

# Planning Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Paul Scott, Clive Fraser, Toni Letts, Scott Roche,  
Gareth Streeter, Ian Parker and Lynne Hale

Reserve Members: Joy Prince, Jamie Audsley, Bernadette Khan,  
Caragh Skipper, Andrew Pelling, Pat Clouder, Michael Neal,  
Badsha Quadir, Helen Pollard and Vidhi Mohan

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 3 December 2020** at the rise of Planning Sub-Committee but not earlier than **6.30 pm**. The meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

**PLEASE NOTE:** Members of the public are welcome to view this meeting remotely via the following web link: <https://webcasting.croydon.gov.uk/meetings/11295>

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Wednesday, 25 November 2020

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.

The agenda papers for all Council meetings are available on the Council website [www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

If you require any assistance, please contact Michelle Ossei-Gerning 020 8726 6000 x84246 as detailed above.

## **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 7 - 14)**

To approve the minutes of the meetings held on Thursday 5 November 2020 and Wednesday 18 November 2020 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 18/06067/FUL 3 Croham Valley Road, South Croydon, CR2 7JE (Pages 21 - 44)**

Demolition of existing building (3 Ballards Farm Road). Erection of a five storey building (two storey fronting Ballards Farm Road with basement levels) comprising 7 flats with creation of new access off Croham Valley Road, parking areas, refuse storage and landscaping.

Ward: South Croydon  
Recommendation: Grant permission

**6.2 19/04661/FUL 34 Brownlow Road, Croydon, CR0 5JT (Pages 45 - 64)**

Demolition of existing dwelling and the erection of a 4 storey building comprising of 7 apartments with a single parking space and other external alterations.

Ward: Park Hill and Whitgift  
Recommendation: Grant permission

**6.3 20/01524/FUL Atlanta Court, 65 Parchmore Road, Thornton Heath, CR7 8SH (Pages 65 - 96)**

Demolition of existing garages and structures. Erection of four storey building providing 20 residential units with associated parking, amenity space, refuse and cycle storage.

Ward: Thornton Heath  
Recommendation: Grant permission

**6.4 20/02218/FUL 8 Croham Valley Road, South Croydon CR2 7NA (Pages 97 - 118)**

Demolition of existing dwelling and erection of a three storey building to provide 9 residential units, with associated landscaped areas including children's play space, vehicular access, parking, cycle and refuse storage.

Ward: South Croydon  
Recommendation: Grant permission

**6.5 20/03366/FUL 3 - 5 Harewood Gardens, South Croydon,  
CR2 9BU (Pages 119 - 136)**

Demolition of two dwelling houses and erection of 8x semidetached houses with associated access, car parking, cycle and refuse storage.

Ward: Sanderstead

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 137 - 138)**

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

**9. Weekly Planning Decisions (Pages 139 - 210)**

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 9 November 2020 and 20 November 2020.

**10. 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 virtually on Thursday, 5 November 2020 at 6:30pm via Microsoft Teams.

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

## MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Paul Scott, Clive Fraser, Toni Letts, Scott Roche, Gareth Streeter, Ian Parker, Lynne Hale and Joy Prince (In place of Callton Young)

## PART A

### 259/20 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meetings held on Thursday 15 October 2020 and Thursday 22 October 2020 be signed as a correct record.

### 260/20 **Disclosure of Interest**

In relation to the non-decision item, 8.2 - 18/00547/FUL Re Crystal Palace Football Club - for member briefing, Councillor Chris Clark disclosed that he is a football fan of Crystal Palace Football Club and also supports the Crystal Palace Foundation for Life. It was also noted that the decision for this item was concluded in 2018 before his membership on the planning committee.

### 261/20 **Urgent Business (if any)**

There was none.

### 262/20 **Development presentations**

### 263/20 **19/03679/PRE re 96-98 George Street, Croydon**

Proposed demolition of existing buildings. Redevelopment to provide 11 storey building comprising office (Class B1 use) with ground floor cafe/restaurant (Class A1/A3 use).

Ward: Fairfield

Mr Guy Bransby and his colleagues Oliver Richards and Robert Vasili, the Architects, and Andrew Thomson the developer and land owner, attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

- Loss of residential: Members were concerned of how it would be justified and whether there should be financial contributions to justify the loss of residential homes. There were questions around the mixed use development; overall the commercial use was welcomed by Members.
- Design: There were positive remarks on the design, and the influence of the design including the weave was well received though requires further development. There were questions from Members for further detail on the footprint and height of the tower, and the proximity to 101 George Street, in relation to the adjoining neighbouring impact and demonstrating that it is acceptable.
- Ground floor use: There were discussions for a requirement of an active ground floor use, with flexibility for space to incorporate other uses and activity and how it relates to the public square. Further questions around the marketing for alternative use such as NHS walk-in centre was discussed.
- Public Realm: A requirement of flexibility; and the microclimate is required to be tested and activated.
- Trees: There was a request for a lot of trees, greening of the space was encouraged; there was support for the roof garden, though more detail on how it would work as a space was required - the microclimate for the roof space was acceptable.
- Parking: Following questions around this, it was confirmed that there were two disabled parking spaces for this development.
- Art: The inclusion on areas for art was welcomed with competition with the design brief adding historic elements.
- Public consultation: There was encouragement for public consultation.

The Chair thanked the applicants for their presentation, and looked forward to their application returning to the Committee at a later stage.

265/20 **18/05930/FUL Re 2 Vincent Road, Croydon**

Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations (Amended Plans).

Ward: Addiscombe West

The officers presented details of the planning application and responded to questions for clarification.

Mr Paul Jacob, the architect, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Clive Fraser. This was seconded by Councillor Ben- Hassel.

The motion to approve was put forward to a vote and carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 2 Vincent Road, Croydon.

266/20 **Items referred by Planning Sub-Committee**

There were none.

267/20 **Other planning matters**

268/20 **Weekly Planning Decisions**

The report was received for information.

269/20 **18/00547/FUL Re Crystal Palace Football Club - for member briefing**

The report was received as information to note.

The meeting ended at 7.48 pm

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**Signed:**

**Date:** .....



## Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Wednesday 18 November 2020 at 8:30pm via Microsoft Teams

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

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Paul Scott, Toni Letts, Scott Roche, Gareth Streeter, Ian Parker, Joy Prince (In place of Clive Fraser), Jamie Audsley (In place of Callton Young) and Helen Pollard (In place of Lynne Hale)

**Also Present:** Councillor Lynne Hale

### PART A

270/20 **Disclosure of Interest**

Councillor Ian Parker disclosed that he resided in near proximity to the agenda item 20/00174/FUL 126 Foxley Lane and 1 Woodcote Drive, Purley, CR8 3NE.

271/20 **Urgent Business (if any)**

There was none.

272/20 **Development presentations**

There were none.

273/20 **Planning applications for decision**

274/20 **20/01174/FUL 126 Foxley Lane And 1 Woodcote Drive, Purley, CR8 3NE**

Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.

Ward: Purley and Woodcote

The officers presented details of the planning application and responded to questions for clarification.

Mr Grant Freeman, the applicant's agent and architect, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion 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 126 Foxley Lane And 1 Woodcote Drive, Purley, CR8 3NE.

275/20 **20/00108/FUL 89 Hyde Road South Croydon CR2 9NS**

Demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats; hard and soft landscaping; boundary treatment; under croft and external car parking, amenity/private/communal space and internal refuse/cycle storage.

Ward: Sanderstead

The officers presented details of the planning application with no questions for clarification.

Mr Andrew Henderson spoke against the application.

Mr Spencer Copping, the applicant's agent, spoke in support of the application.

The referring Ward Member Councillor Lynne Hale spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Chris Clark.

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The substantive motion was carried with six Members voting in favour and four Members against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 89 Hyde Road South Croydon CR2 9NS.

276/20 **Items referred by Planning Sub-Committee**

There were none.

277/20 **Other planning matters**

278/20 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 10:19pm

**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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**PART 6: Planning Applications for Decision**

**Item 6.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/06067/FUL  
 Location: 3 Croham Valley Road, South Croydon, CR2 7JE  
 Ward: South Croydon  
 Description: Demolition of existing building (3 Ballards Farm Road). Erection of a five storey building (two storey fronting Ballards Farm Road with basement levels) comprising 7 flats with creation of new access off Croham Valley Road, parking areas, refuse storage and landscaping  
 Drawing Nos: CRV3\_036, CRV3\_024\_P7, CRV3\_023\_P7, CRV3\_011\_P7, CRV3\_013\_P7, CRV3\_012\_P7, CRV3\_014\_P7, CRV3\_015\_P7, CRV3\_021\_P7, CRV3\_017.04\_P7, CRV3\_017.03\_P7, CRV3\_017.02\_P7, CRV3\_017.01\_P7, CRV3\_019\_P7, CRV3\_007\_P7, CRV3\_008\_P7, CRV3\_009\_P7, CRV3\_010\_P7, CRV3\_006\_P7, CRV3\_17\_P7, CRV3\_022\_P7, CRV3\_019\_P7, CRV3\_016\_P7, Arboricultural Method Statement  
 Applicant: Kris Maj, Cobalt Construction  
 Agent: Duncan Clendenan, Urban Development  
 Case Officer: Louise Tucker

|                 | <b>1 bed</b> | <b>2 bed</b> | <b>3 bed</b> |
|-----------------|--------------|--------------|--------------|
| <b>Proposed</b> | 3            | 1            | 3            |

*All units are proposed for private sale*

| <b>Number of car parking spaces</b> | <b>Number of cycle parking spaces</b> |
|-------------------------------------|---------------------------------------|
| 6                                   | 16                                    |

1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Gatland) has made a representation in accordance with the Committee Consideration Criteria and requested Committee consideration and 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 prior to the completion of a legal agreement to secure the following:

- a) A financial contribution of £10,500 towards highway management measures and the delivery of sustainable transport initiatives in and around Croham Valley Road and neighbouring streets
- b) And any other planning obligations considered necessary

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.

- 2.3 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 of materials including samples prior to above ground works including retaining walls
3. Construction Logistics Plan to be submitted prior to any development on site
4. Final landscaping scheme to be provided including biodiverse planting and defensible planting outside flat 1 and 1
5. Further landscape design details to be provided for both the decks and sides of the building including soil details (makeup, depth, retention methods and slope reinforcement), upstands to edge of decks, drainage of decks, permeable parking area materials, green wall screens between balconies, Planter screens to flat 7 terrace)
6. Green roof and green wall specification and details to be provided
7. Landscape maintenance strategy and schedule (including monitoring during plant establishment to avoid impacts of rainwater and wind washing, human-safe system for maintenance, party to be responsible for the landscaping maintenance for the lifetime of the development) to be submitted prior to occupation
8. Submission of the following to be approved and thereafter retained: Cycle and refuse storage, boundary treatments and enclosures, disabled parking space, EVCP (including spec and passive provision), lighting, finished floor levels, balustrading spec and materials, private amenity space, bike groove on steps, ramp materiality, lighting, visibility splays)
9. In accordance with arboricultural assessment, tree protection measures to be agreed
10. No windows other than as shown
11. No works to trees undertaken during February and August - bird nesting season
12. One unit to be M(4)3
13. Two units to be M(4)2
14. Permeable forecourt material (forming part of SUDs scheme)
15. Accesses, step free access and visibility splays provided as specified
16. Waste management strategy including quotes from waste collection companies if required
17. CO2 reduction
18. 110litre Water usage
19. Submission of detailed drainage strategy prior to above ground works
20. In accordance with energy statement
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Granted subject to a Section 106 agreement
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Ecology
- 5) Thames Water informative

6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.4 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.

2.5 That if by 19<sup>th</sup> February 2021 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

### 3.0 PROPOSAL AND LOCATION DETAILS

3.1 Full planning permission is sought for the following:

- Demolition of the existing house (3 Ballards Farm Road)
- Erection of a five storey flatted block to create a total of 7 new dwellings in a building designed to cascade down the slope of the site
- Modification of existing vehicular access off Ballards Farm Road to serve 3 parking spaces
- Creation of vehicular access point off Croham Valley Road for provision of 3 parking spaces
- Provision of amenity spaces and associated refuse and cycle stores



*Figure 1 Proposed CGI from Croham Valley Road*

3.2 During the course of the application amended plans have been received. The type and scale of changes did not trigger the need for a re-consultation. The main alterations to the scheme have been as follows:

- Submission of further detail and amendments to the deck landscaping proposals
- Alteration to materials, side access paths and site frontage including a reduction in 1 parking space and provision of refuse storage

## Site and Surroundings

- 3.3 The application site is on the southern side of Ballards Farm Road currently occupied by a large detached dwelling and its rear garden, adjoining Croham Valley Road to the rear. Land levels slope steeply up from south to north. There is an existing access point and parking area off Ballards Farm Road.
- 3.4 In terms of policy constraints, the site itself is not subject to any designations.
- 3.5 The surrounding area is predominantly residential and made up of large detached dwellings in generous plots, although there is some flatted development and some recently consented flatted schemes in the vicinity. The site has a PTAL rating of 2, indicating poor access to public transport links.

## Planning History

- 3.6 There is no planning history of relevance on the application site itself, but the following planning application on nearby sites is considered worthy of mention:

### 8 Croham Valley Road:

20/02218/FUL - Demolition of existing dwelling and erection of a three storey building to provide 9 residential units, with associated landscaped areas including children's playspace, vehicular access, parking, cycle and refuse storage – Under consideration

### 5 Croham Valley Road:

19/03628/FUL - Demolition of the existing property followed by a replacement development of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling – Permission granted 9.9.20

[OFFICER COMMENT: The proposed scheme has been designed so as not to prejudice this development coming forward, but also to respect the existing adjoining occupier should this development not come forward]

### 6 Croham Valley Road:

19/05034/FUL– Demolition of existing house, erection of a two storey building plus roof space to provide 9 apartments, provision of 8 car parking spaces, refuse store and new landscaping – Permission granted 18.05.2020

### 10 Croham Valley Road:

16/04907/OUT – Demolition of existing dwelling, erection of a building comprising 8 two bedroom flats, formation of vehicular access and provision of parking area with 8 spaces, cycle and refuse stores.– Permission granted 12.05.2017



#### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development is acceptable given the national and local need for housing.
- The proposal would provide 7 new homes, including 3 x 3 bedroom homes.
- The innovative and landscape focussed approach to the development of the site is appropriate, according with the thrust of guidance contained within the Suburban Housing Design SPD.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Sustainability and environmental aspects of the development and ensuring their delivery can be controlled through planning 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 way of letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification of the application (including a re-consultation on amended plans received) are as follows:

No of individual responses:    Objecting: 49                      Supporting: 0                      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:

| <b>Objection</b>   | <b>Officer comment</b>                          |
|--|---|
| <i>Visual amenity</i>  |   |
| Overdevelopment of the site  | Addressed in Sections 8.2-8.12 of this report.  |
| Character – Out of keeping/obtrusive scale/poor design                     | Addressed in Sections 8.5-8.12 of this report.  |
| <i>Impact on amenities of neighbouring properties and future residents</i> |   |
| Loss of light to neighbouring properties                                   | Addressed in Sections 8.18-8.28 of this report. |

|   |  |
|---|--|
| Overlooking and loss of privacy for neighbours                                  | Addressed in Sections 8.18-8.28 of this report.  |
| Poor quality accommodation for residents  | Addressed in Sections 8.15-8.17 of this report.  |
| <i>Transport and parking</i>  |  |
| Inadequate parking provision  | Addressed in Sections 8.29-8.36 of this report.  |
| Construction traffic and disruption   | A condition will be imposed requiring a Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network. |
| Traffic and access, safety  | Addressed in Sections 8.29-8.36 of this report.  |
| <i>Other matters</i>  |  |
| Impact on flooding and drainage   | Addressed in Section 8.37 of this report   |
| Impact on trees and habitat   | Addressed in Section 8.13-8.14 of this report  |
| Croydon doesn't need more homes/should be delivered elsewhere in the Borough    | Addressed in Section 8.2-8.3 of this report  |
| Sustainability issues   | Addressed in Sections 8.38 of this report  |
| Exacerbate impact on already strained services i.e. doctors, dentists, schools. | The application is CIL liable. Addressed in Section 8.39 of this report.   |
| No affordable housing   | This is a minor application, and there is not a requirement under current policy to provide affordable housing.  |
| Driven by profits to Council  | Inaccurate and not a material planning consideration   |
| Construction impacts of other developments on Croham Valley Road                | This is not material to the determination of this application. The construction impacts of this development are being managed.                               |

|  |   |
|--|---|
| Loss of view                           | Not a material planning consideration   |
| Inadequate consultation with residents | Consultation was carried out in accordance with Council protocol and statutory requirements.  |
| Structural risk from excavation        | Whilst the proposed development will require some degree of excavation, the design approach seeks to minimise this by utilising the existing topography which is considered to be appropriate. Notwithstanding this, structural safety and foundations are covered by Building Regulations. |

6.3 The following Councillor has made representations:

Cllr Maria Gatland (South Croydon Ward Councillor) objected and referred application to committee:

- Replacing a single detached house with a five storey building is an overdevelopment of the site
- This particular location could be described as semi-rural and the size and design of the proposed building damages rather than enhances the local area

6.4 Croham Valley Residents' Association referred the application to Planning Committee and objected as follows:

- Overdevelopment of the site
- Overbearing incompatible development by virtue of its bulk, mass and very poor design which is a complete eyesore and totally out of character
- Unattractive shape and style with 5 different floor levels
- Building of 7 flats does not respect and is totally out of character
- Loss of privacy and visual intrusion due to balconies
- Need for considerable amount of excavation and earth moving – alter water table, risk of flooding, changing slope of site, disturbing wildlife, affecting nearby vegetation
- The flats will have more than 1 car and no ability to park on Ballards Farm Road – parking will take place on Croham Valley Road
- Lack of shared amenity space for residents of these flats
- This development should be considered alongside the scheme at 5 Croham Valley Road
- Croydon is the only London Borough that is ahead of its housing targets, why are the Council approving this type of development instead of in vacant central Croydon buildings and brownfield sites

## 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:

- Delivering a sufficient supply of homes
- Promoting sustainable transport;
- Achieving well designed places;

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
- 3.9 Mixed and balanced communities
- 3.13 Affordable housing thresholds
- 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
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 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 April 2019

### 7.7 Emerging London Plan

7.8 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

7.9 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger than the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

7.10 It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

7.11 The policies of most relevance to this application are as follows:

- D4 Delivering good design

- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible housing

## **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. Affordable housing and housing mix
3. Townscape and visual impact
4. Trees, landscaping and biodiversity
5. Housing quality for future occupiers
6. Residential amenity of neighbours
7. Parking and highway safety
8. Flood risk
9. Sustainability
10. Other planning matters

### **Principle of Development**

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The emerging London Plan, which is moving towards adoption proposes significantly increased targets which need to be planned for across the Borough. Whilst it is noted the figure for homes to be delivered on windfall sites in the Borough is proposed to be reduced in the latest version of the London Plan, the target remains significant, and it is a reduction in the target in previously published draft versions – not a reduction in the targets set out in the Croydon Local Plan 2018. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

8.3 This presumption includes this established residential area within South Croydon. The application proposes the replacement of an existing dwellinghouse with 7 new homes. As such, providing that the proposal accords will all other relevant material planning considerations, the principle of development is supported.

