertaken.



8.9 Officers acknowledge that the proposal would have an impact on daylight to this neighbour's room which has only one window but, protecting loss of light to a window in side elevation (which is located in such close proximity to the site boundary) would be difficult in most circumstances. Furthermore due to the close proximity of the window directly on the boundary it would be unreasonable to expect this window to rely solely for light across a neighbouring site. Based on the report findings it can be seen that the proposed extension would result in some impacts with respect to daylight when assessed utilising the VSC methodology. The Average Daylight Factor identifies that the room would be adequately daylighted for a bedroom.

8.10 The forward projection of the extension and balcony could impact on outlook for occupiers at first and second floor level from the front of 1 Semley Road. However this would be at a narrow angle and therefore unlikely to result in any significant loss of amenity for these occupiers. A condition requiring details of screening along the east of the balconies should prevent any undue overlooking of the neighbouring property is recommended. Within the extension located on the Semley Road frontage there would be no windows directly facing the adjoining property at no 1 Semley road.

8.11 There would therefore be no direct overlooking from this element of the proposal. There could be some oblique overlooking from the third floor living area to the bedroom within in flat 10 of the adjacent property. The proposed living area of the third floor flat is dual aspect therefore a condition requiring this window to be in obscured glass should prevent any undue loss of privacy for this neighbour. There are windows within the proposed roof extension facing

the flank elevation of 1 Semley Road, there would be a separation distance of 12.5m. This is not dissimilar to the existing arrangements with the lower floors and is acceptable.

### **Housing Quality/Daylight and sunlight for future occupiers**

- 8.12 The proposed plans would accord with the Mayoral Guidelines housing standards in terms of floor space requirements for one (1-2 person) and two (3 person) bedroom flats. Access to the flats would be directly off Semley Road. Each of flats would have more than one form of outlook and the rooms should receive good levels of sunlight and daylight. The proposal would include good internal layout and excellent stacking of rooms, good circulation space
- 8.13 The flats would each have access to a private amenity space in line with the Mayoral minimum guidelines, the details of which would be secured by condition. No communal/play space is provided however the built up location makes this impossible. The combination of reasonable internal space and balcony provision ensures that the proposal would provide a reasonable standard of accommodation. The proposal would therefore be in accordance with the principles of the NPPF in delivering a wide of choice of quality homes and London Plan Policies and Croydon Polices for good accommodation.

### **Transport**

- 8.14 Neighbours have raised concern over potential impact of increase on street parking pressure as a result of the proposal. The site is on the A23, London Road, which forms part of the Transport for London road network (TFLRN). The site location has a PTAL of 3, which is moderate to good. The site is located within 100m of several bus routes, 5 minutes walking distance (330m) from Norbury railway station and 90m from a Control Parking Zone (CPZ). The proposal does not include any parking for cars.
- 8.15 Officers consider that while located just outside of the recognised CPZ the close location to the busy high street explains the demand for commuter parking in the area. The applicants have agreed to secure that potential occupiers be excluded for applying for parking permits with details to be secured under a 106 agreement. Transportation officers consider that a non-parking development could be acceptable in this location subject to potential occupiers not being able to apply for parking permits as this location could see further extensions of the CPZ in the future. TFL also supports the proposal and have raised no objection, welcoming cycle storage for 10 cycles the details would need to comply with London Plan Cycle design standards.
- 8.16 Details of the proposed construction arrangements would need to be provided with TFL consulted for their comments to assess any impact on the surrounding transport network. Therefore subject to 106 agreement restricting occupiers from applying for parking permits the proposal is therefore considered to be in accordance with London Plan policies 6.3 assessing effects on development capacity, 6.9 cycling, CLP policies SP8, DM29 and DM30. The proposal is therefore considered to be in accordance with London Plan policies and Croydon Local Plan policies in respect to traffic and highway impacts

## **Sustainability**

- 8.17 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. The development would need to achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations and demonstrate how the development will achieve a water use target of 110 litres per head per. Subject to condition the proposal would be in accordance with NPPF guidelines on meeting climate change

## **Waste**

- 8.18 The proposed plans indicate the location for the waste storage facilities to be contained within the building within a reasonable distance for collection. It is considered that the proposed bin storage is acceptable and should provide suitable housing for 3x360ltr landfill, 2x360ltr comingled dry recycling 1x140ltr food recycling. The proposal would also provide for 10m<sup>2</sup> space of bulky waste disposal. A condition requiring details of this space would be required to ensure that a suitable level of bin provision is provide in line with the principles of London Plan policy.

## **Flooding:**

- 8.19 The property has been identified as being located within an area subject to surface water flooding (1 in 1000yrs). The proposed development would therefore need to ensure that suitable SUDS measures are introduced to safeguard against potential flooding. The details of such measures would be controlled subject to condition in order to ensure that the proposal complies with the principles of the NPPF in meeting flooding requirements; London Plan policy for flooding requirements.

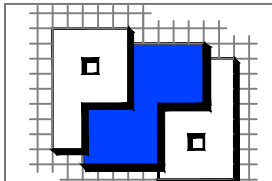
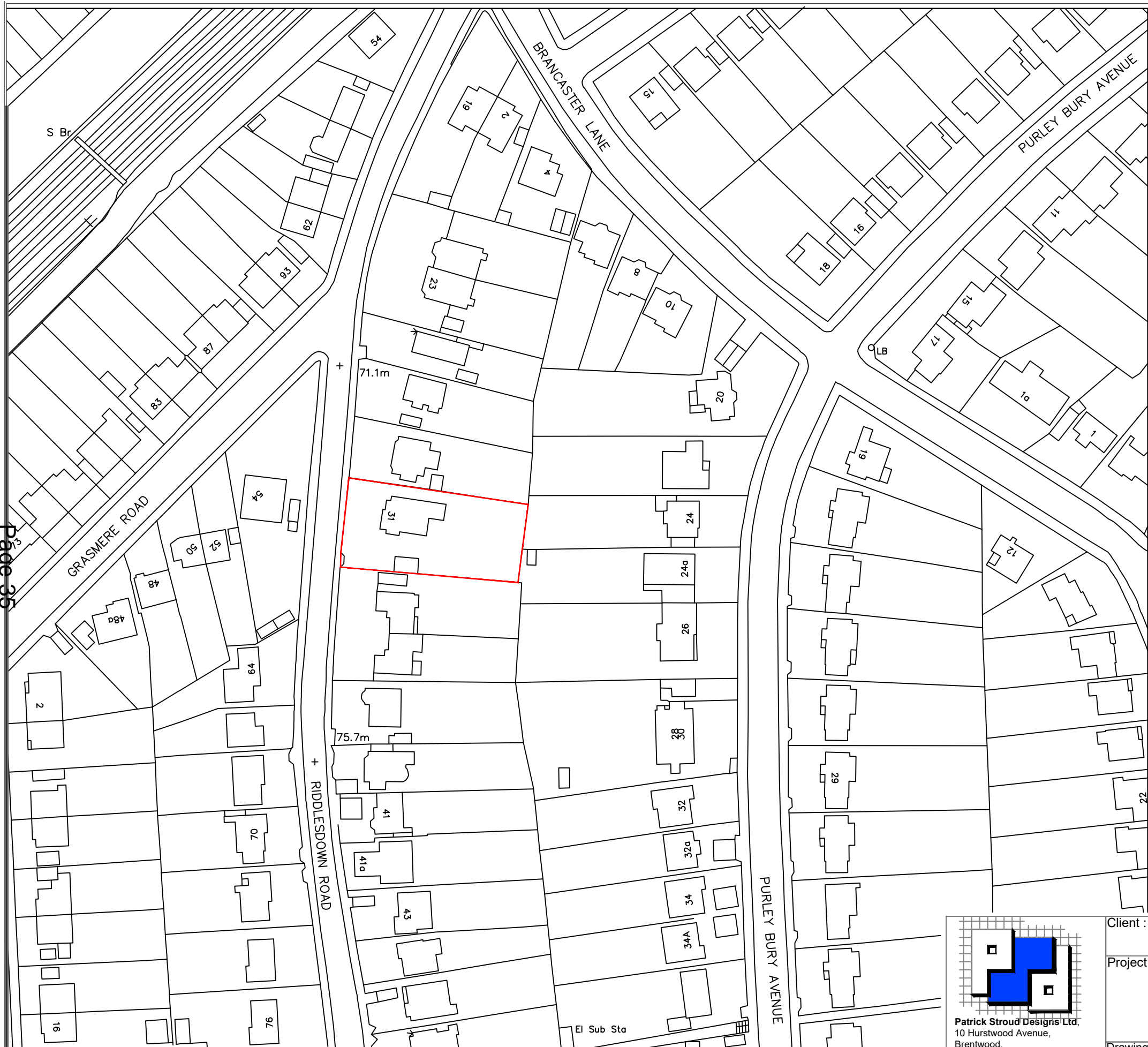
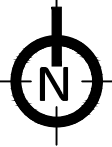
## **Conclusions**

- 8.20 The recommendation is to grant planning permission subject to a 106 agreement.
- 8.21 All other relevant policies and considerations, including equalities, have been taken into account.





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Client : Patel Property Ltd  
 Project : 31 Riddlesdown Road,  
 Purley  
 Drawing : Location Plan

Scale : 1:1250 @ A3  
 0 25 50

Status : PLANNING

Dwg No : 2017.107.01

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**PART 6: Planning Applications for Decision**

**Item 6.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/04839/FUL  
 Location: 31 Riddlesdown Road, Purley CR8 1DJ  
 Ward: Purley Oaks and Riddlesdown  
 Description: Proposed demolition of existing 2 storey detached house and garage, and the erection of new 3 storey flat block including for 8 apartments, amended access / parking provision & landscaping  
 Drawing Nos: 2017.107.03 C; 2017.107.11 D; 2017.107.18 C; 2017.107.17 C; 2017.107.16 C; 2017.107.12 D; 2017.107.10 C; 2017.107.19 C; 2017.107.15 B; 2017.107.14 C and 2017.107.13 B  
 Applicant: Mr Patel (Patel Property Ltd)  
 Agent: Mr Patrick Stroud  
 Case Officer: Robert Naylor

|                   | <b>studio</b> | <b>1 bed</b> | <b>2 bed</b> | <b>3 bed</b>                 | <b>4 bed</b> |
|-------------------|---------------|--------------|--------------|------------------------------|--------------|
| <b>Apartments</b> | 0             | 4 (2 person) | 2 (4 person) | 1 (4 person)<br>1 (6 person) | 0            |

*All units are proposed for private sale*

| <b>Number of car parking spaces</b> | <b>Number of cycle parking spaces</b> |
|-------------------------------------|---------------------------------------|
| 6 (including one disabled space)    | 14                                    |

1.1 This application is being reported to committee because the ward councillor (Cllr Simon Hoar) has made representations in accordance with the Committee Consideration Criteria and requested committee consideration. Furthermore, objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Materials to be submitted
- 3. Hard and soft landscaping to be submitted
- 4. Child play space
- 5. Details of cycle parking and refuse store
- 6. Obscured glazing
- 7. Car parking to be provided in accordance with details to be agreed
- 8. Details of electric vehicle charging point to be submitted

9. Permeable forecourt material
10. Construction Logistics Plan to be submitted
11. 19% Carbon reduction
12. 110litre Water usage
13. In accordance with details of Flood Risk Assessment
14. In accordance with the findings and recommendations of the Preliminary Ecological Survey
15. Accessibility requirements
16. Time limit of 3 years
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of the existing detached house
- Erection of a three storey building including roofspace accommodation
- Provision of 4 x one bedroom flats; 2 x two bedroom flats and 2 x three bedroom flats accessed via Riddlesdown Road
- Provision of 6 off-street spaces with associated access via Riddlesdown Road
- Provision of associated refuse/cycle stores
  
- Amended plans were received on the 10<sup>th</sup> June 2019 incorporating inset balconies to flats 3 and 6 at first and second floor respectively, and amending the unit mix from 3 x one bedroom flats, 3 x two bedroom flats and 2 x three bedroom flats, to 4 x one bedroom flats, 2 x two bedroom flats and 2 x three bedroom flats to accommodate this change. In addition, obscure glazing was provided to the bin store on the ground floor.

### **Site and Surroundings**

- 3.2 The application site is a large detached property located on the eastern side of Riddlesdown Road. The topography of the site is undulating with Riddlesdown Road located on a hill sloping from south to north, whilst the property is located at the top of a steep driveway and the rear garden set up significantly higher at the rear than at the front of the property.
- 3.3 The surrounding area is residential and the current host property and many of the properties here occupy fairly generous plot sizes. There is no distinct style in regard to the properties along Riddlesdown Road, however the majority along this section appear as single family dwellinghouses. More recently a number of schemes for flats have been approved in the vicinity as noted in the Planning History below. The site is located within a Tier 2 Archaeological Priority Area.



Figure 1: Aerial street view highlighting the proposed site within the surrounding streetscene

## Planning History

3.4 In terms of recent planning history at the site there is nothing of relevance. However Members will be aware that there are have been similar types of schemes submitted and approved as detailed below:

- 80 Riddlesdown Road planning permission granted for nine flats (Ref: 18/00812/FUL)
- 96a Riddlesdown Road planning permission granted for nine flats (Refs: 17/04385/FUL and 18/01032/CONR) Works have commenced and the host property has been demolished, and building works are under construction.
- 98 Riddlesdown Road planning permission has been granted for nine flats (Ref: 18/05154/FUL).
- 122 Riddlesdown Road planning permission granted for nine flats (Refs: 17/02724/FUL; 17/05176/NMA and 17/05069/CONR) Works have commenced and the host property has been demolished, and building works are under construction.

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate.

- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 14 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, local groups (Purley & Woodcote Residents Association) etc in response to notification and publicity of the application are as follows:

No of individual responses: 22    Objecting: 21    Supporting: 0    Comment: 1

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

| Summary of objections                              | Response  |
|--|---|
| <b>Principle of development</b>                    |   |
| Overdevelopment and intensification                | Addressed in the report at paragraph 8.6          |
| Poor quality development                           | Addressed in the report at paragraphs 8.16 – 8.18 |
| Loss of family house                               | Addressed in the report at paragraph 8.5          |
| <b>Design</b>                                      |   |
| Out of character                                   | Addressed in the report at paragraphs 8.8 – 8.15  |
| Over intensification – Too dense                   | Addressed in the report at paragraph 8.6          |
| Visual impact on the street scene (Not in keeping) | Addressed in the report at paragraphs 8.13 – 8.14 |
| Lack of accessible provision                       | Addressed in the report at paragraph 8.18         |
| Number of storeys                                  | Addressed in the report at paragraphs 8.8 – 8.9   |
| <b>Amenities</b>                                   |   |
| Negative impact on neighbouring amenities          | Addressed in the report at paragraphs 8.19 – 8.31 |
| Loss of light                                      | Addressed in the report at paragraphs 8.19 – 8.31 |



|  |   |
|--|---|
| Loss of privacy                                    | Addressed in the report at paragraphs 8.19 – 8.31 |
| Overlooking  | Addressed in the report at paragraphs 8.19 – 8.31 |
| Disturbance (noise, light, pollution, smells etc.) | Addressed in the report at paragraph 8.31         |
| Refuse store too small                             | Addressed in the report at paragraph 8.37         |
| <b>Traffic &amp; Parking</b>                       |   |
| Negative impact on parking and traffic in the area | Addressed in the report at paragraphs 8.32 – 8.38 |
| Not enough off-street parking                      | Addressed in the report at paragraphs 8.32 – 8.38 |
| Negative impact on highway safety                  | Addressed in the report at paragraphs 8.32 – 8.38 |
| Inadequate refuse and recycling provision          | Addressed in the report at paragraph 8.37         |
| <b>Other matters</b>                               |   |
| Construction disturbance                           | Addressed in the report at paragraph 8.38         |
| Impact on wildlife                                 | Addressed in the report at paragraph 8.43 – 8.44  |
| Impact on flooding                                 | Addressed in the report at paragraph 8.39 – 8.41  |
| Restrictive covenants at the site                  | Addressed in the report at paragraph 8.48         |

6.3 The following Councillors made representations:

- Cllr Simon Hoar (Purley Oaks and Riddlesdown Councillor)
  1. Out of keeping with the streetscene and local housing style
  2. Insufficient parking on a busy emergency access road
  3. One of the three bed units has no amenity space and is therefore not suitable for future occupiers
  4. Loss of privacy and amenity for neighbouring residents

6.4 The Purley & Woodcote Residents Association have made the following representations:

- Loss of a good quality family home
- Gross overdevelopment of site
- Inadequate amenity
- Out of character of the area

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted

Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), revised in 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a wide choice of high quality homes;
- Requiring good design;
- Promoting sustainable transport.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

#### 7.4 Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

#### 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM18 - Heritage assets and conservation
- DM23 - Development and construction
- DM28 - Trees
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development
- DM42 – Purley

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

**8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Archaeological Priority Zones
9. Other matters

**Principle of Development**

8.2 The London Plan and Croydon Local Plan identify the appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues.

8.3 The site has been identified by the developer as a windfall site and as such it could be suitable for sensitive renewal and intensification. The residential character of the surrounding area is fairly uniform and consists of large detached houses on relatively large plots, developed at a relatively low density.