## **Housing Mix**

- 8.4 Policy SP2.7 seeks to ensure that a choice of homes is available to 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. CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m<sup>2</sup>. The existing property would not be classed as a small family home. Notwithstanding this, 3 of the proposed homes are three bedroom properties, including 2 duplex units. The policy requirements in this respect would therefore be satisfied, with the scheme contributing towards much needed family accommodation in the Borough.

## **Townscape and Visual Impact**

- 8.5 Croham Valley Road is generally characterised by detached and semi-detached residential buildings, of mixed scale and design but most typically two storey with pitched roofs. Some infill development, for example to the immediate east of the site, has taken place and there are some flatted developments built or consented in the wider area (including on the immediately adjacent site no.5), all taking varying site specific approaches to redevelopment.
- 8.6 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area.
- 8.7 Section 2.8 of the Suburban Design Guide SPD (2019) provides guidance on acceptable approaches to character for suburban intensification schemes. The first of these approaches, 'Innovative and Original', encourages schemes to use unique solutions that respond to the context of the site through contemporary use of form, materiality and detailing. It goes on to clarify that this may be different from the predominant local character, but must respect it nonetheless and demonstrate high quality design in the proposal. Section 2.7 of the SPD (2019) further states that development does not need to replicate existing qualities in an area, but should seek to respond to character through the chosen approach.
- 8.8 Through a review of the site and local character, the proposal has been developed to respond to both the steep land level change on the site and its adjoining neighbours, and the verdant and well landscaped character along the road and within the Green Belt to the north. The scheme is an innovative and original approach which combines these two elements, utilising the steep existing topography of the site and integrating with the existing hillside, with a landscape focussed approach used to reflect surrounding green character and soften the visual impact of the built form. The building cascades down from north to south working with the land levels, with an intensive landscaped deck on each level making greenery and planting central to the concept of the proposal. It is considered this is an acceptable approach to developing the site in making use of its constraints in a bold and interesting way, as encouraged by the SDG.



*Figure 2 Proposed CGI from Croham Valley Road*

- 8.9 The proposed building would front both Croham Valley and Ballards Farm Road as is consistent with the surrounding pattern of development, reflecting the varied building lines with parking areas proposed on the frontage. The building would appear from the Ballards Farm Road streetscene as a two storey contemporary property (see figure 3), and whilst the building would appear as five storeys from Croham Valley Road, as described above it is integrated into the hillside minimising the visual impact and is single storey where nearest to the road. Therefore, whilst described as a five storey building, its tallest point is three storeys to the top of the building. Architecturally, a clean and contemporary style is proposed, with the dominant material a multi stock brick to reflect local context and provide a robust structure to support the planted areas, which will retain its appearance and quality in the long term. This is contrasted with metal cladding and green wall on the Ballards Farm Road frontage to emphasise the entrance as a feature. Cycle and refuse storage are integrated either into the building envelope or the front landscaped bank to avoid clutter and avoid disruption and detraction from the simple form of the building. Conditions requiring the exact materials and detailing, along with finalised design for the refuse and cycle stores are recommended. The scale and massing of the development and the architectural approach is considered acceptable.





*Figure 3 Proposed streetscene – from Ballards Farm Road*

- 8.10 Clearly the quality of the landscaping is critical to this scheme, and officers have worked with the applicant to ensure the type and arrangement of the proposed planting and green roofs are deliverable, of good quality and can become established over time. This has included amendments and additional information sought through the application process to make the landscaped decks appear as natural and as integrated with the building as possible, including sections through and across the decks and details of the boundary relationships to allow mature planting to be introduced here. This has resulted in retaining walls on each deck serving a dual purpose of supporting the planting areas but also bounding the proposed private amenity space for residents creating a better integrated solution. Whilst officers are satisfied that the current level of information provided is sufficient to demonstrate that the proposed landscaping can be achieved and would be of high quality, the level of detail is to be developed through a set of conditions to secure the final elements as the more detailed construction drawings are produced. This includes deck drainage, deck edge detailing, soil reinforcement and green wall product, as well as finalisation of a maintenance strategy and schedule identifying the party responsible for management of the planting for the lifetime of the development. With conditions, it is considered the landscaping scheme is acceptable and complementary to the development of the site.
- 8.11 A number of developments have been approved in the immediate area, with a variety of styles and appearances. As has been established when some of the other schemes were considered, there was significant variety in built form in the immediately surrounding area. As set out above, this proposal has an innovative design and appearance, but elements of it are informed by the local character. Due to the existing variety in built form and the use of references to the local area, the cumulative impact of this development and others consented is acceptable.
- 8.12 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 in terms of being an innovative design which responds to local character. Officers are further satisfied, taking into account the relationships with neighbouring buildings, along with accommodating sufficient space for adequate levels of parking and landscaping, that the development delivers the optimum level of development for the site in this location.



Figure 4: CGI showing landscaping

### **Trees, landscaping and ecology**

8.13 The site is not covered by a Tree Preservation Order. There are some 8 trees and 2 hedges on site which would be removed to accommodate the proposal. All of these are of lower quality (graded Category C or U) apart from 1 Category B graded bay tree. After careful consideration and taking into account the location and amenity value of the Category B graded tree (within the site behind the existing dwelling), and the scope for extensive replacement landscaping as part of this planting focussed scheme, it is considered the proposed tree removal can be accepted. The applicant has committed to provide a robust landscaping and replacement planting scheme for the site, which provides the opportunity to plant new specimens of higher quality and longevity as part of the scheme. Officers are satisfied that there is scope to provide this within and integrated with the proposed layout, which can be established and managed as part of the future development. Alongside this, whilst not preserved, tree protection measures are proposed for those trees being retained including those within neighbouring sites, of particular importance on the boundary with no.1 Croham Valley Road. The proposed Tree Protection Measures can be secured by condition.

8.14 The existing dwelling sits within a relatively well managed garden with a parking area and driveway off Ballards Farm Road. Whilst there is a Site of Nature Conservation Importance further to the north of the site, this is a large wooded area separated from the site which is bound by roads on either side. In this context it is considered the risk of impact on protected species is low. Given the replanting to take place on the site, again it is considered there is an opportunity to increase biodiversity on the site with planting to encourage wildlife and native species. This is to be included as a condition. Further conditions can ensure that the site is cleared and trees felled outside of bird nesting periods and other sensitive times to ensure that the impact on biodiversity is minimised. If protected species are identified on site during the course of construction



any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. An informative has been included to draw the applicant's attention to this.

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

- 8.15 All of the proposed new homes would meet (or in the majority of cases exceed) the internal dimensions required by the Nationally Described Space Standards (NDSS). All would be south facing with generous outlook over the landscaped terraces, providing adequate levels of daylight/sunlight for future occupiers.
- 8.16 Each unit would have access to an area of private amenity space, but it is noted however that the development would not provide communal amenity space or communal child playspace. Providing this on one of the landscaped decks was considered but gave rise to concerns of privacy for the adjoining flat, concerns that the appearance of the necessary screens and fences interrupted the design of the proposal and some safety concerns regarding the play area and so officers are satisfied that it cannot be provided with the proposed development form. The extent of planting which could be accommodated on the decks would have had to be reduced or would not be able to become established to the detriment of the scheme quality. To offset this, the proposed units all have private amenity in excess of the minimum standards and 5 out of the 7 units are oversized internally. Each unit has its own area of external storage within the building for bulky items. Specific consideration for the amenity for the family units has been incorporated, with flat 7 benefitting from a large green terrace of 37sqm in total (see below image) and the 2 x 3 bedroom duplex units having access to outdoor private space on both levels. On balance, taking these factors into account along with the high quality design and that these private areas are more likely to be used than a communal area in this type of scheme, the accommodation quality is considered acceptable. Further details of the amenity arrangements along with landscaping are to be secured at condition stage.



*Figure 5: CGI showing landscaping*

- 8.17 London Plan policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The London Plan recognises that securing level access in buildings of four storeys or less can be difficult

and that consideration should also be given to viability and impact on ongoing service charges for residents. The draft London Plan allows for the requirement to be applied flexibly in exceptional circumstances. The arrangement of accommodation is not typical in its layout. There is no point at which all five storeys are directly above each other so a lift core could not pass through the entire building without requiring further excess excavation. For this reason it is considered that exceptional circumstances exist and the policy should be applied flexibly, as it is not possible to accommodate a lift within the development. However flats 5 and 6 have step free access from Ballards Farm Road and can be M4(3) compliant (to be secured by condition), and duplex units 1 and 2 have step free access to the ground floor from Croham Valley Road and are M4(2) compliant (also to be secured by condition), with enough space for a lift to be accommodated if need be. Given the steep land levels and stepped access to the other units, these cannot be made wheelchair accessible. In these circumstances this arrangement is considered acceptable, with step free access as specified to be secured by condition, and a disabled parking space for the site to be agreed at condition stage.

**Residential Amenity for Neighbours**

8.18 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. The main properties that would be affected by the proposed development are the adjacent dwellings on Croham Valley Road – nos.1 and 5, which also has consent granted for a redevelopment scheme that must be considered.

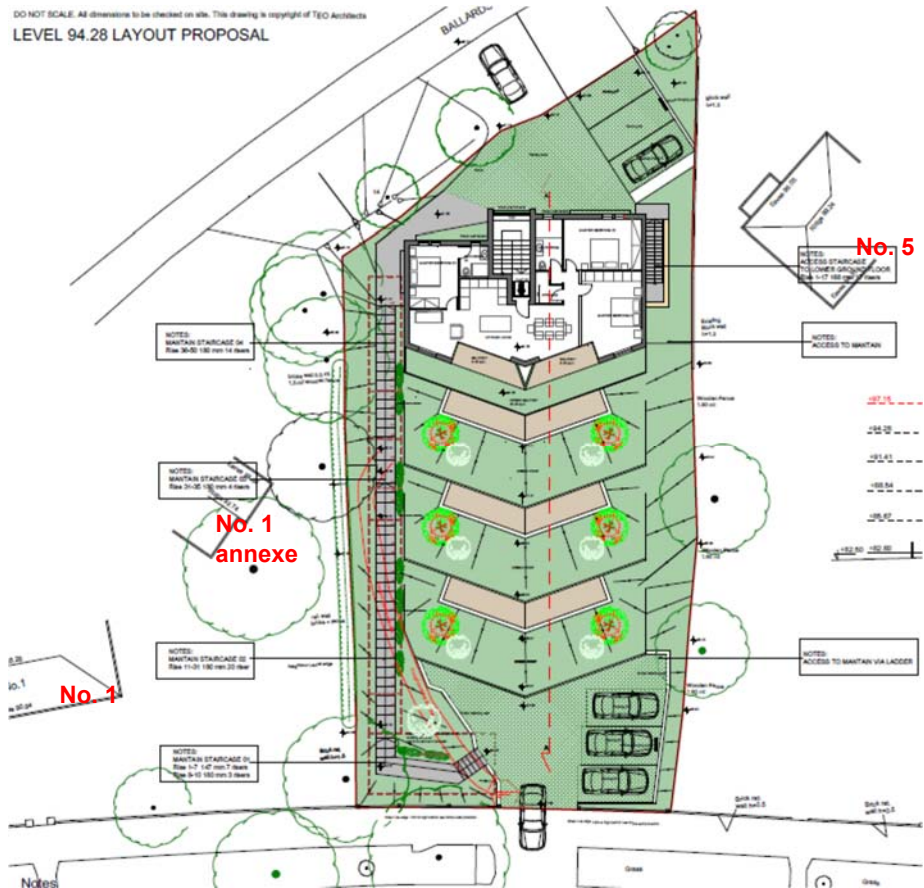


Figure 6: Adjoining site relationships

### 1 Croham Valley Road

- 8.19 No.1 is located to the west of the site. This property sits within a substantial plot, and is a single family dwellinghouse with adjacent annexe closest to the application site.
- 8.20 The main dwelling sits some distance from the boundary, and as such would be far enough away from the building (approximately 18m at the closest point) not to experience a harmful loss of light and outlook. The adjacent annexe would be in closer proximity (approximately 8.5m), and whilst this building does have first floor side facing windows these are at an angle to the boundary facing in a north easterly direction. Planning history for this property shows these are secondary windows, with unrestricted outlook for occupiers being retained facing away from the site. Notwithstanding this, the proposed building would be built into the site minimising its visual impact with extensive landscaping being introduced to soften the appearance. The proposed side access path to some of the units would be adjacent to the boundary but in a similar location to that existing on site and existing trees in the neighbouring site would be retained. The positioning of the two storey element on Ballards Farm Road would largely shield the adjacent site from any potential for disturbance from headlights, and given there is an existing parking area in place this impact would not be considered significantly more harmful than the existing arrangement. Conditions would secure details of planted screens on the western side of the terrace serving flat 7 to prevent views towards no.1.
- 8.21 With conditions, the proposed development would be acceptable in terms of impact on residential amenity of the occupiers of no.1.

### No.5 Croham Valley Road

- 8.22 No.5 is a single family dwellinghouse located directly to the north east of the application site.
- 8.23 This property sits angled within its plot in the same manner as the application dwelling, with main outlook to the north west and south east. This would mean outlook would be largely uninterrupted by the adjacent proposal. There are flank windows facing towards the site (6.5-12m away where the side wall splays away), but according to the planning history of this property these are all secondary windows. The property sits on a higher land level than the application site, and coupled with the design of the proposed scheme being set down into the site, it is considered the impact in terms of loss of light and outlook would be acceptable.
- 8.24 In terms of privacy, there is one proposed east facing window serving a bedroom but considering this is at ground floor and no.5 sits on a higher land level, there is not considered to be any harm caused through overlooking. All proposed amenity spaces would be recessed into the building preventing side views towards no.5. The exception is to flat 7 which would have a larger terrace, but part of this amenity space would be recessed and main views would be to the south towards Croham Valley Road. A condition is necessary to secure details of planted screens on the eastern side of the terrace to prevent views into the adjacent garden however, which would make the development acceptable in terms of privacy.

8.25 Planning permission has recently been granted for a redevelopment of no.5, comprising demolition of the property and erection of two buildings providing 6 residential units within 2 blocks at both the front and rear of the site (see below image). The impact on the current proposed scheme for no.3 was considered acceptable when this application was determined, and it was concluded that the proposed development at no.5 would not prejudice this current proposed scheme from coming forward. There have been no relevant changes to policy or the site constraints since this decision was made, which would alter this conclusion that both proposed schemes could come forward in future without harm to the future occupiers.

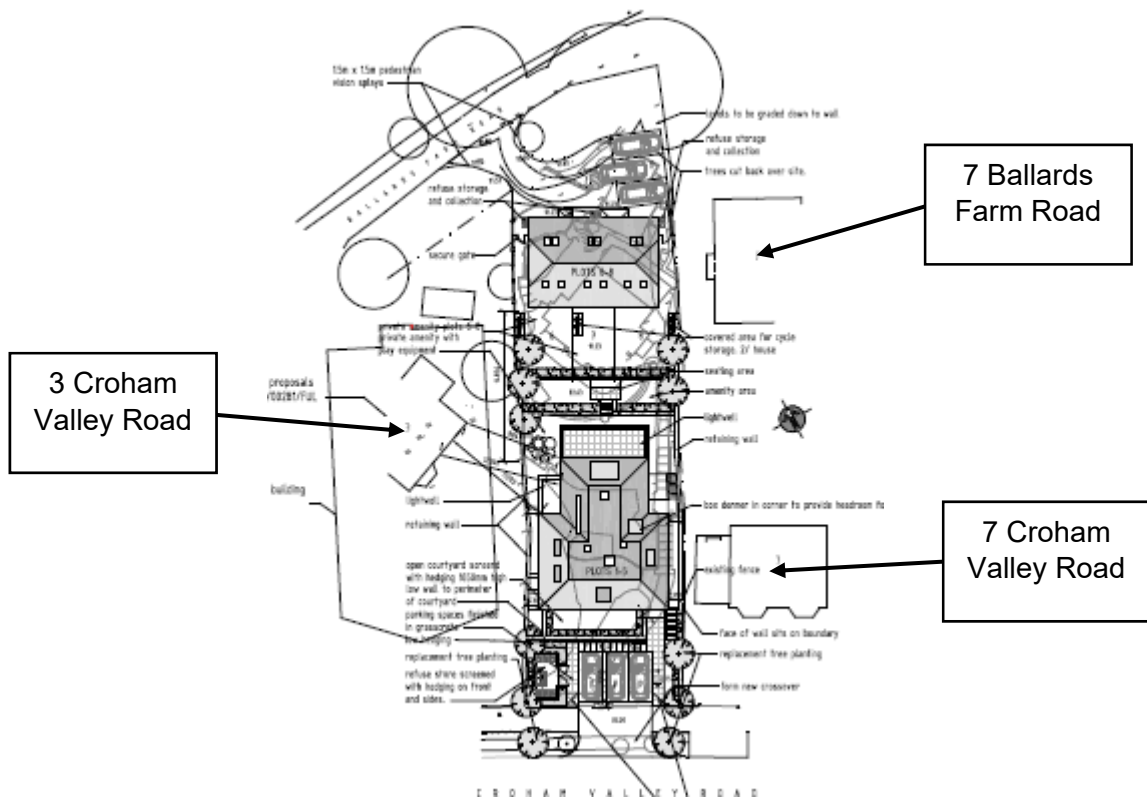


Figure 7: Approved site layout of development at 5 Croham Valley Road

8.26 The proposed development would cause no loss of light, outlook or privacy to the occupants of No.5 (nor to the future occupiers of the consented scheme at no.5).

Other Properties on Croham Valley Road and Ballards Farm Road

8.27 The development would be in the vicinity of other properties along both sides of Croham Valley and Ballards Farm Road. Whilst the proposed building would cover a larger extent of the site than the existing dwelling, the separation distance to all other properties ensures an acceptable relationship in residential amenity terms.

8.28 Given the location of the site, no other residential properties would be affected by the proposal – in terms of direct effects on residential amenities. The relationship with all directly affected neighbours is considered acceptable.

## Highway Safety, Access and Parking

- 8.29 The site has a PTAL rating of 2, which indicates poor accessibility to public transport, however, the site is located in close proximity to local bus stops and is served by two bus services (64 and 433 bus routes); linking Thornton Heath Pond with New Addington via Selsdon and Central Croydon and linking Addington Village with East and West Croydon Stations.
- 8.30 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit and for 4 bedroom units up to 2 spaces. Under the provision of the London Plan requirements, a maximum of 8.5 off-street spaces would be required for the proposed development, and the current proposal is providing 6 parking spaces. In a worst case scenario therefore, an overspill of 2.5 spaces could occur onto the public highway.
- 8.31 The SDG (2019) supports lower parking provision than the maximum car parking standards set in both the current and draft new London Plan. It is worthy of note that census data for the ward suggests that the scheme would be likely to generate a demand for around 5 cars. The applicant has submitted a transport statement, including the results of a basic parking stress survey. This survey does not appear to accord with the Lambeth methodology (the required standard for surveying and analysing parking stress) and it is not clear how capacity on street has been measured, given the significant amount of spaces identified as available on surrounding roads compared with similar surveys undertaken for development schemes on nearby sites for recent applications and officer observations from site visits and knowledge of the area. Therefore limited weight has been given to the results of this survey. Notwithstanding this, as with the consideration of the scheme at 8 Croham Valley Road (also for determination on this meeting agenda), data from previous parking surveys is available which is considered to be a more accurate representation of parking stress in the area and with a similar survey area to this application site being almost directly opposite. This concludes that, if the scheme at 8 Croham Valley Road was approved, there would still be 15 available on street spaces out of a total of 34 spaces, resulting in a parking stress of 56%. This indicates that there would be sufficient on street capacity to accommodate up to 2.5 spaces on the highway (worst case scenario) if required, resulting in 12.5 on street parking spaces available and a resultant parking stress level of 63%. This would be within acceptable stress levels, 85% generally being considered saturation point. It is therefore considered 6 spaces for 7 units is an appropriate amount of parking for this development. A condition will ensure one space is provided as a disabled parking space, along with a requirement for electric vehicle charging points to be provided and all spaces to have passive provision for installation of future points.
- 8.32 Policy SP8 and DM29 seeks to manage use of the private car and promote sustainable travel. DM30 requires a car club space to be provided on minor residential schemes, where there is likely to be interest from an operator. Whilst there is sufficient parking on site and on street to ensure that the impact on the network is satisfactory, sustainable travel should still be promoted in accordance with these policies. Therefore, a contribution is recommended, and has been agreed with the applicant, towards the provision of sustainable travel measures, most likely to be traffic management measures on Croham Valley Road (to ensure that the bus route is not



affected by any overspill parking) and the provision of a car club space in the local area, which will help mitigate overspill parking as well as encouraging sustainable travel. Similar arrangements have been agreed with the developers of 5 Croham Valley Road, 6 Croham Valley Road, 8 Croham Valley Road and the R/O 31-33 Croham Valley Road when these schemes were determined. Taking into account the site's accessibility to public transport, relevant car ownership data and capacity for on-street parking to accommodate any overspill, the proposal would provide for an appropriate number of parking spaces which would not detrimentally impact highway safety within the surrounding area.

- 8.33 There is scope to provide the required visibility splays and vehicles should be able to turn on site and enter and exit the car parking bays (from both Croham Valley Road and Ballards Farm Road) in forward gear. The change in the number of vehicles using Ballards Farm Road would be relatively minimal and existing highway conditions would be suitably maintained.
- 8.34 Cycle storage would be provided both within individual units where possible (where there is excess floorspace to do so) and also within an integrated store at lower ground level accessed from the parking area off Ballards Farm Road. Whilst this is not ideal, this is considered to be the most feasible arrangement to allow the proposed units to benefit from the southern aspect and avoid clutter from an external store on the site frontages, as well as providing a safe and secure arrangement for the occupiers of the units.
- 8.35 Indicative refuse storage and collection arrangements have been shown. This would include a refuse store integrated into the flank of the building on the Ballards Farm Road side, and a separate store integrated into the landscaped bank on the Croham Valley Road side. The principle and location of the stores are considered acceptable, however submission of finalised details along with a waste management strategy detailing a waste management company if required will be secured by condition, along with the detailed information on the appearance of the bin stores, to be incorporated into the landscape strategy and the flank facade.
- 8.36 In order to ensure that the proposed development would not have any adverse impact on the highway network or on the surrounding residents, a Demolition, Construction Logistics and Environmental Management Plan (CLP) will be required by pre-commencement condition. This is of particular importance given the narrowness of Ballards Farm Road. This should outline measures to minimise noise and dust impacts, and disruption to neighbours.

### **Flood Risk**

- 8.37 Whilst the site itself is not located within an area at risk of surface water flooding, both adjacent roads are and as such the site is located within a critical drainage area. A pre-commencement condition is imposed to secure details of sustainable urban drainage systems to be implemented. The landscaped areas provide good opportunities for this, along with the use of permeable surfaces for hardscape areas.

### **Sustainability**

- 8.38 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. A condition will be attached to ensure the proposal is designed to achieve carbon reduction and water usage targets.



## **Other Matters**

8.39 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 Borough, such as local schools.

## **Conclusions**

8.40 The site is in an acceptable location for new housing development, and the innovative landscape focussed approach to develop the site whilst utilising its topography is considered high quality and is supported by the SDG. The new dwellings would provide a unique accommodation offer of good quality, supported by an appropriate level of car parking, cycle storage and bin storage. The impacts to neighbours would be largely limited to the construction period, and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions. The scheme does not provide communal amenity or playspace and not all units can be accessible but the positive elements of the design of the scheme and the additional floor space and private amenity space provided outweighs these negative elements. Officers are satisfied that the scheme is worthy of a planning permission.

8.41 All other relevant policies and considerations, including equalities, have been taken into account.

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|   |                        |                           |
|---|------------------------|---------------------------|
| Status: Planning  | Drawing: Location Plan | Project: 34 Brownlow Road |
| Scale: 1:1000 @ A3  | Dwg No: 268-D-00-REV-A | Address: CR0 5JT, Croydon |
| NOTE: This drawing is to be scaled for planning purposes only | Date: 03.10.2019       | Client: Mr Justin Owens   |

**ob**  
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**PART 6: Planning Applications for Decision**

**Item 6.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/04661/FUL  
 Location: 34 Brownlow Road, Croydon, CR0 5JT  
 Ward: Park Hill and Whitgift  
 Description: Demolition of existing dwelling and the erection of a 4 storey building comprising of 7 apartments with a single parking space and other external alterations  
 Drawing Nos: 268-D-00-REV-B, 268-D-24, 268-D-23, 268-D-21, 268-D-14-REV-B, 1950-GUADR-L-20191014 P06, 268-D-22, 268-D-01-REV-D, 268-D-08-REV-C, 268-D-05-REV-E, 268-D-16-REV-E, 268-D-09-REV-D, 268-D-10-REV-D, 268-D-07-REV-C, 268-D-06-REV-D, 268-D-17-REVD, 268-D-03-REV-D, 268-D-13-REV-C, 268-D-11-REVE, TPP 01, 268-D-04-REV-E.  
 Applicant: Mr Justin Owens of SL Dev Ltd  
 Case Officer: George Clarke

|                    | 1B 1P | 1B 2P | 2B 3P | 3B 4P+ | Total |
|--------------------|-------|-------|-------|--------|-------|
| Existing Provision |       |       |       | 1      | 1     |
| Proposed Provision | 1     | 2     | 3     | 1      | 7     |

1.1 This application is being reported to Planning Committee following referral by Councillor Vidhi Mohan and in view of objections having been received above the threshold in the Committee Consideration Criteria.

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission subject to a Section 106 Agreement to prevent occupiers from attaining parking permits and a contribution of £1500 per flat towards sustainable transport initiatives such as a car club.

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. Material details to be submitted
3. Details of planter to top floor balcony to be submitted and retained
4. Details of Refuse/Cycle storage/Boundary treatment
5. Construction Logistics Plan
6. Windows serving habitable rooms on southern elevation to be obscure glazed and non-openable
7. Details of electric vehicle charging points to be agreed and implemented
8. No additional windows in the flank elevations
9. Hard and soft landscaping to be submitted
10. Permeable forecourt material
11. Details of SUDS to be submitted
12. Playspace to be provided
13. Ground floor flats to be M4(2) compliant
14. Car parking provided as specified
15. Visibility Splays to be submitted for front car parking area
16. No obstruction within visibility splays
17. 19% Carbon reduction
18. 110litre Water usage
19. Time limit of 3 years
20. Tree protection
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

- 1) CIL
- 2) Code of practise for Construction Sites
- 3) 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 four storey building
- Provision 7 flats with private balconies and communal play space
- Provision of 1 off-street car parking space for disabled users
- Provision of associated bin and cycle stores

3.2 The scheme has been amended during the application process and neighbours were re-consulted on amendments. The amendments to the scheme are detailed as follows:

- Increase in the separation distance between the above ground floor levels and the rear boundary
- Changes to the internal layout including a reduction in the total number of flats proposed from 8 to 7
- Introduction of louvre windows and screening on the east facing elevation
- Alterations to the design of the building including changes to the fenestration and the inclusion of a curved recess on the northern elevation
- Changes to the layout of communal areas to improve the quality as well as usability and natural surveillance
- Reduction in the on site car parking provision

### Site and Surroundings

- 3.3 The site is on the eastern side of Brownlow Road and contains a four bedroom, two storey detached house with a pitched roof. The application site is on a hill with the land sloping down from north to south.
- 3.4 The surrounding area is mainly residential in character but the surrounding properties are varied in appearance and design. The site has been subdivided in the past and there is now a modern bungalow to the rear of the site (east) with a flat roof. The properties to the north are detached homes with dual pitched roofs similar to the existing house at number 34, whilst homes on Rushmead Close back onto the site from the south. On the opposite side of the road at Langton Way are a number of flat roofed three to four storey terraces.



Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene. A bungalow has since been constructed to the rear of the site.

### **Planning History**

- 3.5 On 19<sup>th</sup> February 2020 a lawful development application for the conversion of a house into a 6 bedroom HMO was withdrawn by the applicant (LBC Ref 19/05434/LP).
- 3.6 On 24<sup>th</sup> November 2016 planning permission was granted for the demolition of the existing garage and erection of a 4 bedroom detached single storey dwelling at rear with associated parking (LBC Ref 16/04872/FUL). This has been constructed.
- 3.7 On 28<sup>th</sup> July 2016 planning permission was granted for the following extensions to 34 Brownlow Road: removal of existing conservatory; erection of a single storey side extension and new conservatory; enlargement of existing dormer extension in side roof slope (LBC Ref 16/02083/P)

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

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide an appropriate mix of units including a three-bed home and smaller family units.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- The proposal would not result in the loss of mature trees
- The proposal would not have an adverse impact on flooding.
- 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 letters of notification to neighbouring properties in the vicinity of the application site. A re-consultation was also made with



amended plans. The number of representations received from neighbours, MPs and local groups in response to notification and publicity of the application are as follows:

No of individual responses: 40    Objecting: 40    Supporting: 0    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:

| <b>Summary of objections</b>                                 | <b>Response</b>                                   |
|--|---|
| <i>Principle of development</i>                              |   |
| Overdevelopment and intensification                          | Addressed in the report at paragraphs 8.2 – 8.6   |
| Poor quality development                                     | Addressed in the report at paragraphs 8.7 – 8.12  |
| Loss of a family home  | Addressed in the report at paragraph 8.4          |
| <i>Design</i>  |   |
| Out of character   | Addressed in the report at paragraphs 8.5 – 8.9   |
| Four stories is too high                                     | Addressed in the report at paragraph 8.8          |
| Materials would not complement existing buildings            | Addressed in the report at paragraph 8.9          |
| <i>Amenities</i>   |   |
| Loss of light from development                               | Addressed in the report at paragraphs 8.15 - 8.17 |
| Overlooking and loss of privacy                              | Addressed in the report at paragraphs 8.14 - 8.17 |
| Disturbance from the level of occupancy                      | Addressed in the report at paragraph 8.18         |
| Inadequate internal and amenity space for the proposed flats | Addressed in the report at paragraphs 8.19 – 8.20 |
| Bin store inadequate   | Addressed in the report at paragraph 8.29         |
| <i>Traffic &amp; Parking</i>                                 |   |
| Not enough car parking                                       | Addressed in the report at paragraphs 8.23 – 8.24 |
| Traffic will increase and add danger                         | Addressed in the report at paragraph 8.25 – 8.26  |
| <i>Other matters</i>   |   |
| Harm to trees and ecology                                    | Addressed in the report at paragraph 8.30 - 8.31  |
| No lift provision  | Addressed in the report at paragraph 8.21         |

|   |  |
|---|--|
| Fire risk   | Addressed in the report at paragraph 8.27  |
| Developer has not been considerate to neighbours and inconstancy with previous planning permissions at site | The current Local Plan was adopted in 2018 and consent for 34A Brownlow Road was granted under a previous policy framework |
| Land ownership dispute/notice from developer not served on time   | This is a civil matter   |

6.3 Councillor Vidhi Mohan referred the application to planning committee and objected on the following grounds:

- Overlooking at close range
- Loss of sunlight and daylight for adjoining occupiers in conflict with Local Plan policy DM10.6
- Scale, height massing and density is out of character with the area in conflict with Local Plan policy DM10.1
- Design and materials are not high quality and would not complement existing buildings in conflict with Local Plan policy DM10.4

## 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. Such 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 (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised 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
- Delivery of housing
- Achieving well designed places

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
- 3.9 Mixed and balanced communities
- 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
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.2 An inclusive environment
- 7.4 Local Character
- 7.6 Architecture
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees
- 8.3 Community infrastructure levy

#### 7.5 Croydon Local Plan (adopted February 2018)

- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood 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

#### Emerging New London Plan

- 7.6 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan has been responded to by the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.
- 7.7 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.8 It is important to note that in the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.9 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.
- 7.10 The policies of most relevance to this application are as follows:
- D1 London's form, character and capacity for growth
  - D2 Infrastructure requirements for sustainable densities
  - D3 Optimising site capacity through the design-led approach
  - D4 Delivering good design
  - D5 Inclusive design
  - D6 Housing quality and standards
  - D7 Accessible housing
  - H1 Increasing housing supply
  - H10 Housing size mix
  - S1 Developing London's social infrastructure
  - S4 Play and informal recreation

- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.11 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 principal issues of this particular application relate to:

1. Principle of development
2. Townscape and visual impact
3. Residential amenity for neighbours
4. Housing quality for future occupiers
5. Traffic, highway and servicing implications
6. Trees, landscaping and biodiversity
7. Sustainability and environment
8. Other matters

The Principle of Development

- 8.2 This proposed development needs to be assessed against a backdrop of significant housing need, not only across Croydon but across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the LB Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment indicated an additional 44,149 new homes by 2036, but as there was limited developable land available for residential development in the built up area, it was, at that time, only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of CLP (2018) which separates this target into three sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites.
- 8.3 The emerging New London Plan, which is moving towards adoption (although is being further amended) proposes increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.4 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 130m<sup>2</sup>. The existing building is a 4 bed house and is has an internal floor area of 145m<sup>2</sup>. The proposal includes a 3 bedroom flat and a couple of two bedroom flats. Local Plan Policy DM1.1 acknowledges that 2 bed, 4 person homes can be treated as family homes (in line with DM1.1) during the first 3 years of the Plan. The development would therefore result in a net increase in family sized accommodation.
- 8.5 The site is located within an existing residential area and providing that the scheme respects the character and appearance of the locality and that there are no other material effects causing unreasonable harm to immediate neighbours, the density of development would be acceptable.
- 8.6 As the scheme proposes less than 10 residential units, there is no policy requirement to deliver a proportion of these houses as affordable accommodation.