8.4 The application is for a flatted development providing additional high quality homes within the borough, which the Council is seeking to promote, and also provides 2 three bedroom family units, which the borough has an identified shortage of. Whilst providing flatted accommodation, the proposal has been designed to appear as a large detached dwelling-house which would maintain the overall character of the area, in keeping with neighbouring properties. This is a similar approach to the four previously mentioned granted schemes within Riddlesdown Road. The scheme involves the removal of six trees (3 Category U; 1 Category C and 2 Category B) to the front of the site (See Trees and Landscaping section) however these are of relatively low amenity value and the loss of these will be mitigated through the provision of replacement trees and shrubs towards the front of the property.

8.5 The Croydon Local Plan (Policy DM1.2) seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130sqm. Given that the existing property is neither a 3 bedroom home (as originally built) or smaller than 130sqm its loss is therefore acceptable, subject to a replacement 3 bed property being provided (to ensure that there is no net loss of family accommodation which would discord with policy SP2.7(a)). In this instance the proposal seeks to provide two 3 bed units along with two 2 bed 4 person

units, providing accommodation for smaller families. The overall mix of accommodation, given the relatively small size of the site which limits the number of larger units that can be realistically provided, would be acceptable and would result in a net gain in family accommodation.

### Townscape and Visual Impact

- 8.6 There are a variety of house types and styles in the vicinity, including various bungalows, semi-detached and detached two storey properties with accommodation in the roofspace. The proposal seeks the demolition of the existing property and erection of eight units over three storeys. The existing property is not protected from demolition by existing policies and its demolition is deemed acceptable subject to a suitably designed replacement building coming forward. The scheme has been specifically designed to resemble a large detached property, rather than a block of flats. Officers are satisfied that the scheme respects the street-scene.
- 8.7 The Croydon Local Plan has a presumption in favour of three storey developments and the application seeks to provide a three storey property providing a high quality built form that respects the pattern, layout and siting in accordance with Policy DM10.1 and Suburban Design Guide SPD (SDG SPD). There are a number of other developments in the area that have adopted a similar approach, which have also been assessed against the policies of the CLP and have been found acceptable. The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and surrounding streetscene.



Figure 2: Elevational view highlighting the proposal in relation to neighbouring properties

- 8.8 The design of the building would incorporate a traditional Arts and Crafts styled appearance (albeit a contemporary interpretation) consisting of an asymmetrical design with a more predominant gable with a subservient semi-hipped gable to the front elevation. This will maintain the overall street scene with use of an appropriate materials palette (Tudor boarding; facing red stock bricks; red plain tiles, uPVC windows and appropriate use of render) with an adequate balance between brick and glazing and appropriate roof proportions.
- 8.9 The application site has a fairly large rear garden which is not visible from the public highway or any public vantage points and would be utilised for communal amenity space. As with the majority of properties in the immediate surroundings, the proposed building would be centrally located which would mean that the development would not

appear overly cramped in its plot. Whilst the frontage would be given over to hard-standing to allow for off street parking for the new dwellings there would be an area of soft landscaping along the boundary of the site to soften the appearance. This would generally reflect the arrangement of the neighbouring buildings and would be acceptable.



Figure 3: Ground floor plan proposed site showing proposal in relation to neighbouring properties

- 8.10 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the Riddlesdown Road frontage as well as between the proposed development and the neighbouring property to the rear and would be acceptable.
- 8.11 The application site is a substantial plot within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved throughout the borough. As with these previous schemes, the scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area and the layout would respect the pattern and rhythm of the neighbouring area.
- 8.12 The Croydon Local Plan indicates that the appropriate level of growth for any given location depends upon its existing local character. The capacity for natural evolution is

dependent upon the local character typology, with the objective of the evolution of local character to achieve an intensification of use without major impacts on local character. Nevertheless each character type has capacity for growth. The proposal has been designed to resemble a large house on a large plot rather than a block of flats as indicated by representations, and is a sensitively designed three-storey scheme which is considered to provide a more intensive use of the site in accordance with policy DM10.1 and is thus appropriate.

- 8.13 In respect of the density of the scheme, representations have raised concern. The site is a suburban setting with a PTAL rating of 2 and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (255 hr/ha) it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is otherwise acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate clear signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the density of the proposed development is acceptable.
- 8.14 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and SDG SPD in terms of respecting local character.

#### **Housing Quality for Future Occupiers**

- 8.15 All the units of the proposal would comply with internal dimensions required by the Nationally Described Space Standards (NDSS), and are acceptable.
- 8.16 With regard to private amenity space, following amendments all eight units would have access to private amenity space. It is noted however that the two 2 bed 4 person units have balconies which are 2sqm below the requirement set out by DM10.4 of the CLP, however both of these units are triple aspect, have an internal floor area 8sqm in excess of the NDSS, and as such are both considered to provide a good level of accommodation for their future occupants. In addition a large communal garden is provided at the rear of the site which is capable of providing the required playspace, with such matters being secured through condition.
- 8.17 In terms of accessibility, level access would be provided from the front door to the ground floor units (which include the 2 x three bed family units). The London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint and the overall scale of development proposed, it has not been possible to provide a lift for this development and as such the above ground units would not be fully accessible. Nonetheless however it is considered that one of the ground floor units could be Part M4(3) compliant (wheelchair accessible), and this can be secured by condition. A disabled space is proposed within the parking area.

## Residential Amenity for Neighbours

8.18 There are a number of properties that adjoin the site which include 29 Riddlesdown Road to the north of the site; 33 Riddlesdown Road to the south of the site; 54 Grasmere Road to the west; and the rear of properties 24 and 24a Purley Bury Avenue to the east as illustrated in figure 4 below:

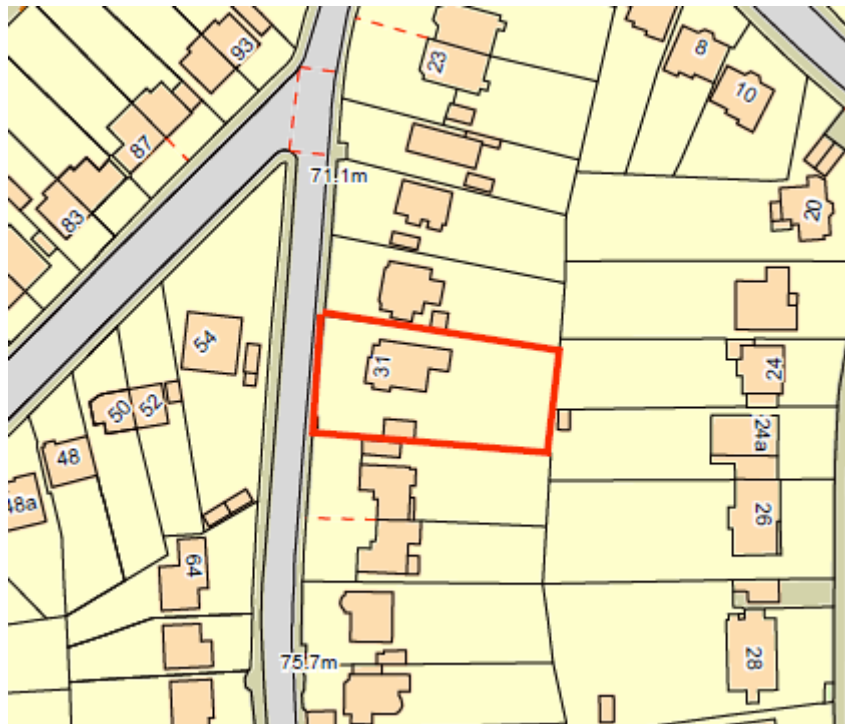


Figure 4: Plan highlighting the existing site and the relationship with the adjoining occupiers. (Not to a scale)

### 29 Riddlesdown Road

8.19 The proposed development has a similar front building line to the existing property and as such would have limited impacts on the amenity of this neighbouring property at the front. Despite projecting beyond the rear building line of number 29 the proposal has been located behind a 45 degree angle, and as such the scheme would pass the 45 degree BRE test for loss of light to the rear elevation windows. The applicant has undertaken a BRE study which indicated that the scheme would not provide any significant loss of existing sunlight or daylight levels to adjoining occupiers.

8.20 The windows in the side elevation facing number 29 are a mixture of high level windows and roof lights and given the lack of existing windows in the flank elevation at the adjoining property it is unlikely that there would be any additional overlooking or loss of privacy experienced from these units.

8.21 The ground floor windows would be located behind a close-boarded fence to the shared boundary. The ground floor side windows would be positioned to ensure there would be no harmful loss of privacy. On balance, the impact on this property is acceptable.



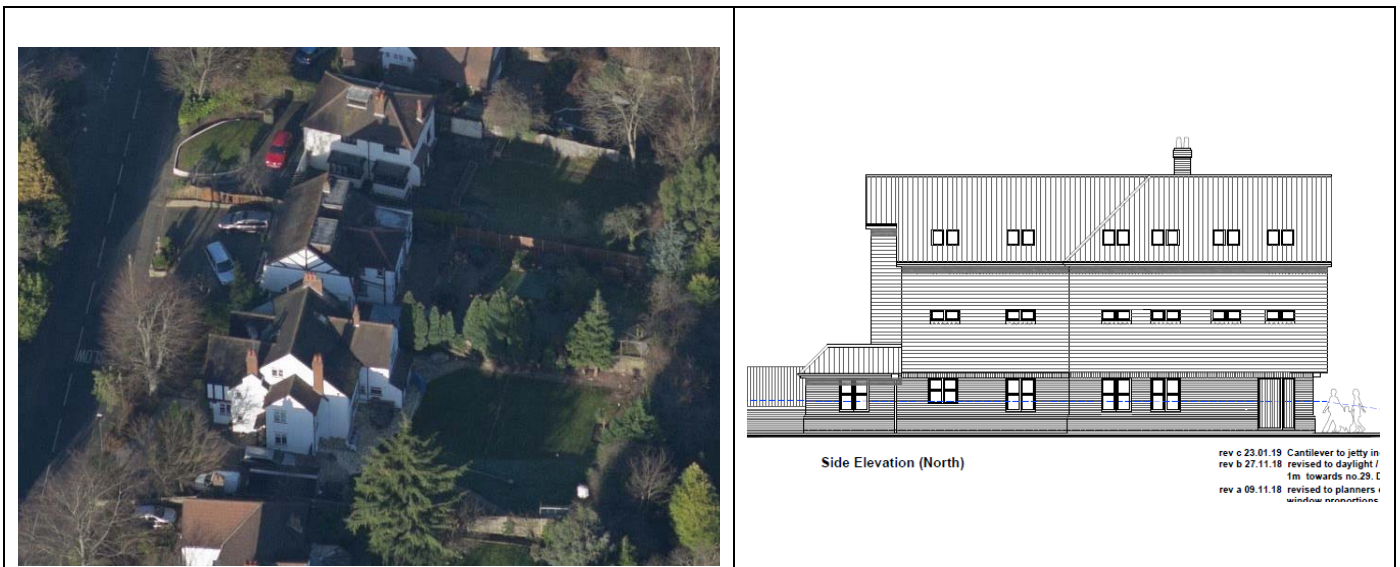


Figure 5: Existing relationship with 29 Riddlesdown Road and proposed facing flank elevation

### 33 Riddlesdown Road

8.22 As with the neighbouring property to the north of the site the proposed front building line of the proposal would be similar to number 33 albeit that the proposal would be located closer to the boundary with this property. Nevertheless there is a degree of separation (approx. 7m) which subject to landscaping work will maintain plot rhythm.

8.23 The main increase in depth most affecting the rear of the site, where the proposed development would be slightly closer to the boundary with the neighbouring property is where the garden tapers. However there are large garden areas maintained for both properties and it is not considered that the proposal would result in a significant sense of enclosure to the garden.

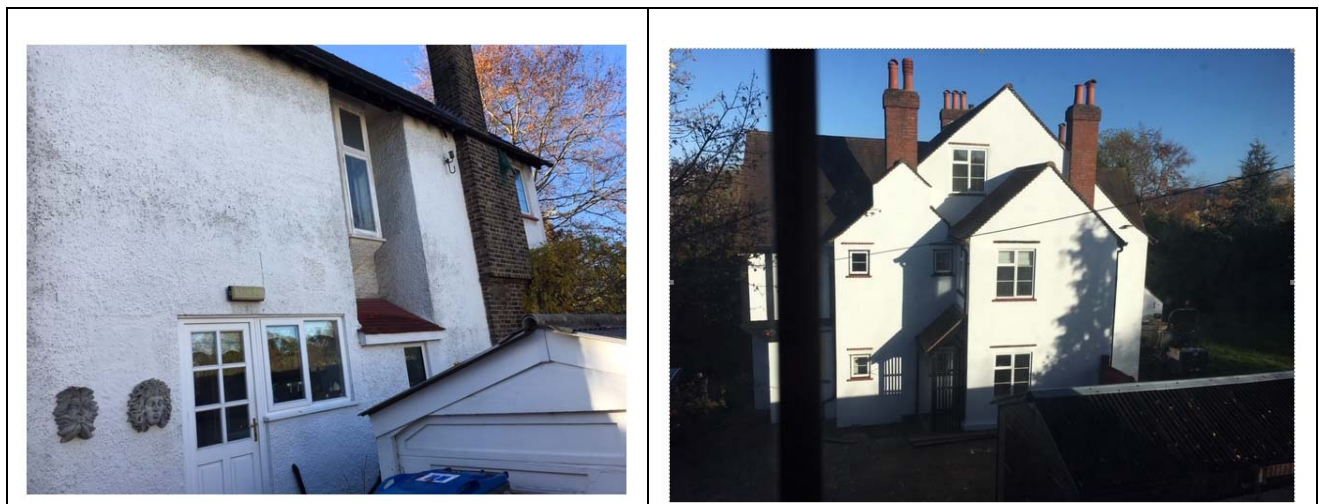


Figure 6: Photos highlighting the existing flank elevations between 33 (left) and application site (right)

8.24 The property at 33 is located in a slightly elevated position (compared to the application site) given the topography and has windows in the flank elevation at the upper floors serving a hallway and bedroom and secondary ground floor windows serving a kitchen. The proposal would provide high level windows at first floor which have been indicated as obscured glazed and high level roof lights. It is unlikely that they would provide



either actual or perceived levels of overlooking and loss of privacy. Nevertheless it is considered prudent to condition obscure glazing to ensure that any future overlooking is avoided along the flank elevations.

8.25 The neighbour raised some concerns in regard to the scheme and the potential loss of light and commissioned a Right of Light Consult who produced a preliminary report. Following this, the developer appointed their own surveyor to complete a BRE study and the two parties have since reached agreement and amended the scheme accordingly to comply with the BRE recommendation. Furthermore only a small section of the single storey of the proposal at the rear would breach the BRE 45 degree line, however given the studies and compromises undertaken this would not create a significant loss of light or provide an overbearing or dominant impact on this property.

8.26 On balance, given the orientation, removal of existing windows, siting of the existing building and landscaping treatment and use of landscaping conditions, the proposal is considered acceptable in terms of its amenity impact on number 33.

#### 54 Grasmere Road

8.27 The separation between these properties and the proposal is in excess of 20m and there is a significant landscaped boundary and Riddlesdown Road (See figure 7 below) located between these properties. The degree of separation is acceptable.



Figure 7: Separation between the application site and 54 Downs Road

#### Properties in Purley Bury Avenue

8.28 These properties are located to the rear of the site with the separation distance between the properties being in excess of 40m and there is significant established vegetated boundary located between the application site and these properties which is to be retained and enhanced to ensure this relationship is acceptable.

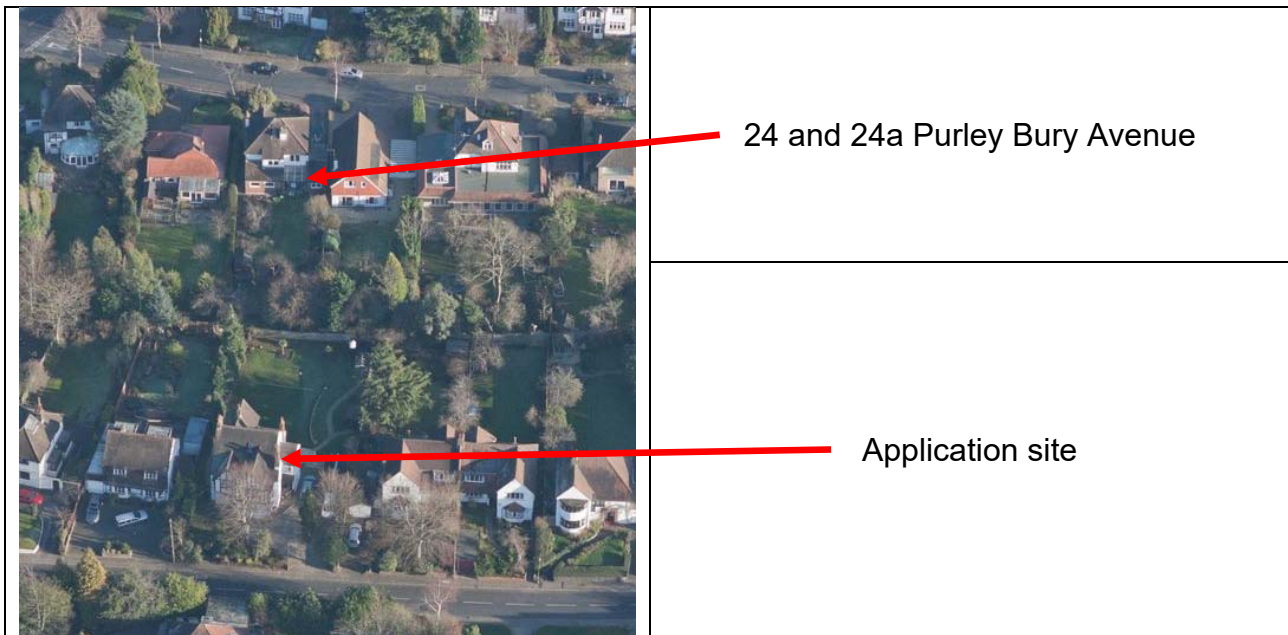


Figure 8: Distance and boundary between site proposal and Purley Bury Avenue

8.29 Given that the proposal is for a residential use in a residential area the proposed development would not result in undue noise, light or air pollution from an increased number of occupants on the site. Subject to conditions the proposed development would not be visually intrusive or result in a loss of privacy.

### **Access and Parking**

8.30 The site is located within a PTAL of 2 which is poor. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 9 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.

8.31 Whilst the scheme provides 6 off-street parking spaces, which is below the maximum standards allowable, the applicant has undertaken a parking survey stress report which estimates the parking demand for the proposal being 5.55 spaces. As such the proposed provision of 6 parking spaces on site would be an adequate provision. The applicant has also undertaken a parking beat survey using the Lambeth Methodology which highlights that there is a parking stress occupancy over the surveyed days ranging from 44%-51% respectively, which indicates that there would be sufficient on-street capacity to accommodate any potential overspill in the event future occupiers of the development had a notably greater demand for car parking beyond that estimated.

8.32 The development therefore provides sufficient parking for the future use of the residents. If there was a spill over the Lambeth Methodology indicates that there is sufficient parking spaces on-street to accommodate this without adverse impacts on the amenity of existing residents in the area.

- 8.33 Representations state that a lack of parking provision will have an impact on highway safety. In respect of highway safety, the scheme provides 6 off-street parking spaces and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these will be secured through conditions. There have been representations that there have been a number of accidents in the area, with the road accident statistics indicating that since 2001 there have been fourteen minor road accidents within a 200m radius of the site. The network and transport impacts associated with the developments on traffic and transport would be negligible and it is unlikely to have a significant impact on highway safety.
- 8.34 There is a large existing area of hardstanding on the frontage, and the proposal would have additional spaces, whilst allowing for some planting which can be secured through a condition. The parking layout and access arrangements permit access and exit movements in a forward gear and would be acceptable subject to a condition providing the suitable visibility splays and as such would not harm the safety and efficiency of the highway network.
- 8.35 In compliance with the London Plan, electric vehicle charging points would be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 14 spaces) and these are located to the rear of the building within a standalone unit and would be secure and undercover, although further details will be secured by way of a condition. Further details of the refuse store would also be secured by condition.
- 8.36 Concerns have also been expressed in regard to the amount and type of excavation required at the site and further details are required as part of a construction method statement. A Demolition/Construction Logistic Plan (including a Construction Management Plan) will need to be submitted prior to commencement of work and can be secured by condition.

### **Environment, flooding and sustainability**

- 8.37 Conditions will be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.38 The applicant has submitted a Flood Risk Assessment (FRA) which highlights that the site is located in Flood Zone 1 and according to the Environment Agency has a very low probability of fluvial and or tidal flooding, is not located in a Critical Drainage Area, and has a low risk from surface water flooding. The FRA does however indicate that the site has the potential for groundwater flooding at the surface and this will be appropriately managed using a sustainable urban drainage scheme (SuDS).
- 8.39 The FRA concludes that infiltration SuDS techniques will be employed to deal with the surface water runoff from the developed site. The surface water runoff will be managed using a combination of soakaways and pervious pavements (permeable paving or resin bound surface) with further details being secured by condition.

### **Trees and ecology**

8.40 There are no trees on site subject to a tree preservation order. 9 trees and shrubs will be removed from the site; 2 Category B trees; 4 Category C trees and 3 Category U trees, and are highlighted in red in figure 9 below. The trees that will be lost have a low impact on the local character and subject to a condition on landscaping and tree protection there is no objection to the scheme on arboricultural grounds.

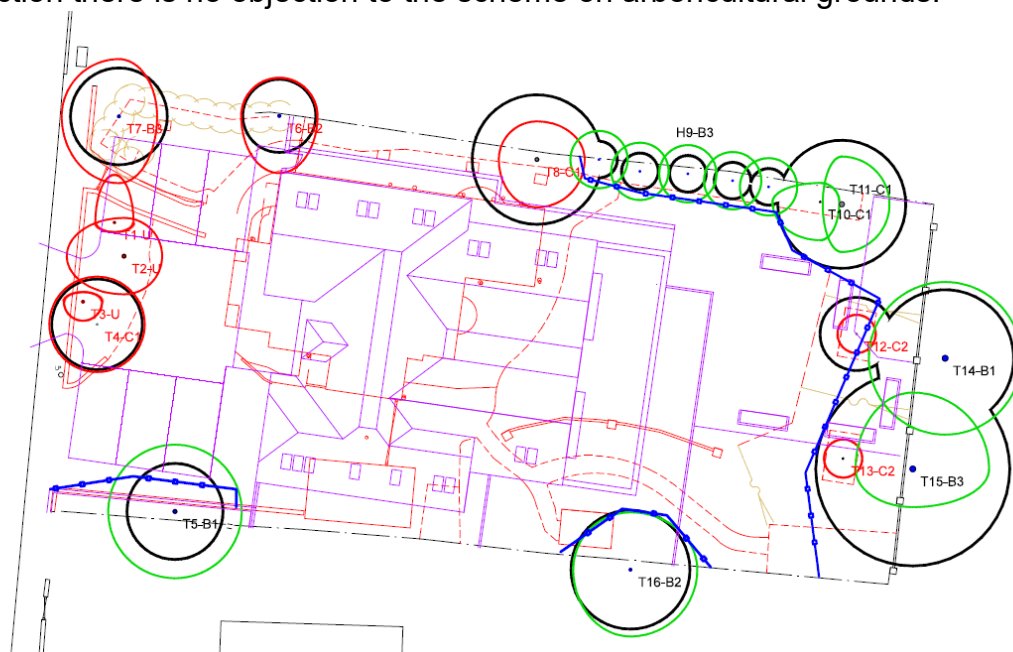


Figure 9: Extract from tree protection plan showing trees to be removed (outlined in red)

8.41 In regard to ecology a Preliminary Ecological Appraisal of the site has been undertaken which found that no direct neighbouring habitats including SSSI's or LNR's will suffer disturbance from the development.

8.42 The site offers limited value to protected species other than bats which were recorded in the report. Given these concerns a further assessment was required with emergence surveys during the optimal survey season. The applicant has waited until May (the optimal survey season) to undertake the emergence surveys which have indicated that bats are not present within the site. The Preliminary Ecological Survey does however make a recommendation to enhance ecological interests within the site; as such a condition is suggested in this regard.

### **Archaeological Priority Zones**

8.43 The application site lies in an area of archaeological interest (a Tier 2 APA). The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter, and have been consulted as part of the application.

8.44 GLAAS have indicated that the current building is likely to have truncated any archaeological remains on the site and as such there is no ongoing archaeological interest on the site. No further assessment or conditions are therefore necessary.

### **Other matters**

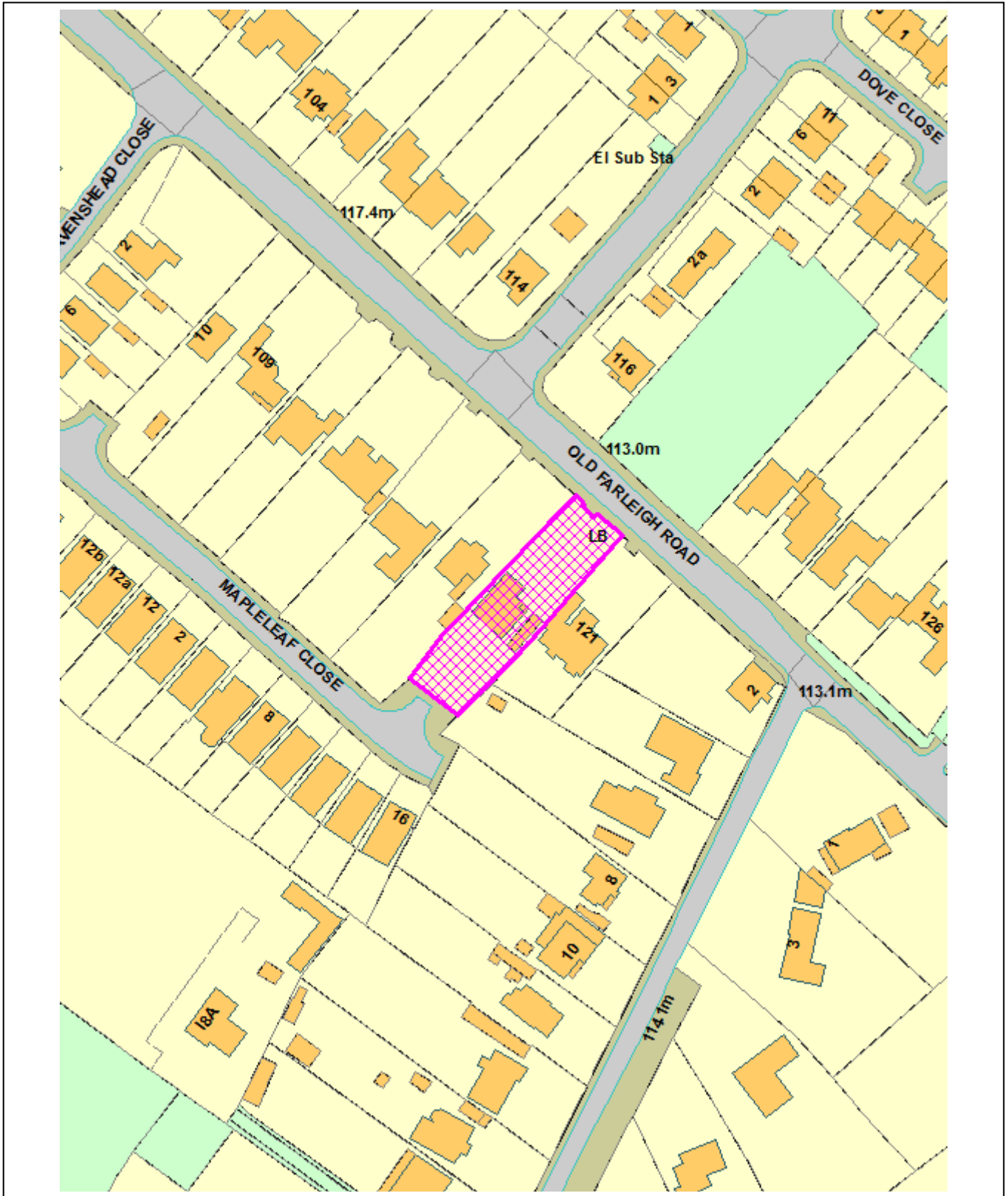
- 8.45 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.
- 8.46 Representations have stated that the site is subject to restrictive covenants, however it should be noted that this is a civil matter and not a material planning consideration as such matters are not within the remit of planning control.

### **Conclusions**

- 8.47 The principle of the proposed development is considered acceptable. The design of the scheme, both in terms of the building's architecture and the proposed landscaping of the site, is of an acceptable standard and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainability and ecological matters. As such the proposal is considered to accord with the Development Plan.
- 8.48 All other relevant policies and considerations, including equalities, have been taken into account.

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**PART 6: Planning Applications for Decision**

**Item 6.3**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/05117/FUL  
 Location: 119 Old Farleigh Road, South Croydon, CR2 8QD  
 Ward: Selsdon Vale & Forestdale  
 Description: Demolition of existing bungalow and erection of a terrace of 3x three bedroom houses with shared access and drive way using the existing entrance from old Farleigh road and 2x one bedroom house to the rear accessed from Mapleleaf Close  
 Drawing Nos: 01, 02, 03, 04, 05, 07, 08, 09, 10, 11, 12  
 Applicant: Ms Hilary Ramnarine  
 Agent: Miss Katherine Logue, Ideal Planning & Development  
 Case Officer: Emily Walsh

|                           | studio | 1 bed | 2 bed | 3 bed | 4 bed |
|---------------------------|--------|-------|-------|-------|-------|
| <b>Existing dwelling</b>  |        |       |       |       | 1     |
| <b>Proposed dwellings</b> | 0      | 2     | 0     | 3     | 0     |

*All units are proposed for private sale*

| Number of car parking spaces | Number of cycle parking spaces |
|------------------------------|--------------------------------|
| 6                            | 10                             |

1.1 This application is being reported to Planning Committee because the number of objections above the threshold for Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Details/samples of materials to be approved
- 3. Details of car parking areas, cycle storage and refuse storage to be approved
- 4. Construction Logistics Plan to be approved
- 5. Details of landscaping and SUDS to be approved
- 6. Parking area to be formed of porous materials
- 7. Visibility splays to be provided

8. Development to be undertaken in accordance with Arboricultural Method Statement
9. Tree protection fencing
10. Accessibility
11. 19% Carbon reduction
12. 110litre Water usage
13. Time limit of 3 years
14. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Ecology consideration
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing bungalow
- Erection of a terrace of 3x three bedroom houses with shared access and drive way using the existing entrance from old Farleigh road
- Erection of 2x one bedroom house to the rear accessed from Mapleleaf Close.
- Provision of private external amenity space
- Provision of 6 off-street spaces for proposed units
- Provision of associated refuse and cycle stores

### **Site and Surroundings**

3.3 The application site is located on the south west side of Old Farleigh Road, close to the junctions with Kingswood Way to the south east and Sandpiper Road to the north. The site is occupied by a detached house in single family occupancy which is well set back from the road. The property is a bungalow but with a two-storey section and accommodation within the roofspace.