#### Townscape and visual aspect

- 8.7 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition
- 8.8 The Croydon Local Plan seeks new development to achieve a minimum height of three storeys. The Suburban Design Guide states that where surrounding buildings are predominantly detached homes of two or more storeys, new development may

be three storeys with an additional floor contained within the roofspace. The proposal is four storey with the top floor set back from the edges of the building. The immediate area has a varied residential character consisting of detached two storey dwellings with chalet style pitched roofs and three storey terraces in a block form opposite the site on Langton Way. The proposal has been designed to appear in keeping with the existing typology across the road with a recessed fourth storey, which is considered appropriate for the setting.



Fig 2: Photograph of 1-5 Langton Way which is opposite the site

- 8.9 The design of the building would incorporate large areas of glazing and projecting balconies to the frontage with a darker brick at ground floor, white brick at first and second floors and white timber cladding for the recessed third floor level. These features and the variance in materials would provide a visual interest and it is considered that the light palette would minimise the apparent bulk of the building. The materials are also reflective of those used in the nearby area. It is recommended that these details are secured by condition so to ensure they are of a suitable quality.



Fig 3: CGI showing the front of the proposed development

- 8.10 The entrance to the flats would be positioned on the southern elevation and identified with two curved walls which run up to third floor level. This would give legibility to the building and break up the façade. Bin storage would be to the front of the site near the collection point and surrounded by natural screening.
- 8.11 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. Given the overall scale of the development it is considered that the proposed extent of hardstanding would not be excessive. A single immature tree toward the front of the site would be felled to make way for the new parking area and although any loss of trees is regrettable this specimen is of little merit or significance within the street scene. A dwarf front boundary wall is shown on the plans with hedging behind and this would provide appropriate new planting and screening for the bin and parking area which would maintain the appearance of the street scene.
- 8.12 The layout of the development would respect the pattern and rhythm of neighbouring area, taking design cues from the blocks directly opposite. It responds to the local setting and the siting of adjoining buildings and is a sensitive intensification of the area. 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 the Suburban Design Guide SPD (2019) in terms of respecting local character.



## The effect of the proposal upon residential amenity for neighbours



Fig 4: Proposed block plan

- 8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The nearest neighbours are the bungalow at 34A Brownlow Road to the east, 36 Brownlow Road to the north and numbers 5-7 Rushmead Close which are to the south of the site.
- 8.14 The scheme has been amended to increase the separation distance to 34A Brownlow Road. Whilst it would not meet the recommended separation distances as contained within the Suburban Design Guide, windows facing toward this neighbour on the first and second floors would serve bedrooms rather than living room areas and would be louvered so to prevent overlooking. The fourth storey would feature a permanent planter on the rear balcony to prevent views down. It is considered that the mitigation measures described would not result in any harmful loss of privacy.
- 8.15 The development would be 5m taller than the existing house to be demolished. The upper floors would be staggered to have a greater level of separation per level, with the fourth storey 15.74m from the west facing windows of 34A Brownlow Road. It is considered that this neighbour would not be unduly enclosed or experience harmful loss of light to rooms or the garden area. This is supported by a Daylight and Sunlight Study which demonstrates that BRE standards would be met and the development would not harm living conditions at 34A. Hedge planting would provide

low level screening and a natural buffer from the communal space for the flats and this neighbour.

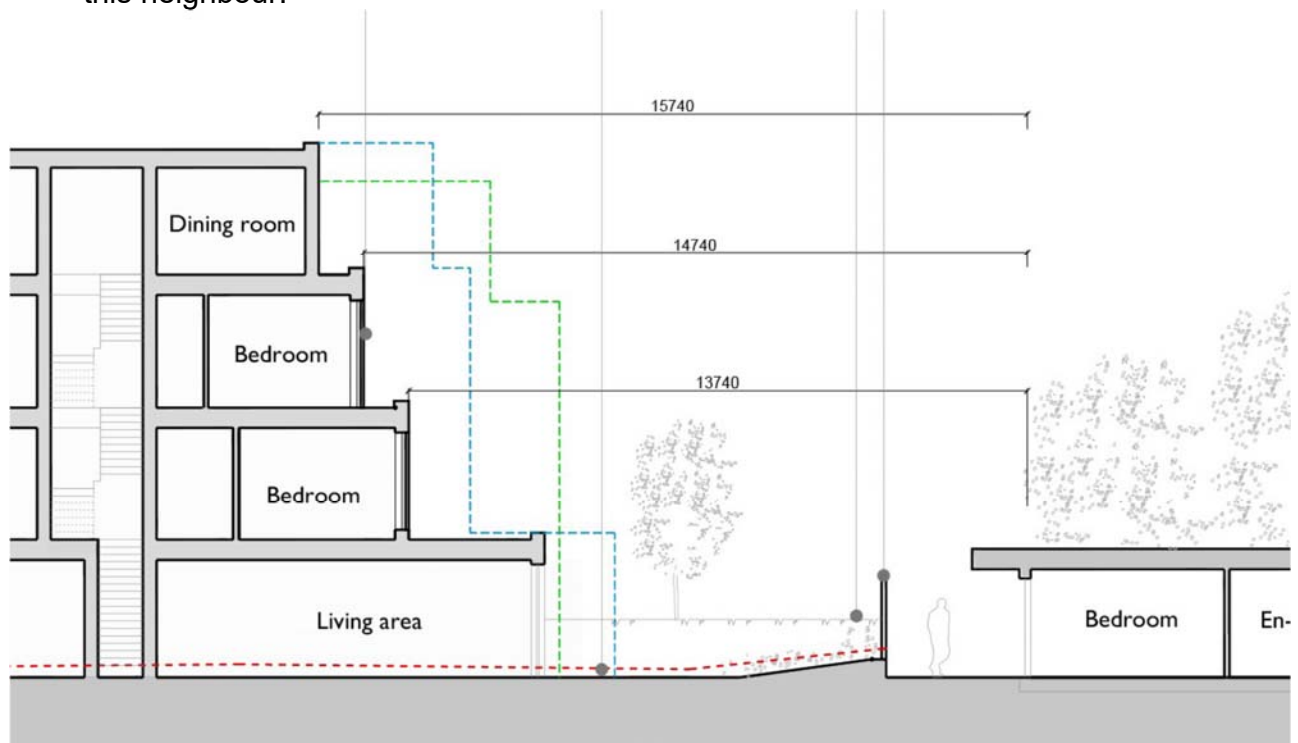


Fig 5: Section showing the massing and separation with the rear bungalow (34A). The green line shows the position of the building as presented at pre application stage whilst the blue line shows the outline of the proposed building as originally as submitted in this application

8.16 36 Brownlow Road is the neighbour adjacent to the north of the site and has a higher ground level. The applicant has provided horizontal 45 degree lines from the centre of the nearest habitable room windows for both the front and rear building lines which demonstrates that there would be no harmful enclosure or unacceptable loss of light. The Daylight and Sunlight study supports this and that the position of the building would also not result in harmful overshadowing to the garden. Windows on the north elevation of the block would be obscure glazed and so the privacy of occupiers at 36 Brownlow Road would be protected. It is therefore considered that the development would cause no harm to living conditions at 36 Brownlow Road.

8.17 Numbers 5 and 7 Rushmead Close are part of a terrace to the south of the site and have a lower ground level. These neighbours orientated at an angle toward the east so that they would not directly face the side wall of the development. The rear wall of 5 Rushmead Close would be 13m from the proposed building at the closet point (14m to Number 7) and the fourth storey would have a set back so to provide greater separation at the higher level. Given the position of these neighbours directly to the south, they would continue to receive good levels of sunlight. There are existing trees in the gardens which would provide some natural screening and the 4m gap

from the development to the shared boundary would mitigate any overbearing effect or loss of daylight. Windows at first floor and above serving habitable rooms on the southern elevation would be obscure glazed and unopenable so to prevent loss of privacy. This is acceptable.

- 8.18 As regards noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and is not considered harmful.

#### Housing quality for future occupiers

- 8.19 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the internal amenity space. All of the proposed dwellings would meet the minimum required internal space standards and there is storage space within each. The layouts of the flats and light/outlook afforded to each is considered to be acceptable. Whilst the east facing windows to three of the flats would have louvres to protect neighbour privacy, these are each duplex dwellings with Units 2 and 3 having good outlook from the ground floor level and Unit 6 having outlook from windows looking out over the balcony.
- 8.20 Each of the flats would have access to private courtyard or balcony areas offering useable outdoor amenity space. Each of these areas would meet the minimum space requirements of Local Plan Policy DM10.4. The local plan requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. A communal area is proposed to the rear of the site with 9.1m<sup>2</sup> of play space. The area would be screened by evergreen hedging. This is considered suitable.
- 8.21 In terms of accessibility, level access would be provided to the three dwellings with ground floor living space and these dwellings would comply with the requirements of Part M4(2) Building Regulations. The London Plan states that developments of four storeys or less adopt a more flexible approach to requiring lift access to all floors (linked to viability and deliverability of new housing). Due to the limited size of the site/building and considering that only four of the homes would be accessed above ground level, the lack of a lift is deemed to be justified in this instance as the viability of the scheme would be compromised otherwise. The provision of the ground floor units under M4(2) can be secured through the use of planning conditions and compliance with the Building Regulations. The single car parking space will be designated for disabled users only.
- 8.22 The development is considered to result in a high quality development including family units all with adequate amenities and provides a good standard of accommodation for future occupiers in accordance with policy.

### Traffic, highway and servicing implications

- 8.23 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The site is however approximately one mile from Croydon District Centre and less than a ten minute walk from Lloyd Park tram stop. The street is within a Controlled Parking Zone (CPZ). The London Plan and Policy DM30 of the Croydon Local Plan 2018 sets out that 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. 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.
- 8.24 This scheme proposes a single on-site parking bay. Given this level of provision it would be required that a Section 106 Agreement is implemented which prevents occupiers from attaining parking permits. A contribution of £1500 per dwelling from the developer to go toward sustainable transport initiatives such as car clubs and cycle lanes would also be sought. In consideration of the above and the close proximity of the site to Croydon District Centre and a tram stop, the proposed car parking is acceptable.
- 8.25 There are a number of representation that refer to the parking provision, on-street parking and highway safety at the site. In respect to highways safety, the scheme provides one off-street parking space and this will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to. In compliance with the London Plan an electric vehicle charging point should be installed in the parking area and this can be secured by way of a condition.
- 8.26 There is space available on site to allow vehicles to turn and exit in forward gear and this has been demonstrated through tracking drawings provided by the applicant. A condition is recommended to require the proposed visibility splays to be implemented and officers are satisfied that the scheme would not harm the safety and efficiency of the highway network. It is considered 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.
- 8.27 The access to the side of the property would be of sufficient width to allow a fire vehicle to access and fire safety to 34A Brownlow Road would not be compromised.
- 8.28 Cycle storage facilities would comply with the London Plan (which would require 11 spaces) and would be secure and undercover. Full details of the cycle store can be required by condition.

8.29 The refuse arrangements would be contained within a brick enclosure toward the front of the site and contain 1 x 1100ltr landfill receptacle; 1 x 1100ltr for dry recycling and 1 x 140ltr food recycling. This store is in an accessible location and is of a sufficient size.

#### Trees, landscaping and biodiversity

8.30 There are no large mature trees or specimens of quality within the site. The proposal would involve the installation of hedges and planting beds primarily around the borders and it is considered that this would provide a suitable environment and prevent ecological harm. The applicant has submitted landscaping plans and further details including a maintenance schedule could be secured by condition.

8.31 There are several large trees outside the site including two within the site boundary of 36 Brownlow Road which are covered by a TPO. A Tree Protection Plan has been provided for the TPO pine tree within the front garden area of 36 Brownlow Road which is considered acceptable to protect it during construction. This can be secured by condition.

#### Sustainability Issues

8.32 Croydon Local Plan Policy SP6.3 requires all new build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes set at a minimum of 19% CO2 reduction beyond Part L of the Building Regulations and requiring new build development to meet a minimum water efficiency standard of 110 litres/person/day. Consequently, it is recommended that planning conditions be imposed to ensure that the development achieves both requirements

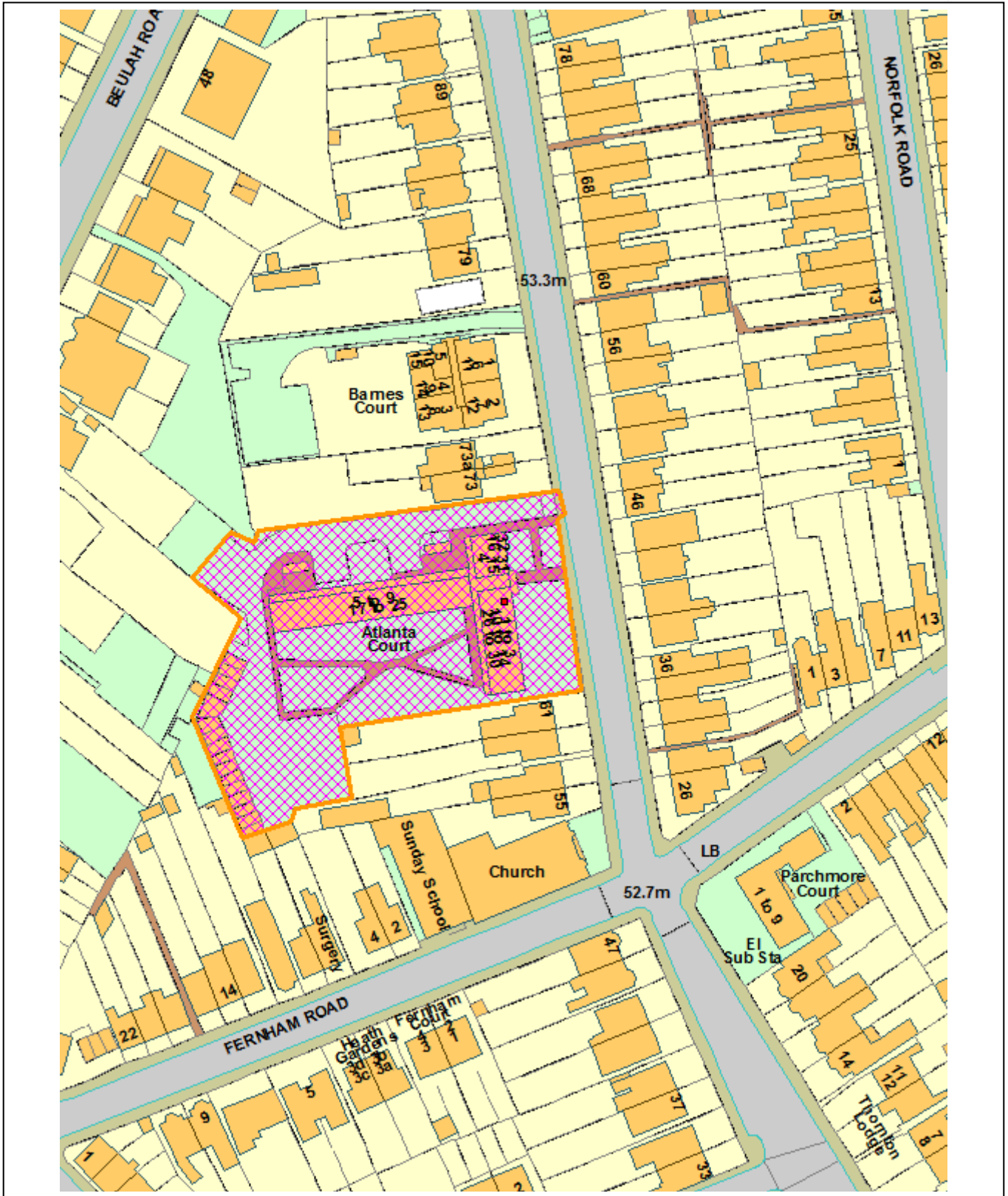
#### Other Matters

8.33 The site is located in an area with an identified low risk of surface water flooding. It is likely that infiltration of surface water runoff following redevelopment may be feasible. A sedum roof has been proposed to mitigate surface water runoff. All hard surfaced areas will feature permeable surfaces to enable natural filtration. Surface water will also be dealt with by way of soakaways. Further details of sustainable drainage systems can be required by condition.