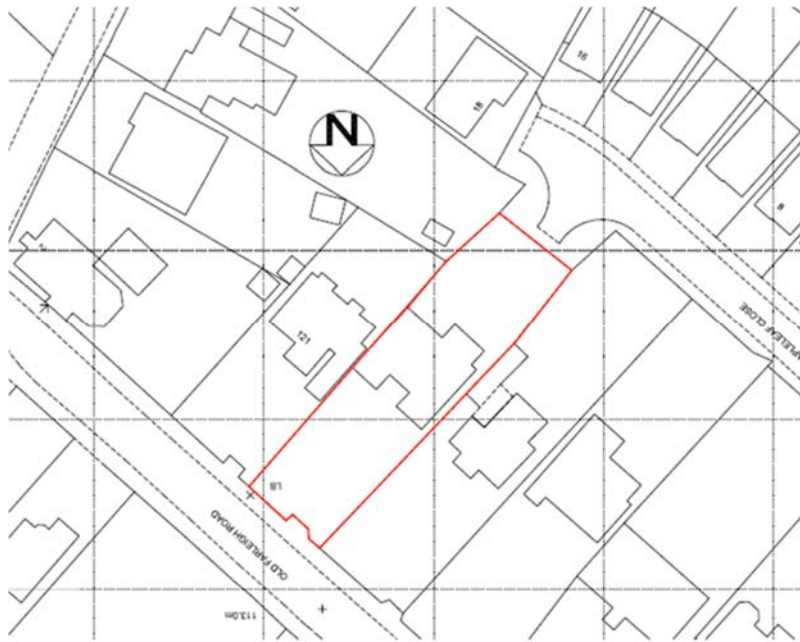


Fig 1: Site location plan showing the site context

- 3.4 Old Farleigh Road is a Classified Road. The site has a PTAL rating of 1b (poor). There is a TPO (20, 1972) and the site is located within an area at medium risk of surface water flooding and is at risk of groundwater flooding.

#### **Planning History**

- 3.5 16/00618/P - Alterations & use of garage as a habitable room; construction of first floor – GRANTED on 11.04.2016.
- 3.6 16/02481/P - Alterations & use of garage as a habitable room; construction of first floor; subdivision to form 2 five bedroom houses – GRANTED on 08.08.2016.

#### **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The demolition of the existing dwelling and the provision of five good quality new homes would assist the Borough in meeting its housing need and is supported in principle.
- The height, massing, scale and siting of the proposed buildings is acceptable.
- The proposal would not result in any loss of light, outlook or privacy to the neighbouring properties.
- The level of parking provision, cycle storage and refuse storage proposed is acceptable and further details will be secured by condition.
- The impact of the development on trees, flooding and ecology is also acceptable, subject to conditions.

## 5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 36 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 23    Objecting: 23    Supporting: 8    Comment: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

| Objection  | Officer comment  |
|--|--|
| <i>Design and appearance</i>   |  |
| Overdevelopment of the site.   | Addressed in Section 8.13 of this report.  |
| Out of keeping due to being a terrace.                               | Addressed in Section 8.5 - 8.8 of this report.   |
| <i>Impact on amenities of neighbouring properties</i>                |  |
| Loss of light to neighbouring properties                             | Addressed in Section 8.22 – 8.26 of this report.   |
| Overlooking and loss of privacy for neighbours                       | Addressed in Section 8.22 – 8.26 of this report.   |
| Impact on the mains sewer  | This is a matter for consideration under Building Regulations and with Thames Water.     |
| <i>Parking and traffic</i>   |  |
| Increased parking and traffic problems within the Close to the rear. | Addressed in Section 8.27 – 8.31 of this report.   |
| Area for turning within Mapleleaf Close would be reduced             | Adequate space for turning in the road would remain, given the nature of the road.       |
| <i>Other</i>   |  |
| Neighbour consultation not undertaken properly.                      | All adjoining owners were notified by letter and a site notice was placed near the site. |

|  |  |
|--|--|
| Impact on property prices                      | This is not a material planning consideration.   |
| Extent of hardstanding                         | The extent of hardstanding is similar so the existing condition and is acceptable.   |
| Concern about the impact on the protected tree | See paragraph 8.36.  |
| Concern regarding air quality                  | The nature of the development and the level of car parking proposed is such that it would not result in a significant detrimental impact on air quality. |

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

### 7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity

- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

## 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

## 7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document (SPD2) April 2019

## 8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Other matters

### **Principle of Development**

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing

supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.

- 8.3 The application is for a more intensive residential use of the site which would provide additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of the development is supported.
- 8.4 Policy SP2.7 seeks to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The scheme provides 3 x 3 bedroom units and 2 x 1 bedroom units. The scheme would therefore contribute to the borough meeting the 30% strategic target. As the scheme proposes only 5 new units, there is no basis to require the delivery of affordable housing.

### **Townscape and Visual Impact**

- 8.5 The existing bungalow on site would be demolished and replaced with a two storey building, with accommodation in the roofspace, consisting of three terraced houses. To the rear, accessed from Mapleleaf Close, would be a 1.5 storey pair of semi-detached houses.
- 8.6 Policy DM10.1 states that proposals should seek to achieve a minimum height of 3 storeys. The proposed building would be two storeys, with accommodation in the roofspace, providing three storeys of accommodation. Figure 2.10d of the Suburban Design Guide specifies that the provision of a third storey within the roof space is appropriate where surrounding buildings are predominantly single storey. The adjacent property at 121 Old Farleigh Road is a bungalow, and 117 Old Farleigh Road is a two storey dwelling. When viewed within this context, and taking into account the topography, the height of the building is considered to be acceptable.



- 8.7 In terms of the footprint and overall massing, the Suburban Design Guide specifies that there should be a minimum separation distance of 1 metre between the side wall of the development and the boundary, to allow for access to the rear. Where existing development is closer to the boundary than this, a proposal may seek to replicate this. In this regard, the existing bungalow is sited hard against the north-western boundary of the site, with approximately 1 metre separation from the south eastern boundary. Other buildings along this part of Old Farleigh Road are similarly sited tight to the side boundaries and large spacing between the buildings is not a characteristic of this locality.

- 8.8 Given this context, the siting of the terrace of three dwellings is acceptable and would respect the established pattern of built form whilst optimising the use of the site. In addition, the scale, massing and siting of the proposed main building would be broadly similar to that of the extant permission for the pair of semi-detached houses, ref. 16/02481/P. This permission remains extant and forms a material planning consideration in the determination of this application.
- 8.9 With regard to the proposed pair of semi-detached buildings to the rear, accessed from Mapleleaf Drive, Policy DM10.1 requires backland development to be subservient to the main building. SPD2 – the Suburban Design Guide – requires any development within 18m of the rear wall of any neighbouring property to be of a lower height. The semi-detached pair to the rear would be lower in height than the main building and would appear subservient. The buildings would also exceed the 12m back-to-back separation distance stipulated in SPD2 between new buildings.



- 8.10 The pair of semi-detached dwellings would be sited less than a metre from the north western site boundary. However, the dwellings within Mapleleaf Close, as well as Old Farleigh Road, are sited in close proximity to their boundaries. Given this, the siting of the rear building is acceptable, in addition to its scale.
- 8.11 In terms of the detailed form and design of the buildings, both the terrace and the pair of semi-detached units would incorporate hipped gables roofs with dormer windows. The front elevation of the terrace block would incorporate a gable feature. The use of the gable would reflect the features of other buildings in the locality and would be acceptable.
- 8.12 The pair of semi-detached buildings would be notably smaller in scale than the existing dwellings along Mapleleaf Close, but would appear suitably subordinate and respectful of the character of the area. Whilst the rear buildings would be of limited architectural interest, the approach taken is considered acceptable in this instance. The use of a gable and/or stone/eaves detailing as is evident on the Mapleleaf Road properties would result in a development which would be overly prominent when viewed from this street. The design of this pair is therefore acceptable, subject to suitable materials. This matter can be secured by condition.
- 8.13 Representations have raised concern that the proposal is an overdevelopment of the site. The site is a suburban setting with a PTAL rating of 1b and as such the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha).



- 8.14 The proposal would be within this range at approximately 162 hr/ha, which is within the recommended density level and is acceptable.
- 8.15 Therefore, having considered all of the above, against the backdrop of housing need, the proposed development would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

- 8.16 All the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.17 In terms of accessibility, level access would be provided from the parking areas to the front door of each unit.
- 8.18 Therefore the units would comply with M4(2) of the Building Regulations, which is acceptable for a development of this scale. Compliance with M4(2) can be secured by condition.
- 8.19 The units would all be dual aspect and would receive an adequate level of light and outlook.
- 8.20 Each unit benefits from an adequate size of private amenity space which, with appropriate boundary treatment, would have an acceptable degree of privacy.
- 8.21 The development is considered to result in a high quality development including three 3 bedroom family units all with adequate amenities and which would, overall, provide a high standard of accommodation for future occupiers.

### **Residential Amenity for Neighbours**

- 8.22 The main properties that would be affected by the proposed development are 121 Old Farleigh Road and 117 Old Farleigh Road.



Fig 5: Ground floor plan highlighting the relationship with the adjoining occupiers.

121 Old Farleigh Road

8.23 This property is a bungalow. As demonstrated on the image to the right, the proposed building would have a more limited rearwards projection beyond 121 than the existing building. In addition, the building would be moved slightly further from the boundary with 121 than the existing dwelling. The side roofslope of no.121 benefits from rooflights, from which the new larger building would be visible. However given the improvement in terms of the siting of the new building and the impact that this would have on the light and outlook to the main habitable windows of 121, the proposed relationship is acceptable. The proposed terrace of 3 dwellings would not result in an unacceptable loss of light, outlook or privacy to the neighbouring property at 121 Old Farleigh Road.



### 117 Old Farleigh Road

- 8.24 This property is two full storeys in scale. The proposed terrace of three units would not project beyond the rear of this existing property, and the front projection would not breach the 45 degree angle, as shown below.



- 8.25 Given the siting of the proposed building in relation to the property at 117, the proposal would not result in an unacceptable loss of light, outlook or privacy. The amenity of this property would be safeguarded.
- 8.26 The pair of semi-detached properties to the rear would be visible from the rear facing windows of 117 but, taking into account the scale of the proposed building and the separation distance of approximately 11.5 metres between the units and 117, there would not be an adverse impact on the amenity of this property.

### **Access and Parking**

- 8.27 The Application site has a low PTAL rating of 1b however it is within a short walking distance of 2 bus service routes. This application proposes to erect 5 houses comprising 3x3 bedroom units and 2x1 bedroom units and 6 off-street parking bays. Four of the bays will have its access from Old Farleigh Road and the other two from Mapleleaf Close. The extent of parking provision is acceptable.
- 8.28 The proposed accesses will be required to comply with Highway Visibility Splay and Sight line Standards. Scaled and dimensioned A3 size drawings of the Car parks superimposed of swept paths vehicles access/egressing the Car Park access and parking bays will be required through a pre-commencement condition.
- 8.29 The proposal includes 10 cycle parking spaces. The extent of provision is in line with London Plan requirements (1 space for 1 bed units and 2 spaces for all other units) and these are adequately shown on the plans.

- 8.30 Refuse storage is also shown on the submitted plans. Each unit would have easy access to external bin stores. In terms of collection, given that the main building only serves 3 units, the bin collection arrangements would not be materially different than the existing situation. The rear units can easily be accessed by the refuse vehicle, as with the existing units on Mapleleaf Close. Detailed scaled and dimensioned drawings will be required through condition.
- 8.31 Given the constraints of the site, a Construction Logistics Plan (CLP) will be required prior to commencement.

### **Environment and sustainability**

- 8.32 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.33 The site is located within an area with potential for groundwater flooding to occur at the surface and an area at very low risk of surface water flooding. A Flood Risk Assessment has been submitted. Details of resistance and resilience measures for the ground floor level will be required by pre-commencement condition.
- 8.34 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). An appropriate SuDS solution for the site will be required by condition prior to the commencement of any groundworks on site.

### **Trees, Landscaping and Ecological Issues**

- 8.35 There is a protected oak tree (TPO 20, 1972) situated in the rear garden of the existing property.
- 8.36 Whilst the below ground constraints of the preserved trees are unlikely to be compromised, the above ground impact of oak T2 could result in future applications to fell the tree. The crown spread of T2 is large and could dominate and shade the amenity space for the rear gardens. However, the applicant has submitted a Tree Shadow Report which shows that, from midday onwards the shadows tend to be directed away from the properties as the sun moves into the west. Crown thinning and raising of the canopy can also help to alleviate potential shadow concerns.
- 8.37 On balance it is considered that the impact on the protected tree, in terms of health and longevity, is acceptable.
- 8.38 There is no reason to believe that any protected species would be harmed by the proposed development, an informative, to be included as part of the officer recommendation is suggested, making the applicant aware that it is an offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.

### **Conclusions**

- 8.39 The demolition of the existing dwelling and the provision of five new homes would assist the Borough in meeting its housing need and is supported in principle. The

scheme would include three family sized units, in line with the strategic target. The units would be of a high quality, benefitting from adequate floorspace, dual aspect and a good level of lighting along with the provision of private amenity space.

- 8.40 The height, massing, scale and siting of the proposed buildings is acceptable and would respect the established pattern of built form in the locality. The density of the development is within the parameters set out within the London Plan and is acceptable.
- 8.41 The siting and scale of the proposed buildings is such that the proposal would not result in any loss of light, outlook or privacy to the neighbouring properties.
- 8.42 The level of parking provision proposed is acceptable and would not place undue parking pressure on the surrounding roads. The cycle storage and refuse storage facilities are acceptable, but further details will be secured by condition.
- 8.43 The impact of the development on trees, flooding and ecology is also acceptable, subject to conditions.
- 8.44 Therefore, the proposal is considered to be accordance with the relevant polices.
- 8.45 The recommendation is to grant planning permission.
- 8.46 All other relevant policies and considerations, including equalities, have been taken into account.

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## **PLANNING COMMITTEE AGENDA**

### **PART 8: Other Planning Matters**

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#### **1 INTRODUCTION**

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

#### **2 FURTHER INFORMATION**

- 2.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **3 PUBLIC SPEAKING**

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

#### **4 BACKGROUND DOCUMENTS**

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

#### **5 RECOMMENDATION**

- 5.1 The Committee to take any decisions recommended in the attached reports.

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## PLANNING COMMITTEE AGENDA

4<sup>th</sup> July 2019

### Part 8 Other Planning Matters

Item 8.1

|   |   |
|---|---|
| <b>Report of:</b><br>Director of Planning and Strategic Transport<br><br><b>Author:</b> Ross Gentry | <b>Title:</b><br><br>Planning Performance and Weekly Planning Decisions |
|---|---|

#### 1. PURPOSE

1.1 This report provides details the Council's overall development management performance (over a rolling 12 month period) with monthly statistics which highlight the following performance measures:

- Refusal and approval rates
- Speed of determination (majors, minors and others)
- Appeals considered by Planning Inspectorate and the % ALLOWED.

1.2 This report also provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval)

#### **Development Management Performance**

1.3 Development Management Performance (over a 12 month rolling period) is attached as Appendix 1 to this report.

1.4 The local planning authority is monitored by Central Government in respect of the speed of determination and the quality of decision making (which can be reflected in its appeal performance). There is a firm expectation that applications for "non-major" development ("minor" and "other" development) should be determined within 8 weeks of validation whereas applications for "major" development should be determined within 13 weeks. There is scope to determine beyond these published time scales (with the formal agreement of the applicant) through use of "Planning Performance Agreements" or "Extension of Time" arrangements although these are only utilised if delays in the processing of the application have been delayed for good reason.

1.5 The National Planning Policy Framework (NPPF) advises that decisions on planning applications should be made as quickly as possible. Moreover, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way and should use the full range of planning tools available to secure developments that will improve the economic, social and environmental

conditions of the area. Critically, it advises that decision-makers at every level should seek to approve applications for sustainable development where possible. The approval/refusal rate is therefore an important comparative data set.

- 1.6 The NPPF also promotes the use of pre application engagement as a mechanism to resolve a number of issues prior to planning application submission. It sees pre application processes as assisting local planning authorities to issue timely decisions and improve the quality of proposed development and planning application submissions, whilst helping to ensure that applicants do not experience unnecessary delays or costs.

### **Planning Decisions**

- 1.7 Attached as Appendix 2 is the list of delegated and Planning Committee decisions taken between 10<sup>th</sup> June 2019 and 21<sup>st</sup> June 2019.
- 1.8 During this period the service issued 184 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval and applications for Certificates of Lawful Development). 10 applications were withdrawn by the applications (which also appear in the list).
- 1.9 Out of the 184 decisions made, 16 were refused planning permission (8.5%). Therefore the approval rate was 86%.
- 1.10 Notable decisions include the following:
  - Discharge of pre-commencement conditions for Timebridge Community Centre, which has planning permission 18/05350/FUL for the demolition of existing building (Family Centre) and erection of Timebridge Community Centre to accommodate: community centre; family centre; youth club; and pre-school. The proposals retain and improve the existing games court, widen the access road onto Field Way, provide car parking, landscaping and associated public realm works.
  - Discharge of pre-commencement conditions for Segas House, which has Listed Building Consent for works including internal alterations, replacement of shopfront, and other associated works to facilitate the change of use of the ground floor to a marketing suite for a temporary period of five years.
  - Refusal of planning permission at 46 Grasmere Road for demolition of existing dwellinghouse and erection of (replacement) three storey building providing 1 x 3 bed, 2 x 2 bed and 5 x 1 bed flats together with associated landscaping, parking, bin and cycle stores, on grounds of unsatisfactory mix, parking pressures, character and appearance and impact on adjoining occupiers.