8.34 Representations have raised concerns that local 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.

#### **Conclusions**

- 8.35 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and appropriate in relation to residential amenity, transport and sustainability matters. Thus the proposal is considered in general accordance with the relevant polices.
- 8.36 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 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01524/FUL  
 Location: Atlanta Court, 65 Parchmore Road, Thornton Heath, CR7 8SH  
 Ward: Thornton Heath  
 Description: Demolition of existing garages and structures. Erection of four storey building providing 20 residential units with associated parking, amenity space, refuse and cycle storage.  
 Drawing Nos: 256-A-P-XX-001 Existing Location Plan, 256-A-P-XX-002 Existing Site Plan, 256-A-P-00-003 Existing Site Plan, 256-A-E-XX-015 Existing West Elevation, 256-A-E-XX-011 Existing West Elevational Section, 256-A-E-XX-013 Existing South Elevation, 256-A-E-XX-012 Existing North Elevation, 256-A-E-XX-014 Existing East Elevation, 256-A-E-XX-010 Existing East Elevation (Street), 256-A-E-XX-300 Proposed Street Elevation, 256-A-E-XX-301 R2 Proposed East Elevation, 256-A-E-XX-302 R2 Proposed North Elevation, 256-A-E-XX-303 R2 Proposed West Elevation, 256-A-E-XX-304 R2 Proposed South Elevation, 256-A-P-00-100 R7 Proposed Site Plan, 256-A-P-00-110 R7 Proposed Ground floor Plan, 256-A-P-00-115 R5 Proposed Ground floor Plan part 2, 256-A-P-01-111 R6 Proposed First floor Plan, 256-A-P-02-112 R6 Proposed Second Floor Plan, 256-A-P-03-113 R6 Proposed Third Floor Plan, 256-A-P-04-114 R6 Proposed Roof Plan  
 Applicant: Brick By Brick Croydon Limited  
 Agent: Mr Goode, Carter Jonas  
 Case Officer: Mr White

|                 | <b>1 bed 2 person</b>    | <b>2 bed 4 person</b>   |
|-----------------|--------------------------|-------------------------|
| <b>Existing</b> | 0                        | 0                       |
| <b>Flats</b>    | 14 (all Affordable rent) | 6 (all Affordable rent) |

| <b>Number of car parking spaces</b> |                 | <b>Number of cycle parking spaces</b> |
|-------------------------------------|-----------------|---------------------------------------|
| Existing                            | Proposed        | 33 long stay<br>2 short stay          |
| 22 hard standing<br>16 garages      | 21 hardstanding |                                       |

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and the Vice-Chair of Planning Committee at the time of referral (Councillor Paul Scott) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**2 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission subject to:

A. The prior completion of a legal agreement to secure the following planning obligations:

- a) Delivery of all units as affordable housing (affordable rent)
- b) Restriction of parking permits for future occupiers if CPZ extended to cover area.
- c) Zero carbon off set payment of £9,660 (subject to review if the energy performance improves during the detailed design stages)
- d) Air Quality payment of £2,000
- e) Local Employment and Training Strategy
- f) Local Employment and Training Contributions – Construction £10,722
- g) Provision of off-site car club bay with an EVCP (prior to occupation) and 3 years membership for future occupants.
- h) Relevant monitoring fees
- i) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.

2.3 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**

#### Standard conditions

- 1) Commencement time limit
- 2) In accordance with drawings

#### Pre-commencement conditions

- 3) Demolition and Construction Logistics Plan
- 4) Details of access road and enter in Road Making Agreement
- 5) Piling method statement
- 6) SUDS

#### Pre-ground floor slab conditions

- 7) Submission of details of external facing materials, sections of windows and doors, junctions between external materials, balconies, roof structures, ventilation system and rainwater goods. Built in accordance with approved details (Condition informative - should afford a level of privacy to occupiers).
- 8) Noise assessment to ensure adequate sound mitigation
- 9) Cycle, refuse, gate and pedestrian access details to be submitted, approved and provided
- 10) Contamination - intrusive site investigation (post demolition)
- 11) No construction within 5m / diversion of water main

#### Prior to occupation conditions

- 12) Landscaping (planting, biodiversity enhancements, hard landscaping materials, boundary treatment, lighting and replacement drying line)
- 13) Play space details
- 14) Vehicle access, gate location, vehicle turning area and car parking spaces to be provided as indicated
- 15) Car park management plan
- 16) Electric Vehicle Charging points

#### Compliance conditions

- 17) Tree protection
- 18) Accessible/adaptable and wheelchair user dwellings
- 19) Carbon emission
- 20) Machinery noise restricted
- 21) Water consumption limit
- 22) Access for existing residents to communal amenity and play space in perpetuity
- 23) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Site notice removal
- 3) Subject to Section 106 agreement
- 4) Croydon code of Construction
- 5) Information from Thames Water
- 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.4 That, if by 3 March 2021 the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

3.1 The proposal includes the following:

- Demolition and clearance of existing structures;
- Clearance of all existing landscaping and hardstanding on the site;
- Construction of a four storey residential development, providing 20 new affordable homes (14 x 1b2p and 6 x 2b4p), with associated refuse storage;
- Proposed materials are red brickwork, gold coloured metal framed windows and doors and gold coloured metal balustrades
- Provision of 21 car parking spaces and 33 cycle parking spaces;
- Amenity and play space for the proposed development, which will open onto the existing amenity space, and be available for residents of both the proposed and existing blocks.

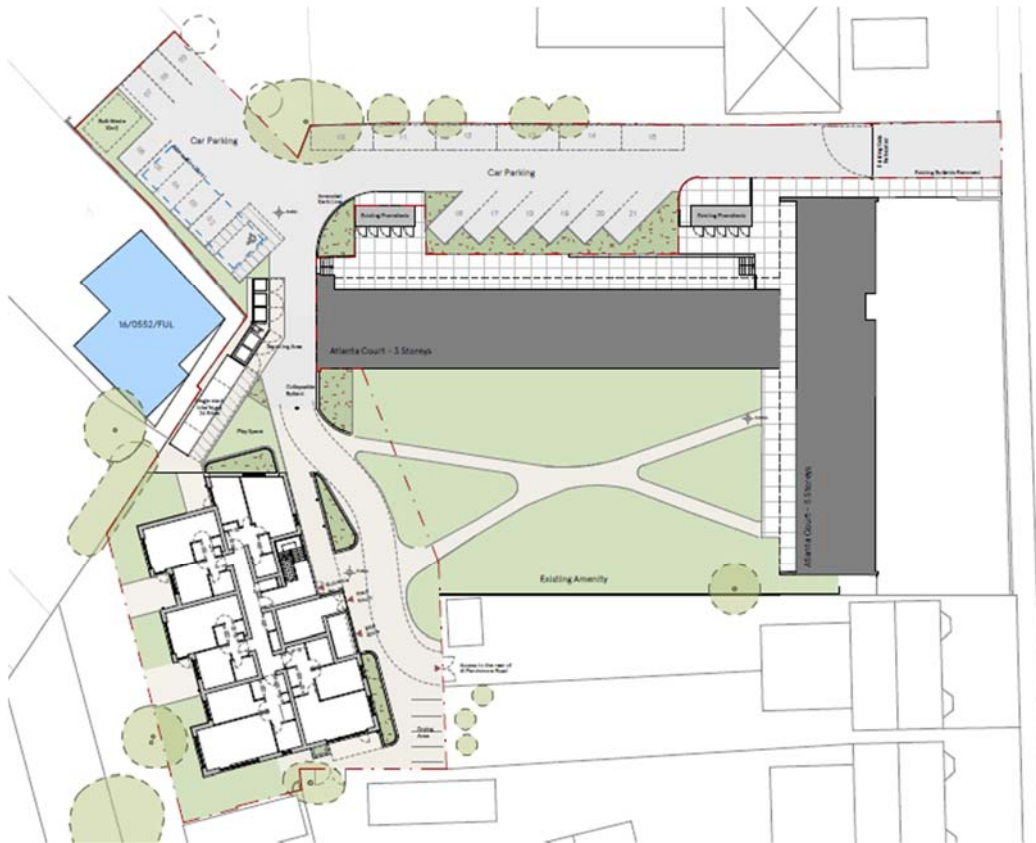


Fig 1: proposed site layout

3.2 The Council received amended drawings for the following (which did not necessitate re-consultation given their relatively minor nature):

- Landscaping revised to allow for a small turning area opposite entrance to new block
- Adjustment to balconies on the south elevation to a rectangular shape from semi circular.
- The finish to the recesses on the western (rear) elevation is shown as render.

### Site and Surroundings

3.3 The application site for the development (red outline in the drawing below) wraps around the north, west and south areas of Atlanta Court (a block of 32-flats block) and currently consists of an access way, drying area, parking area, garages and a portion of the outdoor green space currently serving Atlanta Court. It is accessed via the western side of Parchmore Road and is located approximately 80 metres to the north of Fernham Road. There are currently 16 garages on site. In addition, there are 23 marked car parking spaces.

3.4 The current building, Atlanta Court, is a part 3-storey, part 5-storey block comprising 5 x 2-bed and 18 x 1-bed (32 in total) flats (blue outline). This lies outside of the application site (red outline), but within the same ownership. The site is adjoined by residential properties.

3.5 The site is within a PTAL area of 4 (good) at the front, 3 (moderate) at the rear, but also close to 5, with good access to public transport options and wider facilities. The site is not in a CPZ but is adjacent to one. The site is within Flood Zone 1 and is considered to be at 'very low' risk of surface water flooding.



Fig 2: Existing site layout



Fig 3: Aerial photograph of surrounding context

## Planning History

- 3.6 Between October and December 2019 officers engaged in pre-application discussions with the current applicant, initially proposing a scheme of 32 flats over five storeys that encroached the amenity area (LBC Ref 19/04909/PRE).
- 3.7 There is no relevant planning history for the subject site, but the following planning decisions / history are relevant to the application:

### Neighbouring site - Rear of 36 Beulah Road

16/05522/FUL – Demolition of existing buildings; Erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats; provision of associated parking, provision of refuse and cycle storage.  
Permission granted. 26.01.2017.

17/05399/FUL– Demolition of existing buildings; Erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats and a two bedroom detached house; provision of associated parking, provision of refuse and cycle storage.  
Permission granted. 24.07.2020.

The rear of 36 Beulah Road is currently a clear site with a number of trenches dug.

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the national and local need for housing.
- There is no objection to the loss of garaging particularly subject to an appropriate re-provision.
- The proposed housing density would be within that outlined as normally acceptable in the London Plan.
- The proposed unit mix includes 30% 2b4p units (justified in the viability statement) and therefore meets the strategic target of family housing. An individual site target of 40% is not achieved, but the scheme does provide the greatest housing mix need for affordable rent accommodation and is therefore accepted.
- The proposal would contribute positively to the supply of family housing and affordable housing.
- The scheme would provide high quality architecture and would appropriately respond to site context with suitable relationships to the form, mass and appearance of surrounding buildings.
- The living conditions enjoyed by neighbouring residential occupiers would not be overly harmed by the proposed development (in terms of daylight, sunlight, enclosure and privacy effects).
- The living standards of future occupiers would be satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS). Each family unit would enjoy private amenity spaces in accordance with adopted standards and the land to the front and side could be made available for play space.
- The level of parking and impact upon highway safety and efficiency would be acceptable. Officers are satisfied that the replacement parking provision is sufficient to cover the needs of the development and Atlanta Court alongside a commitment to provide an off-site car club space (with EVCP), future occupiers with a car club

membership (for 3 years) and a travel plan. A restriction on parking permits should the CPZ be extended would further protect the on-street capacity.

- There are no trees on site, so a landscaping scheme will improve biodiversity. Measures to protect trees on neighbouring land, beyond pruning, would be secured by condition.
- Sustainability aspects have been properly assessed and their delivery can be controlled through the use of planning conditions. On site sustainable drainage would be secured through the use of planning conditions.
- With suitable conditions and obligations (which are recommended) to secure mitigation, the development is considered acceptable with regards to its environmental impacts.

## **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:

### **Lead Local Flood Authority (Statutory Consultee)**

5.3 No objection, subject to condition [OFFICER COMMENT: a condition is recommended accordingly].

### **Thames Water (Consultee)**

5.4 Thames Water have not raised any objection to the proposal and requested that should planning permission be granted conditions and informatives are added covering the following;

- Piling method statement (condition)
- No construction within 5m / diversion of water main (condition)
- Groundwater Risk Management Permits (informative).
- Nearby asset guidance (informative).
- Advice on minimum water pressure provided (informative).

[OFFICER COMMENT: conditions/informatives are recommended accordingly].

### **London Fire Commission (Consultee)**

5.5 Access for fire appliances and adequate water supplied for firefighting purposes should be provided. [ OFFICER COMMENT: this is a matter for Building regulations ].

## **6 LOCAL REPRESENTATION**


6.1 The application has been publicised by way of 98 letters of notification to neighbouring properties in the vicinity of the application site. The application has also been publicised in the local press and through 2 site notices. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 17      Objecting: 16      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:

| <b>Summary of objections</b>   | <b>Response</b>  |
|--|--|
| <i>Townscape</i>   |  |
| <ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• Density concern</li> <li>• Obtrusive by design<br/>/ Not in keeping<br/>/ Too tall<br/>/ Massing out of character<br/>/ Materials out of keeping<br/>/ Intrusive and incongruous</li> </ul>  | <ul style="list-style-type: none"> <li>• Planning policy seeks to optimise the use of sites.</li> <li>• The scheme falls within the lower end of the appropriate density range.</li> <li>• The layout, massing and external appearance of the proposed development is addressed in paragraphs 8.14- 8.18</li> </ul>  |
| <i>Amenity</i>   |  |
| <ul style="list-style-type: none"> <li>• Loss of light / over shadowing<br/>Loss of privacy / overlooking<br/>/ Increased noise<br/>/ Blight gardens and houses<br/>/ Increased disturbance from people passing through to site.<br/>/ Influx of people harmful to mental health</li> <li>• Disturbance from construction</li> <li>• Communal green space reduced</li> </ul> | <ul style="list-style-type: none"> <li>• Neighbour impacts are covered in paragraphs 8.20 – 8.34</li> <li>• Any disturbance from construction would be temporary and not sufficient to warrant a refusal reason.</li> <li>• Addressed in paragraph 8.47.</li> </ul>  |
| <i>Transport</i>   |  |
| <ul style="list-style-type: none"> <li>• Move gate further back to prevent vehicles blocking road</li> <li>• Increased traffic</li> <li>• More street parking / Insufficient parking spaces<br/>(over provision for proposed development and under provision for existing) / Some parking not practical</li> <li>• Bollards need to restrict unauthorised parking</li> </ul> | <ul style="list-style-type: none"> <li>• This has been incorporated into the design.</li> <li>• Highway, parking and wider transportation issues are covered in paragraphs 8.49 - 8.58</li> <li>• This would be a matter for the management of the site, however, the entrance gate restricts the movement of cars into and out of the site and can be secured by condition. Nonetheless, it should be noted that the (white) bollards within the hatched area on the access road would be removed, but those on the footpath would remain.</li> </ul> |



|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Automated gate system should be included</li> <li>How will temporary parking for on-site residents be managed during construction</li> <li>How will the parking be managed / allocated</li> <li>Lack of electric charging infrastructure</li> </ul> |  <ul style="list-style-type: none"> <li>The gate across the vehicle access would be moved further back into the site to an acceptable position without being automated. Whether an automated gate is provided in the future would be a matter for the management of the site.</li> <li>This would be managed through the Construction Logistics plan.</li> <li>Whilst this is not a planning matter the applicant has confirmed that the spaces are leased separately by the Council's housing team to a car/number plate which has to be registered as being kept at Atlanta Court.</li> <li>Electric vehicle charging points will be secured by condition</li> </ul> |
| <i>Environment</i>   |  |
| <ul style="list-style-type: none"> <li>Detrimental Impact on trees</li> <li>Harm to wildlife</li> <li>Increase vermin (e.g. rats/mice) from potential over spilling of rubbish bins.</li> <li>Further contamination investigation needed</li> </ul>  | <ul style="list-style-type: none"> <li>Addressed in Sections 8.71 and 8.72</li> <li>The majority of the site is made up of garages and hard landscaping, with no real opportunities for wildlife habitats. The landscaping scheme would improve the biodiversity of the site.</li> <li>The amount of refuse storage proposed is in line with the Councils requirements for a development of 20 flats of this unit.</li> <li>Further studies will be secured by condition.</li> </ul>   |
| <i>Non-material issues</i>   |  |
| <ul style="list-style-type: none"> <li>Vehicle right of way to parking area at the rear of the plot serving 57 Parchmore Road via the side of and to the rear of Atlanta Court (used by cars/minibuses/larger vehicles). Proposed development makes</li> </ul>                             | <ul style="list-style-type: none"> <li>The applicants have confirmed that there is no legally prescribed Right of Way to the rear of this property. Nonetheless, this is a private matter and not taken into account as part of the planning consideration.</li> </ul>   |

|  |  |
|--|--|
| no or inadequate provision for ongoing use. There is no alternative means to access this area. Frontage off-street and on street parking is insufficient to cater for needs. |  |
| <ul style="list-style-type: none"> <li>• Development will have a detrimental impact on property prices in the locality.</li> </ul>   | <ul style="list-style-type: none"> <li>• This is not a material planning consideration.</li> </ul> |

6.3 Cllr Paul Scott (Planning Committee Vice-Chair at the time of the referral) referred this and all applications submitted by Brick by Brick during the COVID-19 pandemic to Planning Committee for the following reasons:

- Public scrutiny of applications made by the Council and its wholly owned subsidiary.
- Openness and transparency during the Covid-19 crisis when stakeholders are likely to be distracted.
- Potential to provide new homes in response to the housing crisis in accordance with National, Regional and Local Planning Policy.

## 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 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:

- Delivering a sufficient supply of homes
- Promoting sustainable transport;
- Achieving well designed places.

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

### Consolidated London Plan 2016 (LP):

- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Play and informal recreation facilities
- 3.8 Housing choice
- 3.10 Definition of affordable housing
- 3.12 Negotiating affordable housing

- 3.13 Affordable Housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Management
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 5.21 Contaminated land
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.14 Improving Air Quality
- 7.15 Reducing and managing noise
- 7.21 Trees and Woodland
- 8.2 Planning obligations
- 8.3 Community infrastructure levy

### Croydon Local Plan 2018

- SP1.1 Sustainable Development
- SP1.2 Place making
- SP1.3/SP1.4 Growth
- SP2.2 Quantities and locations
- SP2.3-2.6 Affordable Homes
- SP2.7 Mix of Homes by Size
- SP2.8 Quality and standards
- DM1.1 Provision of 3 or more beds
- SP4.1-4.2 Urban Design and Local Character
- DM10 Design and Character
- DM13 Refuse and recycling
- DM14 Public art
- DM16.1 Promoting healthy communities
- SP6.1 Environment and Climate Change
- SP6.2 Energy and CO2 Reduction
- SP6.3 Sustainable Design and Construction
- SP6.4 Flooding
- DM23 Development and construction
- DM24 Land contamination

- DM25.2 Flood resilience
- DM25.3 Sustainable drainage systems
- SP7.4 Biodiversity
- DM27 Protecting and enhancing our biodiversity
- DM28 Trees
- SP8.3-8.4 Development and Accessibility
- SP8.6 Sustainable Travel Choice – pedestrians
- SP8.7 Sustainable Travel Choice – cycle
- SP8.12-SP8.13 Motor Vehicle Transportation
- SP8.16/17 Parking
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

### Emerging New London Plan

- 7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.
- 7.5 The Mayor in his Intend to Publish New London Plan has accepted a reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.6 It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.7 The policies of most relevance to this application are as follows (policies subject to SoS modifications are highlighted):
- GG1 Building strong and inclusive communities
  - GG2 Making the best use of land
  - GG3 Creating a healthy city
  - GG4 Delivering the homes Londoners need
  - GG5 Growing a good economy
  - GG6 Increasing efficiency and resilience
  - D2 Infrastructure requirements for sustainable densities
  - D3 Optimising site capacity through the design-led approach (subject to SoS modification)
  - D4 Delivering good design
  - D5 Inclusive design
  - D6 Housing quality and standards

- D7 Accessible housing
- D11 Safety, security and resilience to emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing housing supply (subject to SoS modification)
- H2 Small Sites (subject to SoS modification)
- H4 Delivering Affordable Housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H10 Housing size mix (subject to SoS modification)
- S4 Play and informal recreation
- E11 Skills and opportunities for all
- G1 Green infrastructure
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI4 Managing heat risk
- SI5 Water infrastructure
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking (table 10.3 subject to SoS modification)
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.8 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document 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. Density, Housing Mix and Affordable Housing
3. Townscape, Design and Visual Impact
4. Impact on adjoining occupiers
5. Quality of living environment provided for future residents
6. Parking and highway safety
7. The environmental performance of the proposed building

8. Environment
9. Other planning matters

### **Principle of development**

- 8.2 The site consists of garages and a parking area and the site is not offered any specific protection from a land use policy perspective. Subject to a satisfactory re-provision there is no objection to the loss of parking spaces. The Council's housing policies seek to maximise the re-use of previously developed land and buildings. However, they also require a balance to be struck between developing land for more efficient housing use and protecting character/heritage/residential amenity etc. Subject to meeting the objectives of other relevant criteria and policies as set out below, a residential use in this location is acceptable.

### **Density, Housing Mix and Affordable Housing**

#### Density

- 8.3 Policy 3.4 of the London Plan states that in taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. Based on the public transport accessibility level (PTAL 4) and the site's urban characteristics, the London Plan density matrix suggests a residential density of between 200-700 habitable rooms per hectare and 45-260 units per hectare for the application site. The residential density of the proposal would be 649 habitable rooms per ha or 236 units per hectare, so within the thresholds.

- 8.4 Both the calculations fall within the prescribed ranges identified above. Nonetheless, it should be noted that the Mayor's Housing SPG, at paragraph 1.3.8, states that the density ranges should be "*used as a guide and not an absolute rule, so as to also take proper account of other objectives*". The SPG (1.3.51) does not preclude developments with a density above or below the suggested ranges, but requires that they are tested against factors relating to different aspects of a proposal (design principles; location to social and public transport, high quality design in terms of liveability, contribution to place making, dwelling mix and type, management and design of waste/cycle parking facilities and whether proposals are in the types of accessible locations the London Plan considers appropriate for higher density development (eg. opportunity areas)). Such elements are assessed elsewhere in this report.

#### Housing Mix

- 8.5 Croydon Local Plan 2018 policy SP2.7 sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 allows for setting preferred mixes on individual sites via table 4.1. Applying table 4.1 to this site (urban setting with a PTAL of 4, 5, 6a or 6b) shows a requirement of 40% 3+ bedrooms units unless there is agreement from an affordable housing provider (that these are not viable or needed)

or within the first 3 years of the plan where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two bedroomed, four person homes.

- 8.6 The proposed mix for the development is 14 x 1b2p (70%) and 6 x 2b4p (30%). Zero 3+beds would be provided which is well below the minimum requirement. When factoring in the 2 bedroom 4 person units, of which there are 6, the percentage rises to 30% and therefore the proposed proportion of family housing meets the strategic target. A viability report submitted in support of the application also demonstrates that a policy-compliant unit mix providing 40% of the homes as 3B5P cannot be viably supported and this position is accepted. It is acknowledged that the individual site target of 40% is not achieved, however, the scheme proposes 100% affordable housing and given the pressing need for affordable accommodation it is considered that the housing mix is acceptable on balance and would not warrant a reason for refusal.

#### Affordable Housing

- 8.7 The CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified.
- 8.8 The application proposes 100% affordable housing and all to be affordable rented units. A viability report was submitted that tested a number of alternative 'policy compliant' scenarios (40% of the homes as 3B5P or as 2B4Ps, as well as providing a 60:40 tenure split) and demonstrated the negative viability impact of providing these was greater than the proposed mix. This document has been reviewed and accepted.

It is acknowledged that the housing split is weighted to 1 bedroom units, however, there is not a lack of demand for these homes. Whilst single occupancy units do tend to have higher support needs and help to manage their tenancies this is not strictly a planning matter.

- 8.9 Overall, it is considered that the scheme would provide an acceptable range of homes and would positively contribute to the delivery of new affordable homes. The affordable housing offer would be secured through a S106 planning obligation.

### **Townscape, Design and Visual Impact**

#### Massing

- 8.10 The site currently consists of single storey garage block to the west and hardstanding and green space to the south and east. The existing building, Atlanta Court, has a 5 storey street facing element with a 3 storey wing to the east. It is proposed that the site would be redeveloped through the erection of a flat roofed building four storeys in height. An 1100mm parapet has been included to help screen roof top PV's. Whilst this adds some extra height to the development it provides a cleaner roof level appearance and is supported. Overall the massing of the building would be acceptable in principle, particularly given the existence of Atlanta Court.

#### Site Layout

- 8.11 The proposed site layout retains existing accesses to the rear of the site. This area will have locked bollards to prevent other cars from accessing it. Generally, it is positive

that parking has been consolidated. The building sits well in the rear of the site not appearing overly dominant within the plot or surrounds.

8.12 Pedestrians will have access around and through Atlanta Court. The dashed orange line in the figure below shows the possible routes to the front door of the proposed building from Parchmore Road.



Fig 4: Pedestrian routes to the proposed development

8.13 Some of the cycle storage has been integrated within the main building envelope which is supported. Ideally all of the refuse and cycle stores would be integrated, however, there is a significant amount to be accommodated and to achieve this would likely jeopardise the quality of the design. The location of the external bicycle and refuse stores works well for occupiers and the latter for collection purposes.

### Architectural Expression



Fig 5: CGI of the front of the scheme



- 8.14 Atlanta Court has a horizontal emphasis and is composed of a white fixed panel system. The fenestration alternates across floors. The proposed building makes some reference to the existing building in its design. It also references the wider context through arched window head detailing and the overall effect is that the appearance is of a high quality.
- 8.15 The use of red brick as a primary facing material is acceptable. Projecting headers will add architectural interest to the elevations. The use of gold tone metalwork to balconies, windows, doors and brise soleil is supported, as is the metal cladding to ground floor level. The subtle use of this adds visual interest across the building. Added depth and relief to the façade can be achieved through generous window reveals and slim profile frames. There is some render to the recesses on the rear of the building, which given the location, is acceptable in this instance.

#### Landscaping

- 8.16 The overall landscaping strategy, including lighting, has been developed well; the precedents for hard and soft landscaping are acceptable. Detailed landscape design would be secured by condition.

#### **Impact on adjoining occupiers**

- 8.17 Given the rear location of the development a number of adjoining occupiers would potentially be affected by the development. Croydon's Suburban Design Guide SPD states that a minimum separation distance of 18 metres is required between facing habitable room windows of the proposed building and all other surrounding properties. In addition, the first 10 metres of the rear gardens perpendicular to the proposed building would need to be protected. These requirements are met and expanded on below.



*Fig 6: Aerial photograph looking south*

#### Outlook & Privacy

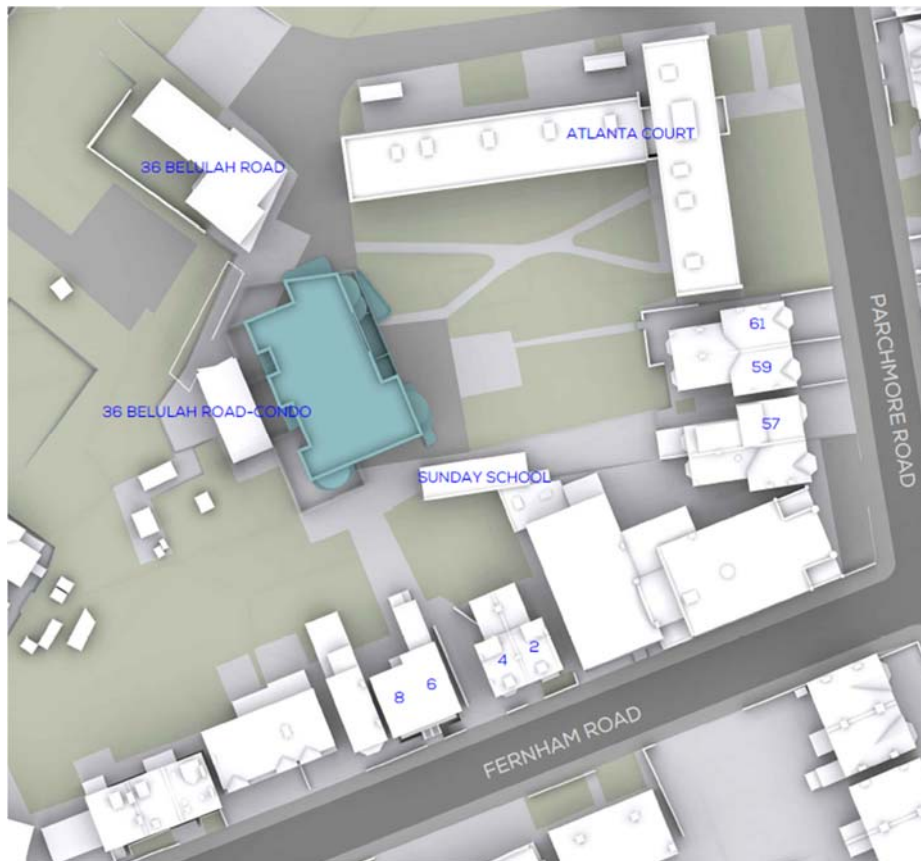


Fig 7: Plan showing adjoining occupiers

*Atlanta Court*

8.18 The building is 10m away from western spine of Atlanta Court at its nearest point (corner to corner), but is sited at an angle and mainly perpendicular so that there is no direct overlooking of the nearest parts of the building. Whilst there may be some overlooking, including from the balconies, this would be at an angle, and as such the orientation and distance is sufficient to prevent any harmful loss of privacy or outlook to the occupiers of Atlanta court sufficient to warrant a refusal. The eastern spine is 44m away at its closest point which is acceptable. Some overlooking and similar relationships between buildings are not uncommon in built up urban areas and the perpendicular relationship (albeit without the balconies) is evident on Atlanta Court itself.

*57, 59 & 61 Parchmore Road*

8.19 Although there are windows on all levels facing towards these two properties, the proposed building is 7m from the end of the rear garden boundary and 37m from No. 59 and No.61 respectively. Whilst there would be some overlooking, it would be mainly over the end of the gardens. The more private outdoor space to the rear of the houses and the houses themselves are sufficiently removed for there to be no harmful loss of privacy or outlook. 57 Parchmore Road is not directly overlooked and also sufficiently separated, by 38m, for the occupiers not to suffer a material harm to the amenities.

*Methodist Church Fernham Road*

8.20 The building is in close proximity to the rear of the church, however, given the neighbouring uses no harmful loss of privacy is envisaged.

*2-8 Fernham Road*

8.21 Whilst there are windows facing towards these neighbours, the proposed building is approximately 25m and 30m from the rear of No.s 2/4 and 8 Fernham Road

respectively. No.6 does have a deeper element, but would still be sited 22m away, furthermore, the rear elevation at this point is only served by a door. These distances are sufficiently to preclude any harmful loss of privacy or outlook to the occupiers.

#### *10 Fernham Road*

- 8.22 This residential property is deeper than the neighbours so the separation distance is around 20m from the rear of the proposed building, although it is not in direct alignment. The west elevation of the proposed scheme would be close to, and overlook, the end part of the rear garden. Given the positioning and distance, no harmful loss of outlook or privacy is envisaged to this neighbouring house and private space to the rear. The overlooking of the back part is regrettable, however, given this property benefits from a long rear garden and the first 10m area protected, this in itself is not sufficient to warrant a refusal reason.

#### *No.12-16 Fernham Road*

- 8.23 The closest of these is at least 31m so no harmful overlooking or loss of outlook would occur. There would be some overlooking of the back part of the rear gardens, but, similarly to No.10, these properties also benefit from long rear gardens and any loss of privacy to this area would not warrant a refusal reason.

#### *Beulah Road*

- 8.24 Properties on Beulah Road are significantly separated as all the properties close to the proposed building benefit from long rear gardens. The nearest point of the closest neighbouring building, No.28, is 47m away, which is more than adequate to preserve outlook and privacy to the occupiers.

#### *Consented application at the rear of 36 Beulah Hill*

- 8.25 Whilst the proposed development would be within 7.5m (at its nearest point) of the northern block of the approved scheme it has been designed so that there is no direct overlooking (see image below), and as such no harmful loss of privacy is envisaged. The orientation of these two blocks in relation to each other also means that a sense of openness will remain and outlook for the occupiers of rear of 36 Beulah Hill would not be significantly harmed.



*Fig 8: consented development at 36 Beulah Hill*

- 8.26 There is also a single unit on land further to the south, which abuts the boundary with the subject development. There are 4 flank windows facing the site, however, these serve the entrance area, staircase and bathroom area, whereas the main outlook for the habitable rooms is not towards the subject site, as such there would be no loss of outlook. The neighbouring single unit building would have 3 rooflights (on a curved roof). Some overlooking could occur to this property, however, these roof lights do not face towards the proposed development and the curved nature of the roof would further limit any loss of privacy. There would also be views into the garden, but given the built up area this would not warrant a refusal reason.



Overall the impact on this neighbouring scheme (should it be constructed) would be acceptable.

### Daylight and Sunlight

- 8.27 A Daylight and Sunlight assessment has been submitted with application. This shows that all the adjacent residential premises would retain sufficient natural light to comply with BRE guidance or would suffer moderate adverse impacts (Atlanta Court and unimplemented scheme at rear of 36 Beulah Road).

#### *Atlanta Court*

- 8.28 In terms of daylight all windows passed the No Sky Line (NSL) method and 247 (96%) of 256 windows tested on Atlanta Court using the Vertical Sky Component method (VSC) passed. Of the 9 windows that fall short (outlined red in the image below) 1 window would have a minor adverse 20-30% reduction (closest to the flank wall) and 8 would have a moderate adverse 30-40% reduction.



*Fig 9: western face of Atlanta Court VSC window failures*

- 8.29 All these windows are on the frontage part of Atlanta Court, at ground floor level and positioned directly beneath an overhang meaning that they have existing low levels to start with (e.g. below 6%). Therefore the impacts, although high in terms of a percentage, would be less noticeable in reality. In addition the 9 windows are spread across different flats and there is not one flat that has all its windows fail. Moreover, all the flats are dual aspect with the opposing side unaffected by the proposed development. Whilst a loss of light would occur, which is regrettable, it is not so significant to warrant a refusal reason, particularly given the impact overall is moderate and the NPPF direction on having a flexible approach in applying policies or guidance relating to daylight and sunlight when schemes make an efficient use of land, which this development would. In terms of sunlight all windows will remain compliant with BRE targets for annual and winter sunlight.

- 8.30 There is a negligible lighting impact on the large outdoor amenity area serving Atlanta Court.

#### *Scheme to the rear of 36 Beulah Road*

- 8.31 In terms of daylight (average daylight factor) to the block of 9 flats there is only a minor shortfall within two of the living/kitchen/dining rooms, both located on the ground floor. However, this is a minor shortfall. In terms of sunlight this block would receive levels compliant with BRE guidelines.