Appendix 1

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| Period ending | The % of Major applications determined within 13 weeks (month) | Cases refused (manual input) | Refusal Rate | The % of Minor applications determined within 8 weeks (month) | Cases refused (manual input) | Refusal Rate | The % of Other applications determined within 8 weeks (month) | Cases refused (manual input) | Refusal Rate | The % of planning appeals allowed |
|---------------|--|------------------------------|--------------|---|------------------------------|--------------|---|------------------------------|--------------|-----------------------------------|
| Jun-18        | 100.00   | 0.00                         | 0%           | 76.35   | 20.00                        | 14%          | 91.80   | 16.00                        | 5%           | 31%                               |
| Jul-18        | 100.00   | 0.00                         | 0%           | 83.01   | 25.00                        | 16%          | 89.97   | 20.00                        | 7%           | 25%                               |
| Aug-18        | 66.67  | 1.00                         | 33%          | 79.89   | 22.00                        | 13%          | 85.23   | 18.00                        | 7%           | 18%                               |
| Sep-18        | 20.00  | 2.00                         | 40%          | 84.70   | 23.00                        | 13%          | 93.01   | 21.00                        | 8%           | 38%                               |
| Oct-18        | 83.33  | 1.00                         | 8%           | 82.52   | 8.00                         | 6%           | 93.84   | 29.00                        | 10%          | 13%                               |
| Nov-18        | 66.67  | 0.00                         | 0%           | 80.30   | 10.00                        | 8%           | 92.59   | 17.00                        | 7%           | 0%                                |
| Dec-18        | 100.00   | 0.00                         | 0%           | 80.61   | 13.00                        | 13%          | 91.27   | 14.00                        | 6%           | 50%                               |
| Jan-19        | 81.82  | 1.00                         | 9%           | 68.22   | 11.00                        | 10%          | 90.13   | 26.00                        | 12%          | 29%                               |
| Feb-19        | 100.00   | 0.00                         | 0%           | 80.91   | 5.00                         | 5%           | 85.32   | 21.00                        | 8%           | 38%                               |
| Mar-19        | 90.91  | 2.00                         | 18%          | 69.72   | 16.00                        | 15%          | 91.79   | 27.00                        | 8%           | 35%                               |
| Apr-19        | 75.00  | 0.00                         | 0%           | 81.13   | 13.00                        | 12%          | 88.06   | 23.00                        | 9%           | 20%                               |
| May-19        | 100.00   | 0.00                         | 0%           | 76.58   | 14.00                        | 13%          | 88.51   | 24.00                        | 8%           | 33%                               |
| Jun-19        | 100.00   | 0.00                         | 0%           | 76.92   | 11.00                        | 21%          | 76.97   | 12.00                        | 7%           | #DIV/0!                           |
| Rolling Year  | 83.33  | 7.00                         | 10%          | 79.09   | 191.00                       | 12%          | 89.51   | 268.00                       | 8%           | 28%                               |
| 2019          | 86.21  | 3.00                         | 10%          | 75.00   | 45.00                        | 10%          | 88.99   | 97.00                        | 9%           | 29%                               |

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DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

## DELEGATED PLANNING DECISIONS (Ward Order)

The following is a list of planning applications determined by the Head of Development Management under delegated powers since the last meeting of the Planning Committee.

Note: This list also includes those decisions made by Planning Committee and released in this time frame as shown within the level part of each case.

**NOTE: The cases listed in this report can be viewed on the Council's Website.**

Please note that you can also view the information supplied within this list and see more details relating to each application (including the ability to view the drawings submitted and the decision notice) by visiting our Online Planning Service at the Croydon Council web site ([www.croydon.gov.uk/onlineplans](http://www.croydon.gov.uk/onlineplans)).

Once on the Council web page please note the further information provided before selecting the Public Access Planning Register link. Once selected there will be various options to select the Registers of recently received or decided applications. Also; by entering a reference number if known you are able to ascertain details relating to a particular application. (Please remember to input the reference number in full by inserting any necessary /'s or 0's)

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|            |   |               |                          |
|------------|---|---------------|--------------------------|
| Ref. No. : | 19/01717/FUL                            | <b>Ward :</b> | <b>Addiscombe East</b>   |
| Location : | 19 Ashburton Road<br>Croydon<br>CR0 6AP | Type:         | Full planning permission |

Proposal : Conversion of existing outbuilding into residential flat.

Date Decision: 21.06.19

**Permission Refused**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Level: Delegated Business Meeting

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Ref. No. : 19/01893/FUL **Ward : Addiscombe East**  
Location : 186 Bingham Road **Type: Full planning permission**  
Croydon  
CR0 7EH  
Proposal : Erection of single storey rear extension  
Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01999/FUL **Ward : Addiscombe East**  
Location : 310 Lower Addiscombe Road **Type: Full planning permission**  
Croydon  
CR0 7AF  
Proposal : Demolition of existing conservatory and erection of single storey rear extension and rear roof extension as part of the conversion of the property into two 2-bedroom flats with vehicle access to provide a single parking space.  
Date Decision: 21.06.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01708/DISC **Ward : Addiscombe West**  
Location : 105 Meadvale Road **Type: Discharge of Conditions**  
Croydon  
CR0 6JZ  
Proposal : Discharge of Condition 2 (external materials) and Condition 4 (carbon emissions reduction) attached to permission 18/01692/FUL for 'Erection of detached 1-bed dwelling.'  
Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/02171/GPDO **Ward : Addiscombe West**  
Location : 72 Lower Addiscombe Road **Type: Prior Appvl - Class O offices to houses**  
Croydon  
CR0 6AB

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : Alterations, Conversion to form 11 flats, provision of associated off-street parking, refuse and cycle storage

Date Decision: 21.06.19

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 18/03976/LE **Ward : Bensham Manor**  
Location : First Floor Type: LDC (Existing) Use edged  
41 Melfort Road  
Thornton Heath  
CR7 7RS  
Proposal : Continued use of first floor as a two bedroom self-contained flat

Date Decision: 21.06.19

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

---

Ref. No. : 18/03979/LE **Ward : Bensham Manor**  
Location : Second Floor Type: LDC (Existing) Use edged  
41 Melfort Road  
Thornton Heath  
CR7 7RS  
Proposal : Continued use of second floor as a self-contained one bedroom flat

Date Decision: 21.06.19

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

---

Ref. No. : 19/00521/FUL **Ward : Bensham Manor**  
Location : 138 Brigstock Road Type: Full planning permission  
Thornton Heath  
CR7 7JB  
Proposal : Erection of hip to gable, two storey side, rear, basement and roof extensions to facilitate conversion of 4 x 2 bedroom flatted apartment block to a 13 bedroom hotel.

Date Decision: 14.06.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01511/HSE **Ward : Bensham Manor**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 25 Carew Road  
Thornton Heath  
CR7 7RF  
Type: Householder Application  
Proposal : Demolition and erection of single storey rear and side extension

Date Decision: 18.06.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01851/FUL  
Location : 234 Brigstock Road  
Thornton Heath  
CR7 7JD  
Type: Full planning permission  
Ward : **Bensham Manor**  
Proposal : Conversion of part of ground floor retail unit to provide smaller commercial unit and 1 x studio dwelling with associated amenity space, refuse and cycle storage.

Date Decision: 13.06.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/01894/HSE  
Location : 58 Torridge Road  
Thornton Heath  
CR7 7EY  
Type: Householder Application  
Ward : **Bensham Manor**  
Proposal : Erection of single storey rear extension

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01955/LP  
Location : 19 Goston Gardens  
Thornton Heath  
CR7 7NR  
Type: LDC (Proposed) Operations edged  
Ward : **Bensham Manor**  
Proposal : Erection of a hip to gable extension and a rear dormer

Date Decision: 18.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/02174/GPDO  
Ward : **Bensham Manor**



Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 13 Woodland Road  
Thornton Heath  
CR7 7LP  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 5.5 metres with a maximum height of 3 metres

Date Decision: 17.06.19

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 19/00842/HSE  
Location : 22 Ockley Road  
Croydon  
CR0 3DP  
Ward : **Broad Green**  
Type: Householder Application

Proposal : Erection of rendered wall on the boundary at 1.8m with car port at rear

Date Decision: 14.06.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01136/GPDO  
Location : 198 London Road  
Croydon  
CR0 2TE  
Ward : **Broad Green**  
Type: Prior Appvl - Class O offices to  
houses

Proposal : Notification for prior approval under the GPDO 2015 from change of use under Class O from office (Class B1(a) to residential for conversion to form 2 flats (Class C3)

Date Decision: 21.06.19

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 19/01348/HSE  
Location : 49 Thomson Crescent  
Croydon  
CR0 3JT  
Ward : **Broad Green**  
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 20.06.19

**Permission Granted**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Level: Delegated Business Meeting

---

Ref. No. : 19/01411/HSE  
Location : 3 Onslow Road  
Croydon  
CR0 3NN  
Ward : **Broad Green**  
Type: Householder Application  
Proposal : Retrospective application for the erection of two storey side extension, single storey rear and front extension incorporating new front porch.  
Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01562/FUL  
Location : 2A Elmwood Road  
Croydon  
CR0 2SG  
Ward : **Broad Green**  
Type: Full planning permission  
Proposal : Demolition of warehouse in D1 use (place of worship) to 4 x 3 bedroom houses with associated cycle and refuse storage  
Date Decision: 13.06.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/00298/DISC  
Location : Land Adjacent To The South Of 2 Harold Road And Land Adjacent To Ravensdale Gardens  
Upper Norwood  
London  
Ward : **Crystal Palace And Upper Norwood**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 24 (Drainage Details) attached to permission 16/06374/FUL for demolition of garages; erection of four/ five/ six storey building comprising 14 two bedroom and 1 one bedroom flats; erection of 2 three-storey and 11 two-storey three bedroom houses with associated car parking, landscaping and associated works.  
Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

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Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Ref. No. : 19/00302/DISC **Ward :** **Crystal Palace And Upper Norwood**  
Location : Parcels Of Land Adjacent To Auckland Rise, Church Road And Sylvan Hill  
London  
SE19 2DX **Type:** Discharge of Conditions  
  
Proposal : Discharge of condition 21 (Drainage Details) attached to permission 16/06512/FUL for demolition of buildings and erection of 6 buildings varying between three and five storeys in height comprising 29 two bedroom and 28 one bedroom flats; provision of associated car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK F REMOVED, BLOCK B INCREASED IN HEIGHT BY 1 STOREY, RETENTION OF A NUMBER OF TREES).

Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/00328/DISC **Ward :** **Crystal Palace And Upper Norwood**  
Location : Land Adjacent Rushden Close  
Upper Norwood  
London **Type:** Discharge of Conditions  
  
Proposal : Discharge of conditions 10 (Landscaping) and 13 (Drainage Details) attached to permission 16/06375/FUL for demolition of existing garages; erection of 2 three bedroom houses.

Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01682/HSE **Ward :** **Crystal Palace And Upper Norwood**  
Location : 1 Summit Way  
Upper Norwood  
London  
SE19 2PU **Type:** Householder Application  
  
Proposal : Erection of additional storey to the existing two storey side extension, and bin and cycle storage to the front. Creation of side oriel window and erection of new boundary wall (amended description).

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Date Decision: 17.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01860/LE                                      **Ward : Crystal Palace And Upper Norwood**

Location : 154 Church Road                                      Type: LDC (Existing) Use edged  
                  Upper Norwood  
                  London  
                  SE19 2NT

Proposal : Lawful Development Certificate Application: for the use of the existing land as four self-contained flats at upper ground, first and second floor levels and an existing ground floor rear extension.

Date Decision: 12.06.19

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

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Ref. No. : 19/01952/HSE                                      **Ward : Crystal Palace And Upper Norwood**

Location : 54 Moore Road                                      Type: Householder Application  
                  Upper Norwood  
                  London  
                  SE19 3RA

Proposal : Alterations involving part demolition and construction of a part single/two storey rear extension to provide new kitchen and living space at ground floor and new bedroom and bathroom upstairs. The proposal would involve replacement and realignment of existing windows, new sliding/ folding glazed doors and new rooflights.

Date Decision: 21.06.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/02012/TRE                                      **Ward : Crystal Palace And Upper Norwood**

Location : The Reserve                                      Type: Consent for works to protected  
                  Woodfield Close  
                  Upper Norwood  
                  London  
                  SE19 3EN

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : T1 - Decayed Lime  
Fell as close to ground level as possible.  
(TPO no. 22, 1989)

Date Decision: 14.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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|            |  |        |   |
|------------|--|--------|---|
| Ref. No. : | 19/02048/HSE   | Ward : | <b>Crystal Palace And Upper Norwood</b> |
| Location : | 3 Tree View Close<br>Upper Norwood<br>London<br>SE19 2QT | Type:  | Householder Application                 |
| Proposal : | Erection of a single storey rear extension to the house  |        |   |

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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|            |  |        |   |
|------------|--|--------|---|
| Ref. No. : | 19/02101/TRE   | Ward : | <b>Crystal Palace And Upper Norwood</b> |
| Location : | Virgo Fidelis Senior School<br>147 Central Hill<br>Upper Norwood<br>London<br>SE19 1RS | Type:  | Consent for works to protected trees    |
| Proposal : | T1: Unknown Lime spp - Remove offending branch back to boundary.<br>(TPO no. 16, 1968) |        |   |

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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|            |              |        |   |
|------------|--------------|--------|---|
| Ref. No. : | 19/02286/TRE | Ward : | <b>Crystal Palace And Upper Norwood</b> |
|------------|--------------|--------|---|

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 15 Downsview Road  
Upper Norwood  
London  
SE19 3XD

Type: Consent for works to protected trees

Proposal : T6 OAK - Fell.  
(TPO no. 22, 1989)

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02299/NMA

Ward : **Crystal Palace And Upper Norwood**

Location : Land To The North Of And Including 20-20C  
Oxford Road  
Upper Norwood  
London  
SE19 3JH

Type: Non-material amendment

Proposal : Demolition of existing demountable houses and erection of 4 two storey buildings comprising 5 two bedroom and 3 one bedroom flats and 1 three bedroom house with provision of associated car parking, landscaping and associated works (Non-material amendment to planning permission 16/05976/FUL).

Date Decision: 14.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02396/LP

Ward : **Crystal Palace And Upper Norwood**

Location : 14 Convent Hill  
Upper Norwood  
London  
SE19 3QY

Type: LDC (Proposed) Operations edged

Proposal : Proposed hip to gable enlargement, dormer window in rear roofslope and 2no. rooflights in the front roofslope to facilitate loft conversion.

Date Decision: 20.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

Ref. No. : 19/02613/LP **Ward : Crystal Palace And Upper Norwood**  
 Location : 5 Hermitage Gardens **Type: LDC (Proposed) Operations edged**  
 Upper Norwood  
 London  
 SE19 3QP  
 Proposal : Proposed garage conversion to a habitable space with new windows

Date Decision: 20.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/02743/LP **Ward : Crystal Palace And Upper Norwood**  
 Location : Trentham **Type: LDC (Proposed) Operations edged**  
 Queen Mary Road  
 Upper Norwood  
 London  
 SE19 3NW  
 Proposal : Erection of rear dormer window and installation of two roof windows to front roof slope.

Date Decision: 14.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 18/06052/FUL **Ward : Coulsdon Town**  
 Location : 16 The Drive **Type: Full planning permission**  
 Coulsdon  
 CR5 2BL  
 Proposal : Demolition of garage. Erection of two storey detached dwelling including dormers in the rear roofslope with accommodation in roofspace, with associated vehicle parking for host dwelling and proposed dwelling and land level alterations

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00213/FUL **Ward : Coulsdon Town**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 9 Smitham Downs Road  
Purley  
CR8 4NH

Type: Full planning permission

Proposal : Demolition of existing garage, erection of two storey 3 bedroom house with accommodation in roofspace, raised patio with steps at rear, provision of associated parking for proposed house and refuse store, formation of additional vehicular access and provision of associated parking for the existing house.