- 8.32 The scheme at 36 Beulah Road also includes a single unit two-bedroom detached house immediately abutting the western boundary of the site. In terms of daylight impacts, only the living/kitchen room on the ground floor falls short of the target achieving 1.3%, however, this room is already below the standard without the proposal in place achieving by 1.6% (against the target of 2%). Although the proposal would create a negative impact, this is a moderate adverse impact and to one room and as such is not considered to warrant a refusal. The side facing windows which serve this unit are not within 90-degrees of due south and are not therefore relevant for sunlight assessment, nonetheless these windows do not serve habitable room. Sunlight to the outdoor space of this property meets the BRE targets.
- 8.33 All other surrounding residential buildings comply with BRE daylight and sunlight guidance.

#### Noise and disturbance

- 8.34 There would be a greater level of activity, both around and through the existing site, but given the residential nature would be in keeping with the surroundings, it is not considered that this would be out of character of unneighbourly or unreasonably harmful to neighbouring occupiers.
- 8.35 Residential windows would face towards the rear part of the neighbouring Methodist Church to the south, however, it is not uncommon for such uses to be in close proximity within urban areas and it is not considered that they are incompatible with regard to noise and disturbance.
- 8.36 Refuse and cycle storage would be located to the rear of No.36 Beulah Road and the end of Atlanta Court. It is envisaged that the boundary screening (between No.36), separation (with Atlanta Court) and infrequent use of these structures would prevent any harmful noise and disturbance to the neighbour occupiers.

#### Other matters

- 8.37 It is likely that some of the play space will need to be accommodated on the existing shared amenity area to the rear of Atlanta Court (expanded on below). Provided the play facilities are suitably removed from windows then there would be no significant harm from this aspect of the scheme. The play facilities would be secured by condition.
- 8.38 The application involves the re-location of washing lines to accommodate car parking. Although shown in the southern corner, the design and access statement states that this will be agreed with residents going forward. The replacement washing lines can be secured by way of a condition.

#### **Quality of living environment provided for future residents**

- 8.39 Policy 3.5 of the London Plan states that new residential units should provide the highest quality internal environments for their future residents and should have minimum floor areas in accordance with the Government's technical housing standards set out in Table 3.3 and recognises that a genuine choice of homes should be provided in terms of both tenure and size. Detailed residential standards are also contained within the Mayor's London Housing SPG.
- 8.40 Policy 3.8 of the London Plan further states that 10% of new residencies within a development should be wheelchair accessible or easily adaptable for residents who

are wheelchair users. Provision should also be made for affordable family housing, wheelchair accessible housing and ensure all new housing meets parts M4 (2) and (3) of the Building Regulations.

- 8.41 Croydon Local Plan policy DM10.4 has a number of requirements in relation to providing private amenity space for new residential development. The relevant policy points seek a high quality design; a functional space, a minimum amount (5sq m per 1-2 person unit and extra 1m<sup>2</sup> per person after that), minimum of 10m<sup>2</sup> per child of new play space and encouraged adherence with SPD 3 Designing for Community Safety.
- 8.42 The London Housing SPG provides further details in relation to housing standards, including in relation to the provision of dual aspect units. Housing SPG standard 29 states that developments should avoid single aspect units which are north facing, have three or more bedrooms, or are exposed to a particularly poor external noise environment. Standard 12 states that generally each core should be served by no more than 8 dwellings per floor.
- 8.43 All of the proposed units would meet the National Technical Housing Standards in terms of size, are no more than 5 dwellings on a floor and all have adequate private outdoor space, either via a garden or balcony area. Two units on each floor are not dual aspect, however, these all face south west, which make them acceptable. A daylight and sunlight assessment for future occupiers demonstrated that all bar one room (out of 46) would receive good levels of daylight. The room that fell short was a kitchen/living room, and only by 0.5%. Overall the units would have a very good level of daylight. In terms of sunlight 23 rooms would receive the target level for sunlight. 23 rooms do not, however, 18 of these are bedrooms, which are acknowledged as less important for sunlight. The other 5 rooms serve kitchen/living rooms. Whilst this is not ideal, the scheme has been designed to minimise north facing units. Overall, particularly given the high daylight levels to all rooms, future users would receive adequate levels of light especially when a flexible approach is required by national guidance when development makes efficient use of the land.
- 8.44 Two of the five private outdoor spaces meet the recommendations within the BRE Guidelines for overshadowing of outdoor spaces. The remaining three gardens will fall short due the orientation of the proposal, proposed neighbouring scheme and boundary treatment, which restricts direct sunlight. The communal outdoor space, would however, achieve good levels of lighting in accordance with BRE.
- 8.45 The layout has been designed in such a way that there would be no inter-overlooking. Flats 1 and 5, located on the ground floor, are the two units which face towards the access way and centre of the estate. Flat 1 has a rear garden that is not overlooked and a defensible area of landscaping to living/kitchen rooms so that there is no harmful loss of privacy. Flat 5 also has a defensible area of landscaping protecting the living/kitchen room and bedroom from loss of privacy and an amenity area in a less prominent position.
- 8.46 A lift has not been provided within the block and justified by the viability assessment that concludes that the cost of including a lift would be unsustainable for the viability of this scheme. The assessment concludes that the provision of a lift would impact the delivery of the development as whole and place financial maintenance implications on future affordable housing and would reduce the floor area internally, which is, on balance, accepted.

8.47 10% (two units - 4 and 5) would meet Building Regulation requirement M4(3) 'wheelchair user dwellings', which meets the 10% target and all the other ground floor units are accessible and adaptable dwellings in accordance with M4(2). The Policy and Housing SPG requirements outlined above are not met in relation to M4(2), but given M4(3) is met and the negative viability consequences of making all units M4(2), the access provision is acceptable on balance.

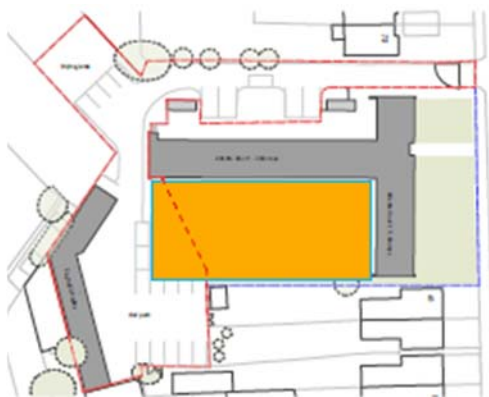
8.48 Overall, on balance, the development would provide acceptable living accommodation to the future occupants.

#### Private/Communal Amenity Space and Child Play Space Provision

8.49 Policy 3.6 of the London Plan states that housing development proposals should make a provision for play and informal recreation for children and young people. The development is required to make appropriate play provisions in accordance with a GLA formula and calculation tool, whereby 10sqm of play space should be provided per child.

8.50 Based on the current unit breakdown and as per the SPG, the child yield is expected to be 8.7 children requiring 86.5sqm of play-space (The Croydon Local Plan 2018 requires a minimum play space of 59.8sq m). Whilst there is currently 877 sq m of shared green amenity space within the whole estate (red and blue areas) the proposal only increases this by 38 sq m (to 915 sq m), which is an under provision of 48.5 sq m, and in most circumstances would not provide adequate play space.

*Fig 10: Existing grassed amenity space*



*Proposed outdoor amenity space*



8.51 However, the policy is for the provision of play space and not for new landscaping. As such, the part of play space that cannot be accommodated within the application area could be provided within the land that is outside of the application site, but within the same ownership (blue area) and secured by condition. Section 72(1) of the 1990 Town and Country Planning Act provides the power to impose conditions on land within the red and blue line land areas.

8.52 On this basis there is sufficient space within the blue edge area to accommodate the remaining 48.5 sq m requirement of play space. This can also be achieved without compromising the outdoor space for the existing residents of Atlanta Court. If assessed against current policy (and calculator) the child yield for Atlanta Court (based on 2 x studios (1 beds), 25 x 2 beds, 4 x 3 beds and 1 x 4bedroom units) is 34.1 children and would require 341.3 sq m of play space.

8.53 The outdoor space could accommodate the play space requirements for both the existing residents of Atlanta Court and future residents of the proposed scheme, whilst still retaining space for other outdoor activities. Moreover, the site would benefit from new play space facilities dramatically improving upon the existing space. Any matters relating to servicing and management from the encroachment into the blue area would be for the respective land owners.

### **Parking and highway safety**

#### Car parking

8.54 The planning application was supported by a Transport Statement (TS), which used the Lambeth methodology for the parking surveys. It states that the existing site has 22 hard standing car parking spaces and 16 garages. In terms of usage 10 cars were observed as parking in the hardstanding parking bays across surveys undertaken. 10 of the garages are let (6 void), two of which are leased to residents in the existing block. The two garages used by existing occupiers and the 10 hardstanding spaces will be re-provided as part of the development, totalling 12 spaces. In terms of the proposed development and applying census data 9 parking spaces would be required. This creates a total requirement of 21 car parking bays proposed on-site, including one disabled bay. A condition will be applied to secure the disabled parking bay and electric vehicle charging points for them.

8.55 The parking surveys in the TS show that on street parking is at 94% in the unrestricted parking areas. Given that Croydon Council's assessment of a 'high stress area' is at 85%, the site is at high parking stress and there is very limited capacity for additional on-street parking. The site is located close to a controlled parking zone (Thornton Heath permit zone) where parking is restricted to permit holders only.

8.56 Car parking has been provided on-site to a sufficient level to ensure that the demand for car parking from the existing and future residents is catered for based on census data. There is some concern that the census data is nearly 10 years, however, given the PTAL rating of 4 (good) and that the applicants have committed to provide a nearby off site car club space with EVCP (the equivalent financial contribution would be £14,675), will fund future residents to have membership of a car club (for 3 years) and together with the objectives of a Travel Plan (which would promote sustainable travel) alleviates concerns related to any possible parking overspill. The S106 will also have a clause that restricts future residents from applying for parking permits if the CPZ was to be extended and this site fell within it. The Council highway team have confirmed that this CPZ has the potential to be extended (but the decision making for this falls outside of the planning remit).

8.57 A Car Park Management Plan for the effective operation of the car park would be secured by condition and is considered appropriate so that existing and future residents are clear on the parking arrangements and do not inconvenience each other. Swept paths have been submitted to show that car parking spaces can be suitably manoeuvred into and out of.

#### Cycle and Refuse Storage

8.58 Space for cycle parking (designed to accommodate 110 cycles) would be provided which would accord with the emerging New London Plan standards. Details would need to be approved as part of a planning conditions discharge process. With regards to refuse, sufficient space has been proposed, including for bulky goods storage, for the development. Specific details can be secured by planning condition. Swept paths



show that a refuse truck can enter, turn and exit safely. Given that the location of the refuse stores is beyond 20m from the highway the drive leading to the bin store needs to be up to highway standard, this can be secured by condition.

#### Other Highway Impacts

- 8.59 Access arrangements to the application site would remain unaffected other than the white bollards on the access road are required to be removed and the gate relocated for safety reasons, conditions would secure appropriate details.
- 8.60 Pedestrian access can be achieved through either the side path or through the front element of Atlanta Court and then across the existing outdoor space, which avoids the main access road, the final details can be secured by condition.
- 8.61 Swept path drawings show that a fire truck can also enter the site and gain access to the proposed development.
- 8.62 Given the location of the site next to Atlanta Court it would be prudent to condition a Demolition and Construction Logistics Plan to be submitted, which can include a commitment to surveying the condition of the public highway prior to any works commencing on site.
- 8.63 Although not a planning matter suitable vehicular access arrangements have been to the rear of No.61 Parchmore Road.

#### **The environmental performance of the proposed building**

- 8.64 Policies 5.2 and 5.3 of the London Plan state that development proposals should minimise carbon dioxide emissions and exhibit the highest standards of sustainable design and construction, whilst policy 5.7 states that they should provide on-site renewable energy generation. London Plan policy 5.5 states that Boroughs should seek to create decentralised energy networks, whilst Policy 5.6 requires development proposals to connect to an existing heating network as a first preference if one is available. London Plan policy 5.9 overheating seeks to reduce potential overheating and reliance on air conditioning in. Mayors Housing SPG, residential developments should seek to achieve zero carbon. The Housing SPG defines 'Zero Carbon' homes, as homes forming part of Major development applications where the residential element of the application achieves at least a 35% reduction in regulated carbon dioxide emissions (beyond Part L 2013) on site.
- 8.65 Croydon Local Plan 2018 policy SP6.2 expects that high density residential development of 20 units or more would (a) incorporate site wide communal heating systems, and (b) that major development will be enabled for district energy connection unless demonstrated not to be feasible or financially viable to do so.
- 8.66 Croydon Local Plan 2018 policy SP6.3 seek high standards of sustainable design and construction from new development to assist in meeting local and national CO2 reduction targets. This will be achieved by (only relevant criterion listed in relation to performance of the building):
- b) Requiring new-build residential development of 10 units or more to achieve the London Plan requirements or National Technical Standards (2015) for energy performance, whichever the higher standard;
  - c) Requiring all new-build residential development to meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G;

h) Positively contribute to improving air, land, noise, and water quality by minimising pollution.

8.67 A communal heating system has not been included as it is not financial viable for a scheme of 20 units and there is limited space for a suitable plant room. Accordingly each flat will be serviced by an individual air source heat pump (ASHP) to provide heating and hot water. Given this the scheme would not be able to connect to a district heating system, however, it is also appreciated that the site is not close to the Croydon Metropolitan Centre, where district heating is achievable in the future. On-site renewable energy generation will be provided through the use of roof mounted photovoltaic panels and ASHP's that will contribute to the CO2 reductions.

8.68 The energy efficient measures create a total carbon dioxide savings of 72%. These savings fall short of the residential policy requirement of zero. The Council would accept a cash in lieu payment to be secured through a S106 legal agreement. Whilst the building would not connect to a district heating system, it achieves excellent carbon dioxide savings and on balance is acceptable.

8.69 In addition to the prevention of overheating, high energy efficiency and fabric performance, the dwellings will also have a water consumption limit of 110 litres/person/day using water efficiency fittings and secured by condition.

## **Environment**

### Surface Water, Drainage and Flooding

8.70 London Plan Policy 5.3 states that development proposals should demonstrate that sustainable design standards are integral to the proposal and that major developments meet the minimum standards within the Mayor's SPG. This aims to achieve a variety of measures including minimising urban runoff and avoid impacts from natural hazards (including flooding). Policy 5.12 states that development proposals must meet flood risk assessment and management requirements. London Plan Policy 5.13 states that development should utilise SUDS, aiming to achieve greenfield run off rates and that surface water run-off is managed as close to its source as possible, in line with a drainage hierarchy.

8.71 The London Plan Sustainable Design and Construction Supplementary Planning Guidance (2014) supports that developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken. The minimum expectation for development proposals is to achieve at least 50% attenuation of the site's (prior to re-development) surface water runoff at peak times.

8.72 Croydon Local Plan policy SP6.4 seeks to reduce flood risk, protect groundwater and aquifers and minimise all forms of flooding. Policy DM25.1 seeks to reduce flood risk and minimises the impact of flooding. Policy DM25.3 requires sustainable drainage systems in all development.

8.73 The risk from flooding is generally low, albeit, there is a medium risk from surface and ground water flooding. A flood risk assessment, drainage statement and ground investigation have been submitted with the application and reviewed by the Lead Local Flood Authority. The Lead Local Flood Authority have considered the information and found it to be acceptable subject to the inclusion of pre-commencement conditions which require the submission of detailed drainage information. Thames Water have

also not objected to the scheme and suggest conditions and informatives, all of which have been include in the recommendation.

#### Nature Conservation and Trees

- 8.74 London Plan Policy 7.19 states that development proposals should, where possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity. London Plan Policy 7.21 states that existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.
- 8.75 Croydon Local Plan policy SP7.4 states that the Council will seek to enhance biodiversity across the borough. Policy DM27 seeks to enhance biodiversity across the borough and improve access to nature. Policy DM28 states that the Council will seek to protect and enhance the borough's woodlands, trees and hedgerows by: a) Ensuring that all development proposals accord with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent; b) Not permitting development that results in the avoidable loss or the excessive pruning of preserved trees or retained trees where they make a contribution to the character of the area; c) Not permitting development that could result in the future avoidable loss or excessive pruning of preserved trees or trees that make a contribution to the character of the area; and d) Not permitting development resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees; and e) Producing a tree strategy outlining how the local authority will manage its tree stock and influence the management of those trees subject to a Tree Preservation Order.
- 8.76 There are a number of trees located offsite along the site boundaries that may be affected by the development, although none of these are Category A trees. No trees are to be removed as part of the development, but some require minor pruning, which could be carried out in accordance with common law rights and is accepted.
- 8.77 There are no tree related objections to the scheme, subject to the proposed tree protection plan being adopted which can be secured by condition.
- 8.78 There is limited space for soft landscaping, but planting to borders and the fronts of the existing and proposed buildings, facing the shared space, will provide an attractive setting, especially alongside the improvement to the visual appearance of the hard standing (block paving). The details of both the soft and hard landscaping will be secured by condition.

#### Noise, Light and Air

- 8.79 The Councils Environment Consultant has raised no objection to this aspect of the proposals. Subject to a condition restricting any air handling units/plant/machinery to 10dB below existing background noise levels and acoustic design standards to the living and bedrooms then noise impacts would be acceptable.
- 8.80 Given the site is located close to the Methodist Church and associated buildings it is important that the development takes responsibility for mitigating impacts from existing noise-generating activities or uses, in accordance with the agent of change philosophy. A robust noise assessment is recommended to ensure adequate sound mitigation to the new development.