Date Decision: 13.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00544/FUL

Ward : Coulsdon Town

Location : 10 Brighton Road  
Coulsdon  
CR5 2BA

Type: Full planning permission

Proposal : The demolition of the existing garage and the erection of two storey side extension, single/two storey rear extensions, conversion of roof space and the provision of roof extensions and new roofs, 7 x velux windows, and conversion of property to provide 4 flats (1 x one bedroom 2 x two bedroom and 1 x three bedroom) private and communal amenity space, cycle storage, bin storage, 4 parking spaces, landscaping and alterations.

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01123/HSE

Ward : Coulsdon Town

Location : 15 South Drive  
Coulsdon  
CR5 2BJ

Type: Householder Application

Proposal : Alterations, alterations to land levels at front to include associated retaining walls/railings and steps to provide a parking area, erection of single storey rear extension and alterations to land levels at rear incorporating retaining walls/handrail

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01466/HSE

Ward : Coulsdon Town

Location : 41A Hollymeoak Road  
Coulsdon  
CR5 3QA

Type: Householder Application



Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : Demolition of existing garage & outbuilding. Erection of single storey rear extension with roof terrace, single/ two storey side extension and erection of part two-storey and part first floor front extensions, new entrances involving formation of attached annex.

Date Decision: 11.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01675/FUL

**Ward : Coulsdon Town**

Location : 26 Fairdene Road  
Coulsdon  
CR5 1RA

Type: Full planning permission

Proposal : Demolition of garage, conversion & extension of the existing semi-detached property to provide 3 flats (comprising 1 x studio flat and 2 x 3 bedroom flats), and the provision of a new build four storey property including a basement and accommodation in the roof space to provide 4 flats (comprising 2 x 1 bedroom, and 2 x 2 bedroom flats) , private and communal amenity space, cycle storage, hard & soft landscaping, bin storage and 2 car parking spaces.

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01716/DISC

**Ward : Coulsdon Town**

Location : Cane Hill Park Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

Type: Discharge of Conditions

Proposal : Discharge of Condition 15(location of bus stops only) attached to planning permission 13/02527/P for the Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwelling house; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwelling house, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Date Decision: 14.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01720/FUL  
Location : 100 Brighton Road  
Coulsdon  
CR5 2XU

**Ward : Coulsdon Town**  
Type: Full planning permission

Proposal : Erection of a dormer extension in rear roof slope

Date Decision: 11.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01793/FUL  
Location : 112 Woodcote Grove Road  
Coulsdon  
CR5 2AF

**Ward : Coulsdon Town**  
Type: Full planning permission

Proposal : Change of use of single family dwelling (C3) to 2 x 1 bedroom residential units (C3) and 3 bedroom HMO (C4), introduction of rooflights, provision of parking, cycle and refuse storage (amended description)

Date Decision: 20.06.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/01870/HSE  
Location : 21 Bramley Avenue  
Coulsdon  
CR5 2DS

**Ward : Coulsdon Town**  
Type: Householder Application

Proposal : Alterations to include alterations to land levels, erection of extension at ground and lower ground floor levels at rear with raised terrace over the lower ground floor extension with steps and railings

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02246/DISC

**Ward : Coulsdon Town**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : Car Park  
Lion Green Road  
Coulsdon  
CR5 2NL

Type: Discharge of Conditions

Proposal : Discharge of condition 19 (Archeology) attached to permission 17/06297/FUL for redevelopment of site to provide 5no. five, six, seven storey buildings providing 96 one bedroom, 42 two bedroom and 19 three bedroom flats: provision of vehicular access, residential and town centre car parking spaces, hard and soft landscaping works and new private and public amenity space.

Date Decision: 21.06.19

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02251/LP

Location : 32 Malcolm Road  
Coulsdon  
CR5 2DA

Ward : Coulsdon Town

Type: LDC (Proposed) Operations edged

Proposal : Installation of roof lights on front roof slope, erection of dormer extension on rear roof slope

Date Decision: 21.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/02639/NMA

Location : Cane Hill Park Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

Ward : Coulsdon Town

Type: Non-material amendment

## Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

**Proposal :** Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage.(amendment to planning permission 13/02527/P and reserved matters application 16/01773/RES)

Date Decision: 14.06.19

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/02703/NMA

**Ward : Coulsdon Town**

Location : Cane Hill Park Development Site  
Off Brighton Road  
Coulsdon  
CR5 3YL

Type: Non-material amendment

**Proposal :** Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage.(amendment to planning permission 13/02527/P)

Date Decision: 14.06.19

### Approved



Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Date Decision: 20.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 18/06170/DISC

**Ward : Fairfield**

Location : Segas House  
Katharine Street  
Croydon  
CR0 1NX

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Final layout of marketing suite) of 18/01681/LBC for Proposed works including internal alterations, replacement of shopfront, and other associated works to facilitate the change of use of the ground floor to a marketing suite for a temporary period of five years

Date Decision: 20.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/00598/DISC

**Ward : Fairfield**

Location : Land Rear Of 81 Lansdowne Road  
Croydon  
CR0 2BF

Type: Discharge of Conditions

Proposal : Details pursuant to conditions 2 (materials), 3 (Landscaping), 4 (refuse storage), 5 (cycle storage), 7 (Carbon), 8 (No windows), 9 (sustainable drainage) in relation to planning permission ref 18/03500/FUL granted for Erection of 2-storey building comprising 2 x 1 bed (1 person) units with associated amenity spaces, refuse and cycle stores.

Date Decision: 14.06.19

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01501/FUL

**Ward : Fairfield**

Location : Centrillion Point  
2 Mason's Avenue  
Croydon  
CR0 9WW

Type: Full planning permission

Proposal : Alterations to the exterior of the apartment block and mews houses on site involving the removal and refitting of cladding/render and insulation

Date Decision: 12.06.19

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 19/01982/DISC **Ward : Fairfield**  
Location : 95 George Street Type: Discharge of Conditions  
Croydon  
CR9 2NS

Proposal : Discharge of Condition 3 (external timber cladding) of permission 19/00260/FUL for 'Alterations to existing shopfront including replacement glazing and cladding to front and side elevations.'

Date Decision: 12.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02379/DISC **Ward : Fairfield**  
Location : Commercial Union House Type: Discharge of Conditions  
69 Park Lane  
Croydon  
CR0 1JD

Proposal : Discharge of Condition 2 (glazing details) attached to permission 18/03107/FUL for 'Replacement of existing curtain wall glazing with single and double glazed spandrel panels to all external walls of building.'

Date Decision: 20.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02651/DISC **Ward : Fairfield**  
Location : 23 Mulgrave Road Type: Discharge of Conditions  
Croydon  
CR0 1BL

Proposal : Discharge of Condition 2 attached to planning permisison 17/03390/FUL for Alterations, Use as a 7 Bedroom house in multiple occupation HMO: provision of bin store, additional planting, minor internal alterations and external renovations comprising painting the front of the house, removal of external staircase, replacing the front roof arch and small flat roof over the front door, replacing garage door, replacing render upstand to the front and cleaning back the render on front boundary wall.

Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

Ref. No. : 18/05006/FUL **Ward : Kenley**  
Location : 32 Welcomes Road Type: Full planning permission  
Kenley  
CR8 5HD

Proposal : Demolition of existing building: erection of a three storey building comprising 9 units and formation of associated vehicular access and provision of 9 off-street parking spaces, cycle storage and refuse store (amended plans).

Date Decision: 21.06.19

**Permission Granted**

Level: Planning Committee

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Ref. No. : 18/05655/FUL **Ward : Kenley**  
Location : April Cottage Type: Householder Application  
Golf Road  
Kenley  
CR8 5ES

Proposal : Demolition of existing garages, alterations and erection of single/two storey front/side/rear extensions and roof alterations. (amended description).

Date Decision: 18.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01379/HSE **Ward : Kenley**  
Location : 8 Wattendon Road Type: Householder Application  
Kenley  
CR8 5LU

Proposal : Construction of a single storey side/rear extension.

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01405/DISC **Ward : Kenley**  
Location : 167 - 169 Godstone Road Type: Discharge of Conditions  
Kenley  
CR8 5BL



Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : `Full discharge of condition 5 (Landscaping) and 10 (Construction Logistics Plan) attached to planning application 18/03406/CONR for the demolition of existing buildings. Erection of three storey building with basement area comprising 5 two bedroom, 3 three bedroom and 1 one bedroom flats: provision of vehicular access and provision of associated parking and refuse facilities

Date Decision: 12.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01499/HSE  
Location : 198 Old Lodge Lane  
Purley  
CR8 4AN  
Proposal : Erection of a single-storey rear extension and a two-storey side/rear extension.

**Ward : Kenley**  
Type: Householder Application

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01649/RSM  
Location : 7 Highwood Close  
Kenley  
CR8 5HW  
Proposal : Approval of reserved matters relating to conditions 1 and 2 of planning permission 18/02710/OUT.

**Ward : Kenley**  
Type: Approval of reserved matters

Date Decision: 14.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01877/DISC  
Location : 30 Pondfield Road  
Kenley  
CR8 5JX  
Proposal : Discharge of condition 3 (material) attached to planning permission 16/06326/HSE for the construction of 2 storey rear extension, single storey rear extension and first floor side and front roof extension over the existing garage (allowed on appeal APP/L5240/D/17/3172286).

**Ward : Kenley**  
Type: Discharge of Conditions

Date Decision: 14.06.19

**Approved**

Level: Delegated Business Meeting

Ref. No. : 19/01884/HSE  
Location : 94 Haydn Avenue  
Purley  
CR8 4AF  
Ward : **Kenley**  
Type: Householder Application  
Proposal : Enlargement of the existing rear terrace and lower ground storage room.  
Date Decision: 17.06.19

**Permission Granted**

Level: Planning Committee

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Ref. No. : 19/01889/DISC  
Location : Malan Apartments  
123 Old Lodge Lane  
Purley  
Ward : **Kenley**  
Type: Discharge of Conditions

Proposal : Discharge of condition 6 attached to planning permission 17/04275/FUL for Demolition of existing dwellinghouse and garages; erection of two storey linked buildings with accommodation in roofspace providing 4 one bedroom, 2 two bedroom and 3 three bedroom flats; provision of associated parking, new vehicular access, refuse and cycle storage and landscaping

Date Decision: 20.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02115/TRE  
Location : 7 Highwood Close  
Kenley  
CR8 5HW  
Ward : **Kenley**  
Type: Consent for works to protected trees  
Proposal : T1 1 x Horse Chestnut to carefully section fell. x1 replacement to be planted to mitigate its loss.

Date Decision: 14.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02228/TRE  
Location : 110 Hayes Lane  
Kenley  
CR8 5HR  
Ward : **Kenley**  
Type: Consent for works to protected trees

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : Willow Tree - Crown lift to 3m measured from ground level. (To a max cut size of 40mm)  
(TPO no. 179)

Date Decision: 14.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02297/LP

**Ward : Kenley**

Location : 10 Whitefield Avenue  
Purley  
CR8 4BG

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey rear extension

Date Decision: 21.06.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/02382/TRE

**Ward : Kenley**

Location : 41 Valley Road  
Kenley  
CR8 5DJ

Type: Consent for works to protected  
trees

Proposal : 1 - Ash

To crown clean.

To shorten branch ends of limb towards No: 41- with woodpecker holes, by 2.5 - 3m in  
length

2 - Maple

To shorten house side lateral branches by 2m

3 - Fig

To crown reduce by 2m to a compact form  
(TPO no. 37, 2010)

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02580/TRE

**Ward : Kenley**

Location : 110 Hayes Lane  
Kenley  
CR8 5HR

Type: Consent for works to protected  
trees

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : Willow Tree - Crown lift to 3m measured from ground level. (To a max cut size of 40mm)  
(TPO no. 179)

Date Decision: 14.06.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/00381/DISC **Ward : New Addington North**  
Location : Timebridge Community Centre **Type: Discharge of Conditions**  
Field Way  
Croydon  
CR0 9AZ  
Proposal : Discharge of Condition 17 (SUDs) and 18 (relocation of family centre) attached to  
planning permission 18/05350/FUL for the Demolition of existing building (Family Centre)  
and erection of Timebridge Community Centre to accommodate: community centre;  
family centre; youth club; and pre-school. The proposals retain and improve the existing  
games court, widen the access road onto Field Way, provide car parking, landscaping  
and associated public realm works

Date Decision: 14.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01556/HSE **Ward : New Addington North**  
Location : 4 Danebury **Type: Householder Application**  
Field Way  
Croydon  
CR0 9EU  
Proposal : Erection of single storey rear extension and front porch extension (retrospective)

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00509/FUL **Ward : New Addington South**  
Location : 7 North Downs Road **Type: Full planning permission**  
Croydon  
CR0 0LE  
Proposal : Construction of a roof extension.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01902/ADV  
Location : 28 Central Parade  
Croydon  
CR0 0JL

**Ward :** New Addington South  
**Type:** Consent to display advertisements

Proposal : Illuminated fascia signage and illuminated projecting sign

Date Decision: 18.06.19

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 19/00464/HSE  
Location : 76 Norbury Hill  
Norbury  
London  
SW16 3RT

**Ward :** Norbury Park  
**Type:** Householder Application

Proposal : Erection of first floor side/rear extension and single storey side extension and single storey rear extension, with patio area. (amended description)

Date Decision: 18.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01646/FUL  
Location : 161 Northwood Road  
Thornton Heath  
CR7 8HX

**Ward :** Norbury Park  
**Type:** Full planning permission

Proposal : Conversion of shop (A1 use) to 1 x 3 bedroom dwelling, alterations to frontage and erection of a front boundary wall

Date Decision: 11.06.19

**Permission Granted**

Level: Delegated Business Meeting



Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 16 Biggin Way  
Upper Norwood  
London  
SE19 3XE  
Type: Non-material amendment

Proposal : Non material amendment to 18/01898/HSE - Alterations; Erection of a porch and single storey/two storey rear extension

Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/00902/HSE  
Location : 78 Isham Road  
Norbury  
London  
SW16 4TF  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application  
Proposal : Erection of single storey rear extension

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01201/FUL  
Location : 49 Norbury Crescent  
Norbury  
London  
SW16 4JS  
Ward : **Norbury And Pollards Hill**  
Type: Full planning permission  
Proposal : Erection of hip to gable extensions, a new front roof extension, a rear dormer, and single and first floor rear extensions and other alterations to enlarge existing Aparthotel (to 8 rooms/units). Erection of 1.5 storey terrace building to rear of numbers 47-51 Norbury Crescent to provide an additional 6 x Aparthotel rooms/units (C1).

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01261/FUL  
Ward : **Norbury And Pollards Hill**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 1385 London Road  
Norbury  
London  
SW16 4AN

Type: Full planning permission

Proposal : Change of use to a Tuition Centre (Class D1). Replacement of existing shopfront and associated alterations

Date Decision: 19.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01656/HSE

**Ward : Norbury And Pollards Hill**

Location : 22 Pollards Hill West  
Norbury  
London  
SW16 4NT

Type: Householder Application

Proposal : Erection of two storey side/rear extension

Date Decision: 18.06.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/02711/LP

**Ward : Norbury And Pollards Hill**

Location : 25 Southbrook Road  
Norbury  
London  
SW16 5QZ

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear dormer extension and enlargement of 2 roof windows to front roof slope.

Date Decision: 14.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/00853/HSE

**Ward : Old Coulsdon**

Location : 120 Caterham Drive  
Coulsdon  
CR5 1JJ

Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 12.06.19



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00965/HSE **Ward : Old Coulsdon**  
Location : 28 Coulsdon Road **Type: Householder Application**  
Coulsdon  
CR5 2LA  
Proposal : Alterations, erection of a single storey rear extension with roof terrace and raised decked area.

Date Decision: 14.06.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01177/HSE **Ward : Old Coulsdon**  
Location : 36 Byron Avenue **Type: Householder Application**  
Coulsdon  
CR5 2JR  
Proposal : Erection of single/two storey side/rear extensions and front porch extension

Date Decision: 12.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01179/HSE **Ward : Old Coulsdon**  
Location : 61A Taunton Lane **Type: Householder Application**  
Coulsdon  
CR5 1SH  
Proposal : Construction of a detached garage with first floor living accommodation to form annex.

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01443/DISC **Ward : Old Coulsdon**  
Location : Land And Garages At Goodenough Way And **Type: Discharge of Conditions**  
Ellis Road  
Coulsdon  
CR5 1DX

## Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : Discharge of conditions 9 (Landscaping), 15 (Play Spaces) and 18 (Ecology) attached to planning permission 16/06505/FUL for demolition of existing garages, substation, refuse stores and community centre; erection of 7 buildings varying in height between two and three storeys comprising 18 three bedroom and 4 two bedroom houses and 14 two bedroom and 4 one bedroom flats and 161 sq m community centre space (Use Class D1), provision of associated car parking, landscaping and other associated works.

Date Decision: 14.06.19

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/01776/CONR

Ward : Old Coulsdon

Location : 39 Tollers Lane  
Coulsdon  
CR5 1BF

Type: Removal of Condition

Proposal : Construction of a hipped roof over the two storey side extension. Erection of a first floor side extension and rear dormer. Installation of 1 x rooflight to the front and side roof slope.

Date Decision: 14.06.19

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/01781/CAT

Ward : Old Coulsdon

Location : St Johns Rectory  
232 Coulsdon Road  
Coulsdon  
CR5 1EA

Type: Works to Trees in a  
Conservation Area

Proposal : 01 Laurel Hedge - reduce height to 1m above privet hedge (approx. 3m) as hedge has grown too tall for its location, blocking light to neighbours and vegetable beds, and to allow more light into area.

Date Decision: 10.06.19

### No objection (tree works in Con Areas)

Level: Delegated Business Meeting

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Ref. No. : 19/01872/HSE

Ward : Old Coulsdon

Location : 61 Taunton Lane  
Coulsdon  
CR5 1SH

Type: Householder Application

Proposal : Demolition of a utility shed and erection of side extension linked onto the existing conservatory

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01874/HSE  
Location : 15 Minster Drive  
Croydon  
CR0 5UP  
Ward : **Park Hill And Whitgift**  
Type: Householder Application  
Proposal : Demolition and erection of rear extension and alteration of garage into habitable room.

Date Decision: 12.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02001/HSE  
Location : 37 Grimwade Avenue  
Croydon  
CR0 5DJ  
Ward : **Park Hill And Whitgift**  
Type: Householder Application  
Proposal : Construction of a detached single storey outbuilding in the rear garden

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02080/HSE  
Location : 14 Rutland Gardens  
Croydon  
CR0 5ST  
Ward : **Park Hill And Whitgift**  
Type: Householder Application  
Proposal : Demolition of existing and erection of a new single storey side and rear extension to the house

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02216/TRE  
Ward : **Park Hill And Whitgift**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 11 Hunters Way  
Croydon  
CR0 5JJ  
Type: Consent for works to protected trees

Proposal : T1 Sycamore tree in woodland area to the rear of 11 Hunters way - Fell to ground level, Tree is twin stemmed and has a stress fracture running down between the 2 stems.  
Reasons: Removal on the grounds of safety.  
T2 Sycamore (3 hunters way) prune back overhang by 2m only.  
(TPO no. 22, 1977)

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/00944/HSE  
Ward : **Purley Oaks And Riddlesdown**

Location : 1B Purley Oaks Road  
South Croydon  
CR2 0NU  
Type: Householder Application

Proposal : Retrospective application to lower and even out the existing ground to create a level and practical garden

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01797/FUL  
Ward : **Purley Oaks And Riddlesdown**

Location : 46 Grasmere Road  
Purley  
CR8 1DU  
Type: Full planning permission

Proposal : Demolition of existing dwellinghouse and erection of (replacement) three storey building providing 1 x 3 bed, 2 x 2 bed and 5 x 1 bed flats together with associated landscaping, parking, bin and cycle stores.

Date Decision: 13.06.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/02004/HSE  
Ward : **Purley Oaks And**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

**Riddlesdown**

Location : 130 Lower Barn Road  
Purley  
CR8 1HR  
Type: Householder Application

Proposal : Part remodeling of existing garage to include canopy roof to include a single door.  
The erection of a single storey side/rear extension to include skylight, 2x single doors and a window

Date Decision: 13.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 18/05034/FUL  
Location : 61 Downlands Road  
Purley  
CR8 4JJ  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Demolition of existing dwelling, erection of a part two/three storey building with accommodation in the roof space to provide 7 units including associated car parking, land alterations, child play space and landscaping.

Date Decision: 13.06.19

**P. Granted with 106 legal Ag. (3 months)**

Level: Delegated Business Meeting

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Ref. No. : 18/05098/FUL  
Location : 168 Foxley Lane  
Purley  
CR8 3NF  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Demolition of existing dwelling. Erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking (amended description).

Date Decision: 21.06.19

**Permission Granted**

Level: Planning Committee

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Ref. No. : 18/05646/FUL  
Ward : **Purley And Woodcote**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 6 Woodcote Drive  
Purley  
CR8 3PD  
Type: Full planning permission  
Proposal : Demolition of an existing house, and the erection of 14 self-contained flats.

Date Decision: 13.06.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/01038/FUL  
Location : 4 Box Ridge Avenue  
Purley  
CR8 3AP  
Type: **Ward : Purley And Woodcote**  
Householder Application  
Proposal : Demolition of the existing external balcony at upper ground floor level and construction of new balcony.

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01168/FUL  
Location : 1 - 18 The Pines  
Purley  
CR8 2DZ  
Type: **Ward : Purley And Woodcote**  
Full planning permission  
Proposal : Replacement of 6No. antennas on building roof-top with 12No. upgraded antennas and 4No. 600mm diameter dishes, installation of 8No. equipment cabinets at ground-level, plus ancillary works.

Date Decision: 12.06.19

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 19/01494/HSE  
Location : 6 Woodside Road  
Purley  
CR8 4LN  
Type: **Ward : Purley And Woodcote**  
Householder Application  
Proposal : Erection of a part single-storey, part two-storey rear extension.

Date Decision: 14.06.19

**Permission Granted**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Level: Delegated Business Meeting

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Ref. No. : 19/01544/HSE  
Location : 52 Northwood Avenue  
Purley  
CR8 2EP  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Demolition of existing garage, erection of a two storey side extension with a lower ground to rear and roof alterations

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01599/HSE  
Location : 20 Woodcrest Road  
Purley  
CR8 4JB  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Erection of a single storey side infill extension.

Date Decision: 17.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01865/DISC  
Location : 43 Woodcote Valley Road  
Purley  
CR8 3AN  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of conditions 2, 3, 4, 5, 7 and 8 attached to planning permission 18/05410/FUL for the erection of single/two storey side and rear extensions, conversion of the roof space and the erection of dormer roof additions, 9 x velux windows, creation of a basement area and the conversion of the property to provide 8 flats (3 x one bedroom, 3 x two bedroom and 2 x three bedroom) with 8 parking spaces, landscaping including private and communal amenity space, play area and bin storage.

Date Decision: 14.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01909/CAT  
Ward : **Purley And Woodcote**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 6 Silver Lane  
Purley  
CR8 3HG

Type: Works to Trees in a  
Conservation Area

Proposal : T1: Sycamore - Shorten lateral branch ends overhanging site by 2m in length. T2: Common Hornbeam - Shorten lower lateral branches overhanging site by 3m in length. T3: Common Beech - Shorten lower lateral Northerly branch ends by 2m in length. T4: Silver Birch - Reduce defective top to a point below 13m high, upper stem wound. T5: Western Red Cedar - Fell to ground level. T32: Common Ash - Fell and treat stump. T33: Common Beech - Fell and treat stump. T34: Common Lime - Shorten overhanging lateral branches, back to the boundary line. T36: Common Beech - Crown reduce overall by 2m. Remove dead wood. T37: Sycamore - Crown reduce overall by 2m. T38: Common Beech - Ivy Sever and remove ivy. T39: Common Beech - shorten damaged branch to junction below wound. Raise low canopy - to 5.2m. T41: Common Beech - Fell to ground level. T44: Common Lime - Fit 1 x non invasive flexible cable brace between co-dominant stems at 8m high. Shorten lateral branches extending over tennis court by 2.5m in length. Raise canopy - to 5.2m. T45 - Sycamore - Reduce crown height - by 2.0m. Reduce crown radial spread by 2.0m. T46: Common Hornbeam - Shorten lateral branches extending over house by 2.5m in length.

Date Decision: 14.06.19

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. : 19/01972/HSE  
Location : 2A Furze Lane  
Purley  
CR8 3EG

Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Alterations to rear garden levels to create a single tier lower level garden and erection of rear boundary fence

Date Decision: 21.06.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/02107/HSE  
Location : 28 Copse Hill  
Purley  
CR8 4LH

Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Erection of a single storey rear extension and raised patio at the rear.

Date Decision: 14.06.19



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02188/HSE  
Location : 10 Cliff End  
Purley  
CR8 1BN  
Proposal : Erection of detached garage to front garden area, including platform lift, front gate and re-landscaping

Ward : **Purley And Woodcote**  
Type: Householder Application

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02193/HSE  
Location : 11 Walburton Road  
Purley  
CR8 3DL  
Proposal : Alterations and extensions to existing dwelling including erection of additional storey; erection of a rear dormer, single storey side/rear extension and a two storey front extension; insertion of rooflights, erection of a front wall and entrance gates.

Ward : **Purley And Woodcote**  
Type: Householder Application

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02198/CAT  
Location : 8 Silver Lane  
Purley  
CR8 3HG  
Proposal : T3 & T4 - Magnolia Grandflora - To fell and grind out stumps  
T5 - Magnolia - To fell and grind out stump

Ward : **Purley And Woodcote**  
Type: Works to Trees in a Conservation Area

Date Decision: 21.06.19

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

---

Ref. No. : 19/02457/CAT  
Ward : **Purley And Woodcote**

## Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : Boundary Between 35 And 37 Furze Lane      Type: Works to Trees in a  
Purley      Conservation Area  
CR8 3EJ

Proposal : Horse Chestnut tree on the boundary between 35 and 38 Furze Lane. Fell and remove tree.

Date Decision: 21.06.19

### **No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

---

Ref. No. : 19/00732/FUL      **Ward : Sanderstead**  
Location : 119 Purley Oaks Road      Type: Full planning permission  
South Croydon  
CR2 0NY

Proposal : Demolition of existing buildings, erection of 2 pairs of semi-detached 2 storey houses with accommodation in the roof and a block of 5 flats (one 1 bedroom flat and four 2 bedroom flats), formation of vehicular access, provision of parking and landscaping

Date Decision: 13.06.19

### **Permission Granted**

Level: Planning Committee

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Ref. No. : 19/01373/DISC      **Ward : Sanderstead**  
Location : 34 Arkwright Road      Type: Discharge of Conditions  
South Croydon  
CR2 0LL

Proposal : FULL DISCHARGE OF CONDITIONS APPLICATION - Pursuant to Condition 2 (materials); Condition 3 (Details); Condition 6 (Hard and soft landscaping) and Condition 14 (Construction Logistics Plan attached to planning permission 18/00749/FUL for demolition of existing building: erection of a two storey building with accommodation in roofspace comprising 6 two bedroom and 1 three bedroom flats: formation of associated access and provision of 7 parking spaces, cycle storage and refuse store at: 34 Arkwright Road, South Croydon CR2 0LL

Date Decision: 12.06.19

### **Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01439/FUL      **Ward : Sanderstead**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 64 Ewhurst Avenue Type: Full planning permission  
South Croydon  
CR2 0DJ  
Proposal : Erection of single storey side/rear extension, associated alterations

Date Decision: 18.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01561/FUL Ward : **Sanderstead**  
Location : 43 Kingswood Lane Type: Full planning permission  
Warlingham  
CR6 9AB  
Proposal : Demolition of existing dwelling and erection of a three storey building comprising 2 x 3 bedroom and 7 x 2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Date Decision: 13.06.19

**Permission Granted**

Level: Planning Committee

---

Ref. No. : 19/01643/HSE Ward : **Sanderstead**  
Location : 87 Arundel Avenue Type: Householder Application  
South Croydon  
CR2 8BL  
Proposal : Erection of a first floor side extension, single storey rear extension, associated alterations (amended description)

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01746/HSE Ward : **Sanderstead**  
Location : 10 Ellesmere Drive Type: Householder Application  
South Croydon  
CR2 9EG  
Proposal : Demolition of a garage, alterations and erection of a single storey side extension

Date Decision: 18.06.19

**Permission Granted**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Level: Delegated Business Meeting

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Ref. No. : 19/01747/HSE  
Location : 40 Arundel Avenue  
South Croydon  
CR2 8BB  
Proposal : Single storey rear/side extension  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01864/HSE  
Location : 51 Westfield Avenue  
South Croydon  
CR2 9JZ  
Proposal : Alterations to front garden area to include retaining walls/provision of 2 parking spaces, formation of vehicular access, demolition of a garage, alterations to include a guard rail at rear and erection of two storey side/rear extension  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01906/HSE  
Location : 251 Limpsfield Road  
South Croydon  
CR2 9DE  
Proposal : Erection of single story side extension, relocation of vehicular access and dropped kerb, associated alterations (amended description)  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01917/CONR  
Location : 145 Norfolk Avenue  
South Croydon  
CR2 8BY  
Ward : **Sanderstead**  
Type: Removal of Condition



Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 22 Crossways  
South Croydon  
CR2 8JL  
Type: Householder Application  
Proposal : Erection of first floor rear extension and ground floor reconfiguration/refurbishment

Date Decision: 20.06.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/01667/HSE  
Ward : **Selsdon And Addington Village**  
Location : 31 Crest Road  
South Croydon  
CR2 7JR  
Type: Householder Application  
Proposal : Single storey rear extension

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02416/TRE  
Ward : **Selsdon And Addington Village**  
Location : 68 Lomond Gardens  
South Croydon  
CR2 8EQ  
Type: Consent for works to protected trees  
Proposal : Horse Chestnut - 1.5m crown reduction. Crown lift to 3m.  
(TPO no. 40, 1990)

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/00363/DISC  
Ward : **South Croydon**  
Location : Coombe Lodge Playing Fields  
Melville Avenue  
South Croydon  
CR2 7HY  
Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : Discharge of conditions 5 (green infrastructure/air quality), 7 (design/bay section), 8 a (roof level balustrade) b (boundary treatments), d (fencing to artificial pitch) and e (roof plan)) and 40 (landscaping/landscaping privacy measures) of planning permission reference 18/01711/FUL for the 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.'

Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/00565/HSE  
Location : First Floor Flat  
17 Selsdon Road  
South Croydon  
CR2 6PY  
Proposal : Insertion of a new window to the existing dwelling.

Ward : **South Croydon**  
Type: Householder Application

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01392/HSE  
Location : 8 Bench Field  
South Croydon  
CR2 7HX  
Proposal : Alterations, demolition of two existing side garages; erection of a two story side extension, porch and new garage

Ward : **South Croydon**  
Type: Householder Application

Date Decision: 10.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01841/TRE  
Location : 207A Pampisford Road  
South Croydon  
CR2 6DF  
Proposal : T1 & T2 Oaks - Prune back overhang to create a 3m clearance from the roof. (TPO no. 49, 2010)

Ward : **South Croydon**  
Type: Consent for works to protected trees

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Date Decision: 17.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/01903/DISC  
Location : 45 Croham Road  
South Croydon  
CR2 7HD

**Ward : South Croydon**  
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (CO2 emissions) attached to planning permission 18/00288/FUL for the conversion of childrens home to form 7 self -contained flats (4 x 2 bedroomed, 3 x 1 bedroomed flats), formation of basement accommodation with front, rear light wells, erection of a single storey side and rear extensions, provision of associated hard and soft landscaping, a new front boundary wall, 2 roof lights in front and rear roof slopes and refuse and cycle parking.

Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/01918/DISC  
Location : Heathfield Gardens  
Coombe Road  
Croydon  
CR0 1EL

**Ward : South Croydon**  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Detailed Design) attached to permission 16/06514/FUL for demolition of the existing garages, relocation of existing substation and erection of one three-storey building comprising ten flats and one part three, part four storey building comprising seven flats and three houses together with external stores and substation reprovision, car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK B REDUCED IN DEPTH, BLOCK A PART- INCREASED IN HEIGHT BY 1 STOREY, 2 ADDITIONAL PARKING SPACES, ALTERATIONS TO LANDSCAPING AND INTERNAL LAYOUTS).

Date Decision: 14.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01984/TRE  
Location : 30 Castlemaine Avenue  
South Croydon  
CR2 7HQ

**Ward : South Croydon**  
Type: Consent for works to protected trees



Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : 1 x Cedar - Fell to ground level & plant replacement tree  
(TPO no. 12, 1974)

Date Decision: 14.06.19

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

---

Ref. No. : 19/02092/FUL **Ward : South Croydon**  
Location : 50 Castlemaine Avenue **Type: Full planning permission**  
South Croydon  
CR2 7HR

Proposal : Demolition of two storey detached property and garage, erection of two storey plus roof level property to provide nine residential units with associated car parking, refuse store and landscaping.

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02104/GPDO **Ward : South Croydon**  
Location : 191A Pampisford Road **Type: Prior Appvl - Class A Larger**  
South Croydon **House Extns**  
CR2 6DF

Proposal : Erection of single storey rear extension projecting out 8 metres with a maximum height of 3.25 metres

Date Decision: 18.06.19

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/02231/TRE **Ward : South Croydon**  
Location : 6 Hurst Road **Type: Consent for works to protected**  
Croydon **trees**  
CR0 1JT

Proposal : Unknown species of tree (Maple spp) - Overall crown reduction of 1.5m.  
(TPO no. 20, 1973)

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02257/NMA  
Location : Earl Of Eldon  
63 Brighton Road  
South Croydon  
CR2 6ED

**Ward : South Croydon**  
Type: Non-material amendment

Proposal : Non-material amendment (alterations to cycle/refuse storage location) linked to Planning Application 17/03814/FUL for the Erection of a three storey building to rear of existing pub to create 6 x 1 bedroom flats (Class C3), landscaping and boundary treatments, erection of extension to rear of pub (Class A4), demolition of extension to side/rear of pub, alterations

Date Decision: 12.06.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/02405/TRE  
Location : 28 Normanton Road  
South Croydon  
CR2 7AZ

**Ward : South Croydon**  
Type: Consent for works to protected trees

Proposal : Line of approximately 13 Lime trees growing along rear boundary of Normanton Heights, CR2 7AZ - reduction of lateral overhanging growth only by 2.5 metres on Whitmead Close side reducing the overhanging foliage which is now touching the houses of Whitmead Close.  
(TPO no. 5, 1997)

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/01879/FUL  
Location : 69 Whitehorse Road  
Croydon  
CR0 2JG

**Ward : Selhurst**  
Type: Full planning permission

Proposal : CHANGE OF USE FROM SHOP (A1) TO TAKE AWAY (A5)

Date Decision: 14.06.19

**Permission Granted**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Level: Delegated Business Meeting

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Ref. No. : 19/01964/CONR **Ward : Selhurst**  
Location : Garage Site Adjacent To **Type: Removal of Condition**  
1 St James's Park  
Croydon  
CR0 2UT

Proposal : Erection of 3/4 storey block comprising of 6 x one bed and 1 x two bed flats (without compliance with condition 1- built in accordance with approved plans - attached to planning permission 18/03190/FUL).

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01615/HSE **Ward : Shirley North**  
Location : 36 Orchard Way **Type: Householder Application**  
Croydon  
CR0 7NG

Proposal : Erection of a part single, part two storey side and rear extension, and 2x rear dormers to form a loft conversion

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01910/HSE **Ward : Shirley North**  
Location : 49 Ritchie Road **Type: Householder Application**  
Croydon  
CR0 7AW

Proposal : Erection of single storey rear extension

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02124/TRE **Ward : Shirley North**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 24 Orchard Way  
Croydon  
CR0 7NG  
Type: Consent for works to protected trees

Proposal : T1 Cedar - Reduce the lateral spread of branches overhanging the front elevations of the house only, whereby creating a 3m clearance. Crown clean whereby removal of dysfunctional, dangerous and rubbing branches.  
T2 - Cypress: Crown lift to give a ground clearance of 4m approx.  
(TPO no. 23, 1972)

Date Decision: 14.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02325/HSE  
Location : 77 Orchard Avenue  
Croydon  
CR0 7NF  
Ward : Shirley North  
Type: Householder Application

Proposal : Erection of outbuilding in rear garden.

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02462/TRE  
Location : 2 Shirley Oaks Road  
Croydon  
CR0 8YW  
Ward : Shirley North  
Type: Consent for works to protected trees

Proposal : Unknown species of tree in front garden which is unstable - fell.  
(TPO no. 16, 1986)

Date Decision: 14.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02626/LP  
Location : 7 Bywood Terrace  
Bywood Avenue  
Croydon  
CR0 7RA  
Ward : Shirley North  
Type: LDC (Proposed) Operations edged

Proposal : Erection of a dormer extension in the rear roofslope and provision of 2 rooflights in the front elevation.



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01849/HSE  
Location : 220 Bridle Road  
Croydon  
CR0 8HL

Ward : **Shirley South**  
Type: Householder Application

Proposal : Erection of a single storey side extension.

Date Decision: 12.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02746/NMA  
Location : 25 Oak Avenue  
Croydon  
CR0 8EN

Ward : **Shirley South**  
Type: Non-material amendment

Proposal : Non material amendment to application reference 19/00069/HSE for the erection of single storey rear extension, associated alterations

Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01622/FUL  
Location : 72 High Street  
South Norwood  
London  
SE25 6EB

Ward : **South Norwood**  
Type: Full planning permission

Proposal : Use of basement as a one bedroom flat and associated external alterations

Date Decision: 12.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01844/DISC

Ward : **South Norwood**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 1-7 Station Road  
South Norwood  
London  
SE25 5AH  
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (odour control) and 4 (extract ducting) for permission 18/03039/FUL -Change of use from A1 to A3 with ancillary takeaway (A5); alterations to shop front, installation of doors on side elevation

Date Decision: 12.06.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01922/FUL  
Location : Land Rear Of 11-13 High Street  
South Norwood  
London  
SE25 6EZ  
Ward : **South Norwood**  
Type: Full planning permission

Proposal : RM17 6TSA alterations, Erection of three storey building facing St Dunstons Road and comprising office at first floor and studio flat at second floor, and provision of roof terrace and balustrade. Provision of an associated off-street parking space and provision of associated refuse and cycle storage at ground floor. Erection of spiral staircase to front/side of building adjacent to St Dunstons Road.

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02079/GPDO  
Location : 63 Charnwood Road  
South Norwood  
London  
SE25 6NT  
Ward : **South Norwood**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres.

Date Decision: 18.06.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/02239/LP  
Ward : **South Norwood**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 12A Holmesdale Close  
South Norwood  
London  
SE25 6PW  
Type: LDC (Proposed) Operations  
edged  
Proposal : Working from home as a Taxi and Private Operator

Date Decision: 18.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/02026/FUL  
Location : Croydon High School  
Old Farleigh Road  
South Croydon  
CR2 8YB  
Type: Full planning permission  
Ward : **Selsdon Vale And Forestdale**  
Proposal : Replacement of roof coverings, gutters and wall cladding to sports hall, to match the existing composite metal profiled sheeting (for roof and walls).

Date Decision: 13.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02453/TRE  
Location : 11 Beech Way  
South Croydon  
CR2 8QR  
Type: Consent for works to protected trees  
Ward : **Selsdon Vale And Forestdale**  
Proposal : G1: Consisting of 4 silver birch trees - Fell due to heavy shading. One of the trees is leaning, one is struggling with compaction and in general poor condition. (TPO no. 22, 1972)

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 18/04893/FUL  
Location : 405 Whitehorse Road  
Croydon  
CR7 8SD  
Type: Full planning permission  
Ward : **Thornton Heath**



Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : Conversion of single dwelling house into 2 self contained flats together with the erection of a single storey rear extension (ground), a first floor rear extension, rear external staricase, a loft conversion & roof extensions.

Date Decision: 12.06.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/01845/HSE  
Location : 49 Bensham Grove  
Thornton Heath  
CR7 8DD

**Ward : Thornton Heath**  
Type: Householder Application

Proposal : Erection of single/two storey side/rear extension

Date Decision: 13.06.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01967/FUL  
Location : 31 Woodville Road  
Thornton Heath  
CR7 8LH

**Ward : Thornton Heath**  
Type: Full planning permission

Proposal : Existing Single glazed timber casement windows in white finish to be replaced with Pvcu double glazed Casement windows in white finish .

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02268/CONR  
Location : Between 23 And 29  
Hythe Road  
Thornton Heath  
CR7 8QQ

**Ward : Thornton Heath**  
Type: Removal of Condition

Proposal : Removal of Condition 5 (Arboricultural Impact Assessment Report) attached to permission 18/01299/FUL for 'Demolition of existing Scout Hut. Erection of a replacement Scout Building and 4 x three bedroom dwellings with associated landscaping and car parking.'

Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 19/00901/NMA  
 Location : 122 Southbridge Road  
 Croydon  
 CR0 1AF  
**Ward : Waddon**  
 Type: Non-material amendment

**Proposal :** Non-material amendment (alterations to private amenity space) linked to Planning Application 16/06258/FUL for the alterations and conversion to form 2 two bedroom and 1 one bedroom flats. Retention of single/two storey rear extension and formation of roof terraces

Date Decision: 21.06.19

**Approved**

Level: Delegated Business Meeting

Ref. No. : 19/01583/NMA  
 Location : Land Comprising The Former Propeller  
 Public House, Waylands Day Centre And  
 Red Gates School And Waddon Infants  
 School, Croydon, CR0 0PA  
**Ward : Waddon**  
 Type: Non-material amendment

**Proposal :** Demolition of existing buildings; full planning permission for the erection of a single/two storey building for use as a leisure centre including the swimming pool, erection of two blocks (Block B 5/6/8 storeys, Block C 5/7 storeys) comprising a total of 45 one bedroom, 79 two bedroom and 30 three bedroom flats, erection of a 2/3 storey terrace of 23 four bedroom houses (perimeter housing), erection of a 2/3 storey building fronting Denning Avenue comprising 10 two bedroom flats and 59.24sqm of community office space, formation of vehicular accesses onto Denning Avenue and Purley Way and provision of associated car parking; Outline planning permission for single/two storey building comprising no more than 2460sqm for use within D1 as a children's education centre with ancillary facilities and associated car parking (variation to additional condition added to planning permission reference 09/02856/P by virtue of non-material amendment application approved under reference 16/01432/DT) (amendment to planning permission 16/02273/P)

Date Decision: 14.06.19

**Approved**

Level: Delegated Business Meeting

Ref. No. : 19/02162/TRE  
 Location : 24 Bramley Hill  
 South Croydon  
 CR2 6LT  
**Ward : Waddon**  
 Type: Consent for works to protected trees

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Proposal : T1 Various small trees along driveway to have overhang pruned back.  
T2 Ivy covered Sycamore overhanging Waldrons Path to be felled.  
T3 Holly - Crown lift over path by no more than 4m  
T4-5-6 Sycamore, small self seeded trees with poor form and showing signs of squirrel damage to be felled.  
T7 Holm Oak to have two stems overhanging Waldrons path removed.  
T8 Poplar overhanging Waldrons path to be felled.  
T9-10 Ash, two ivy covered trees suppressed by Poplars overhanging Waldrons path and streetlamp to be felled.  
(TPO no. 2, 1971)

Date Decision: 21.06.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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|            |  |               |                                 |
|------------|--|---------------|---------------------------------|
| Ref. No. : | 19/01334/LP  | <b>Ward :</b> | <b>Woodside</b>                 |
| Location : | 13 Birchanger Road<br>South Norwood<br>London<br>SE25 5BA                                      | Type:         | LDC (Proposed) Operations edged |
| Proposal : | Erection of dormer extensions on the rear roof slopes and roof lights on the front roof slopes |               |                                 |

Date Decision: 12.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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|            |  |               |                         |
|------------|--|---------------|-------------------------|
| Ref. No. : | 19/01486/HSE   | <b>Ward :</b> | <b>Woodside</b>         |
| Location : | 101 Howard Road<br>South Norwood<br>London<br>SE25 5BY | Type:         | Householder Application |
| Proposal : | Erection of a single storey rear extension.            |               |                         |

Date Decision: 18.06.19

**Permission Granted**

Level: Delegated Business Meeting

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|            |              |               |                 |
|------------|--------------|---------------|-----------------|
| Ref. No. : | 19/01531/FUL | <b>Ward :</b> | <b>Woodside</b> |
|------------|--------------|---------------|-----------------|

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 72A Woodside Green  
South Norwood  
London  
SE25 5EU  
Type: Full planning permission

Proposal : Creation of a second floor to accommodate a 1x2 bedroom (3 person) self-contained flat

Date Decision: 12.06.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01705/FUL  
Location : 18 Cobden Road  
South Norwood  
London  
SE25 5NX  
Type: Full planning permission  
Ward : **Woodside**

Proposal : Alterations, erection of two storey 2 bedroom house attached to side of 18 Cobden Road, provision of associated cycle and refuse storage.

Date Decision: 21.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01856/HSE  
Location : 29 Elmers Road  
South Norwood  
London  
SE25 5DS  
Type: Householder Application  
Ward : **Woodside**

Proposal : Erection of single storey side/rear extension

Date Decision: 20.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/02051/FUL  
Location : 198 Woodside Green  
South Norwood  
London  
SE25 5EW  
Type: Full planning permission  
Ward : **Woodside**

Proposal : Erection of loft conversion with roof lights in the front roof slope and a dormers in the rear roof slope.

Date Decision: 18.06.19

**Permission Granted**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Level: Delegated Business Meeting

---

Ref. No. : 19/02466/NMA **Ward : Woodside**  
Location : 30 - 34 Hermitage Lane **Type: Non-material amendment**  
South Norwood  
London  
SE25 5HH

Proposal : Non material amendment to previously approved planning permission reference 16/00252/P for the 'Part Demolition of the existing mews, erection of a terrace of 4 X one bedroom houses.' Amendments include alterations to the design of the first floor balcony railings, reduction in site width along with associated alterations to landscaping, parking, bin stores and bike store areas.

Date Decision: 18.06.19

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/01388/FUL **Ward : West Thornton**  
Location : Garage Rear Of 73 Broughton Road **Type: Full planning permission**  
Thornton Heath  
CR7 6AJ

Proposal : Erection of new roof to provide space for mezzanine floor to accommodate artistic workshop/ studio.

Date Decision: 20.06.19

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01640/HSE **Ward : West Thornton**  
Location : 15 Limsfield Avenue **Type: Householder Application**  
Thornton Heath  
CR7 6BG

Proposal : Erection of a single storey rear extension

Date Decision: 18.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01715/HSE **Ward : West Thornton**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 298 Brigstock Road  
Thornton Heath  
CR7 7JE  
Type: Householder Application  
Proposal : Demolition and erection of a part single/part two storey side and rear extension  
Date Decision: 14.06.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01764/FUL  
Location : 3 Dunheved Road South  
Thornton Heath  
CR7 6AD  
Type: Full planning permission  
Ward : West Thornton  
Proposal : Conversion of a single dwelling to 1 x 3 bedroom flat, 1 x 1 bedroom flat and 3 x studio flats; alterations, demolition and erection of a single storey side and rear extension, hip to gable roof extensions, dormer extensions and associated refuse and cycle storage  
Date Decision: 13.06.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01892/LP  
Location : 71 Leander Road  
Thornton Heath  
CR7 6JZ  
Type: LDC (Proposed) Operations edged  
Ward : West Thornton  
Proposal : Erection of a rear dormer and the installation of two roof lights in the front roof slope.  
Date Decision: 18.06.19

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/02005/FUL  
Location : 727A London Road  
Thornton Heath  
CR7 6AU  
Type: Full planning permission  
Ward : West Thornton  
Proposal : Change of use of upper floor from mixed A2/C3 use to A2.  
Date Decision: 13.06.19

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/02298/NMA  
Ward : West Thornton

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th June 2019

Location : 7 Willett Road And, 2-12 Thornton Road, Type: Non-material amendment  
Thornton Heath,  
CR7 6BA

Proposal : Application for non-material amendment associated with the demolition of the existing buildings, erection of 2 four storey buildings comprising a total of 14 one bed, 29 two bed and 7 three bed flats, alterations to existing vehicular access and provision of 31 associated parking spaces (amendment to planning permission 12/02749/P).

Date Decision: 13.06.19

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/02409/GPDO Ward : **West Thornton**  
Location : 97 Headcorn Road Type: Prior Appvl - Class A Larger  
Thornton Heath House Extns  
CR7 6JS

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.53 metres

Date Decision: 11.06.19

**Withdrawn application**

Level: Delegated Business Meeting

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