- 8.81 External lighting is proposed, mainly, to car parking, entrance and bike/refuse storage. Whilst the principle of this is acceptable light from the proposed illuminations can cause a nuisance to local residents and as such the final details can be secured by condition.
- 8.82 The whole of Croydon Borough has been designated as an Air Quality Management Area and therefore a contribution is required towards local initiatives and projects in the air quality action plan which will improve air quality targets helping to improve air quality concentrations for existing and proposed sensitive receptors.
- 8.83 As a major development, the construction phase would involve large scale operations and is likely to be elongated, there is the potential for adverse environmental effects, including noise. A construction environment management plan and Construction logistics plan to be agreed prior to development.

#### Ground Conditions and Contamination

- 8.84 London Plan Policy 5.21 states that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination.
- 8.85 Croydon Local Plan 2018 SP6.3 criterion h) requires development to positively contribute to improving air, land, noise and water quality by minimising pollution.
- 8.86 Policies DM24.1-DM24.3 relate to land contamination and development proposals located on or near potentially contaminated sites. Such sites need to be subjected to assessments and any issues of contamination discovered should be addressed appropriately e.g. through conditions.
- 8.87 Desktop and ground investigation studies have been carried out, with the former satisfactory, but the scope for intrusive investigation works is insufficient. However, a further intrusive site investigation report into contamination can be secured by condition prior to development.

#### **Other planning matters**

- 8.88 Croydon Local Plan policy SP3.14 and the planning policy including the adopted Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy – Review 2017 sets out the Councils' approach to delivering local employment for development proposal. The applicant has agreed to a contribution and an employment and skills strategy.
- 8.89 A fire statement has been submitted which demonstrates how the proposed scheme can achieve compliance with Building Regulations.
- 8.90 The scheme would ensure the creation of a healthy community with access to open space, promote cycling and walking and improving a portion of the site for child playspace and community interaction for existing and future occupiers.
- 8.91 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.

## Conclusions

- 8.92 Whilst it is accepted that the scheme would result in the loss of existing garaging, there is no justification to retain such uses especially in view of the urgent need to deliver more homes and specifically affordable homes. The scheme will deliver family homes, contributing to the 30% strategic target, albeit not the local target of 40%.
- 8.93 The design of the proposals has been well considered in terms of layout, scale, mass, external appearance and landscaping. The flats would all comply with internal space standards, many dual aspect and would provide a high standard of accommodation overall. The impact of the development on immediate neighbours is acceptable mainly due to appropriate separation distances and the orientation of the scheme. Sufficient parking spaces have been provided alongside a commitment to improving sustainable transport measures. Any environmental impacts can be suitably mitigated.
- 8.94 All other relevant policies and considerations, including equalities, have been taken into account.

## **Appendix 1: BRE Guidance Terms**

### Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as “the VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “daylight distribution” (DD) test.

### Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

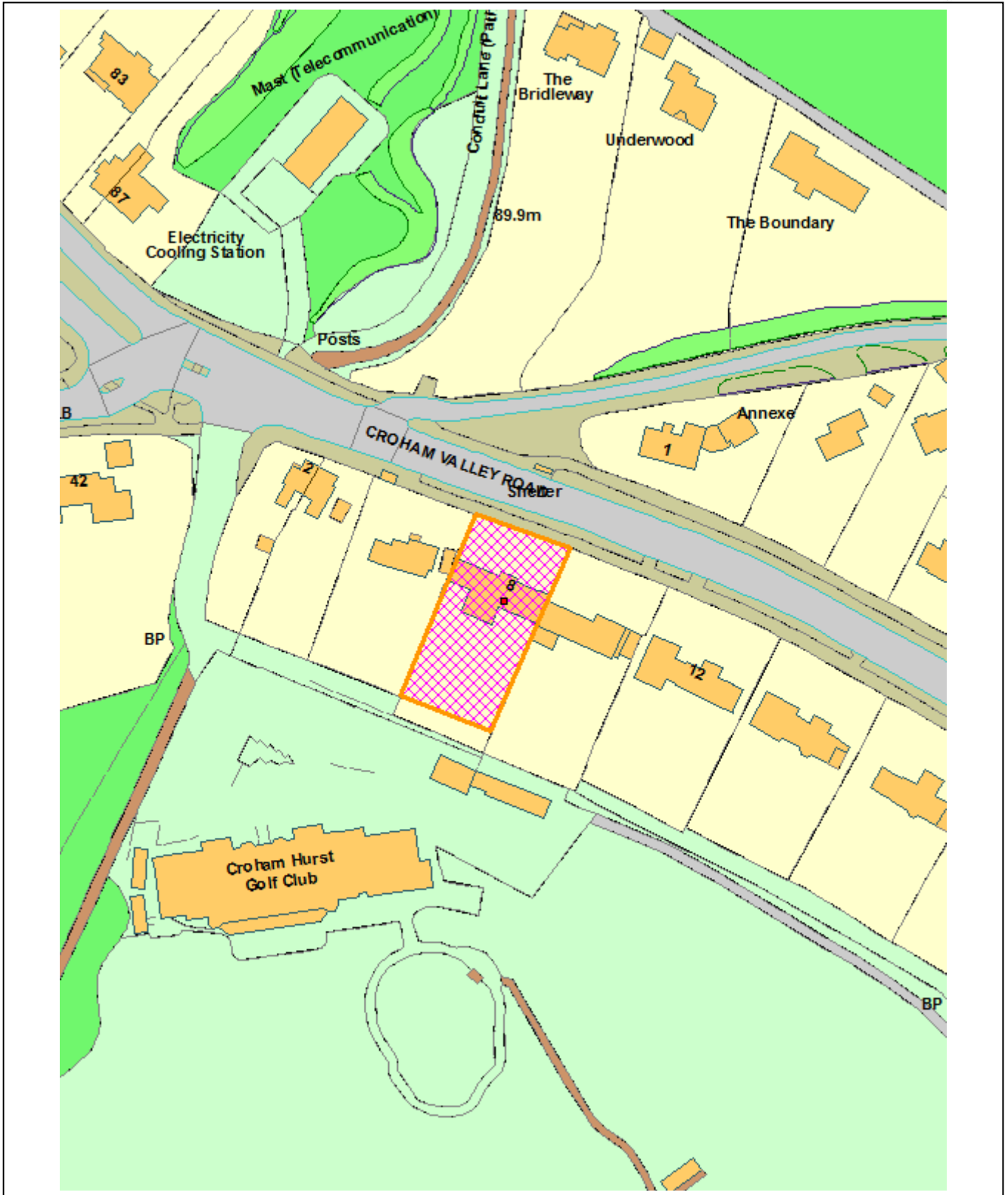
### Daylight to new buildings: Average Daylight Factor (ADF)

The ADF test calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors, under a sky of known illuminance and luminance distribution.

The BRE Guidelines stipulate that kitchens should attain at least 2% ADF, living and dining rooms at least 1.5% ADF and bedrooms at least 1% ADF.

### Sunlight to gardens and outdoor spaces

The BRE guidelines look at the proportion of an amenity area that received at least 2 hours of sun on 21<sup>st</sup> March. For amenity to be considered well sunlight through the year, it stipulates that at least 50% of the space should enjoy these 2 hours of direct sunlight on 21<sup>st</sup> March.



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**PART 6: Planning Applications for Decision**

**Item 6.4**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/02218/FUL  
 Location: 8 Croham Valley Road, South Croydon CR2 7NA  
 Ward: South Croydon  
 Description: Demolition of existing dwelling and erection of a three storey building to provide 9 residential units, with associated landscaped areas including children's playspace, vehicular access, parking, cycle and refuse storage.  
 Drawing Nos: DHA/14226/01, DHA/14226/02, DHA/14226/03, DHA/14226/04, DHA/14226/05, DHA/14226/06, DHA/14226/, 7650, DHA/14226/11 Rev B, DHA/14226/12 Rev D, DHA/14226/13 Rev D, DHA/14226/14 Rev E, DHA/14226/15 Rev B, DHA/14226/16 Rev C, DHA/14226/17 Rev C, DHA/14226/18 Rev E, DHA/14226/19 Rev C, DHA/14226/20 Rev C, DHA/14226/21 Rev D, DHA/14226/22, DHA/14226/31 Rev C, DHA/14226/32 Rev A, DHA/14226/33 Rev A, DHA/14226/34 and DHA/14226/35.  
 Applicant: Fernham Homes  
 Agent: DHA Planning  
 Case Officer: Karim Badawi

|                    | 1B 2P | 2B 3P | 2B 4P | 3B 4P | Total |
|--------------------|-------|-------|-------|-------|-------|
| Existing Provision |       |       |       | 1     | 1     |
| Proposed Provision | 0     | 6     | 0     | 3     | 9     |

*All units would be allocated for private sales.*

| Number of car parking spaces | Number of cycle parking spaces |
|------------------------------|--------------------------------|
| 7                            | 18                             |

1.1 This application is being reported to Planning Committee following a referral from the Ward Councillor (Councillor Neal) and on receipt of objections in accordance with the Committee Consideration Criteria.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) A financial contribution of £13,500 for sustainable transport improvements, parking control review and enhancements;

- b) Restricting residential parking permit for future occupiers of the development;
  - c) Monitoring fee; and
  - d) And any other planning obligations considered necessary.
- 2.2 That the Planning Committee resolve to GRANT planning permission, 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. Time limit of 3 years;
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions;

**Pre-Commencement Conditions**

3. Construction Method Statement / Construction Logistics Plan to be submitted;
4. SuDS condition;
5. Details and samples of materials to be submitted for approval;
6. Detailed elevational drawings (Scale 1:10) showing window reveals;
7. Details of soft and hard landscaping
8. Biodiversity Enhancement Strategy;

**Pre-Occupation Conditions**

9. Car parking provided as specified;
10. Refuse/cycle parking provided as specified;

**Compliance Conditions**

11. Accessible homes for ground floor units;
12. Restricted opening for upper floor side windows;
13. Action required in accordance with ecological appraisal recommendations;
14. Energy and Water efficiency;
15. 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. Light pollution;
4. Requirement for ultra-low NOx boilers;
5. Nesting birds in buildings;
6. LLFA notes on the submitted Flood Risk Assessment; and
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

**3.0 PROPOSAL AND LOCATION DETAILS**

## Proposal

- 3.1 The proposal is for the demolition of existing dwellinghouse and erection of a three storey building to provide 9 residential units, with associated landscaped areas including children's playspace to the rear, vehicular access and seven parking spaces to the front and associated cycle and refuse stores.

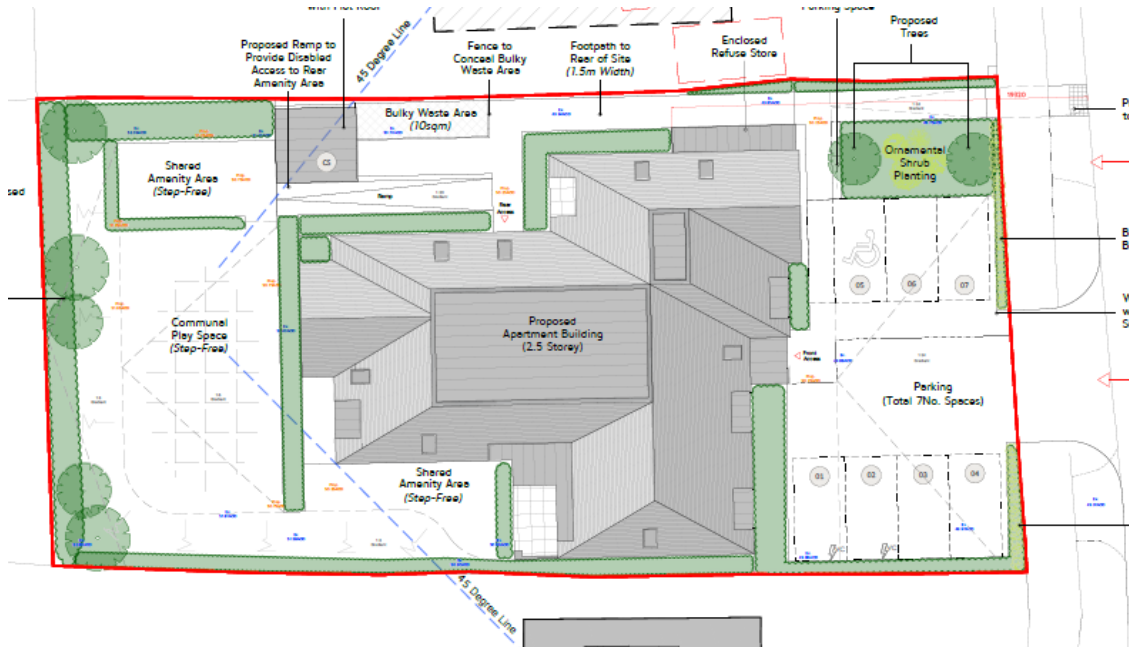


Fig. 1: Proposed Site Plan

- 3.2 Amended plans were received comprised the following:

### Site Plan:

- Removal of parking spaces 8 and 9 and their access point and minor changes to forecourt layout and additional highways information
- Further details and amendments to bin storage and cycle storage
- Existing and proposed levels/gradients added to the plans for clarity;
- Amendments to the shared amenity space to incorporate a patio area,

### Elevation:

- Changing the front elevation to create an asymmetrical approach, removing the western gable, and creating a wider gable at the eastern end. Render omitted and replaced with brick.
- Changing the glass screening to hit-and-miss brickwork on the side elevation of the balconies.

### Additional details:

- Amendments to the Design and Access Statement to include further contextual analysis to justify the proposed design approach, information on the design evolution of the scheme and further information with regards to the proposed amenity space and servicing/delivering strategy;

## Site and Surroundings

- 3.3 The application relates to a rectangular-shaped site on the south side of Croham Valley Road with a surface area of 0.1ha. The site's topography ascends towards the rear with a difference of 4.5 metres from street level. The existing building is a two-storey dwellinghouse with a detached single-storey double garage.
- 3.4 Croham Valley Road is a residential street characterised by traditional detached houses. The buildings on the street are varied in design although there are shared design characteristics, including tiled hipped roofs with gable elements, brick and render elevations. The nearby buildings on Croham Valley Road are detached and semi-detached houses, and are generally 2-3 storeys in height (including roof accommodation in some cases).
- 3.5 The site falls within PTAL 2 and outside a controlled parking zone, approximately 20 minutes' walk (1 mile) to South Croydon Centre and Train Station. The site is within a surface water flooding and critical drainage area. The site adjoins Croham Hurst Golf Club to the rear which is a designated Metropolitan Open Land but the site has no trees under TPO.
- 3.6 The site is bordered by two development sites currently under construction, No.10 and No.6; it also faces No.5 which has a planning permission for a flatted development as detailed below.



Fig. 2: Aerial view of the site

## **Planning History**

3.7 The site has a domestic extension history and went through pre-application discussions prior to the submission of the current application..

- 19/05624/PRE - Proposed demolition of existing building an erection of 9 flat.  
– Closed 1/07/2020

3.8 Members should be aware of planning permissions in the surrounding area detailed below:

### 3 Croham Valley Road:

- Demolition of existing building (3 Ballards Farm Road). Erection of a five storey building (two storey fronting Ballards Farm Road with basement levels) comprising 7 flats with creation of new access off Croham Valley Road, parking areas, refuse storage and landscaping. – Under Consideration.

### 5 Croham Valley Road:

- 19/03628/FUL - Demolition of the existing property followed by a replacement development of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling – Permission granted 9.9.20

### 6 Croham Valley Road:

- 19/05034/FUL– Demolition of existing house, erection of a two storey building plus roof space to provide 9 apartments, provision of 8 car parking spaces, refuse store and new landscaping – Granted 18.05.2020.

### 10 Croham Valley Road:

- 16/04907/OUT – Demolition of existing dwelling, erection of a building comprising 8 two bedroom flats, formation of vehicular access and provision of parking area with 8 spaces, cycle and refuse stores.– Granted 12.05.2017.

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

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The living standards of future occupiers would be satisfactory (in terms of overall residential quality) complying with the Nationally Described Space Standard (NDSS).
- The development would not have significant impact on the living conditions of adjacent occupiers.
- The level of parking and impact upon highway safety and efficiency would be acceptable under the terms of s.106 agreement.
- Trees and sustainability aspects have been properly assessed and the development's impact would be controlled through planning obligations and planning conditions.

## 2.0 CONSULTATION RESPONSE

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

## 3.0 LOCAL REPRESENTATION

3.1 The application has been publicised by 27 letters of notification to neighbouring properties in the vicinity of the application site and a site notice. The number of representations received from neighbours and local ward Councillor in response to notification and publicity of the application are as follows:

No of individual responses: 34                      Objecting: 34                      Supporting: 0

3.2 **Table 1**, below, stated the issues 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   |
|---|--|
| <i>Principle of development Full assessment within paragraphs 8.2 to 8.9</i>  |  |
| Croydon is in need of family housing not flats  | The proposal would have 33% family units, all would be three-bedroom flats.  |
| Croham Valley Road is not an intensification area to justify the number of recent developments which is an overdevelopment of the area. | Developments within the area are within windfall sites and are not of an intensification area scale or density.                                |
| Proposal exceeds London Density Matrix  | The proposal would exceed LDM in habitable room/hectare only, please see below for further details.  |
| <i>Design Full assessment within paragraphs 8.10 to 8.16</i>  |  |
| Out of character in terms of height, scale and mass.  | Officers are satisfied that the proposal would fit within the existing and occurring pattern of development in the area.                       |
| Inadequate communal amenity areas   | Officers are satisfied with the quality of communal amenity and that it would be accordance with policy.                                       |
| <i>Neighbour Amenity Full assessment within paragraphs 8.27 to 8.34.</i>  |  |
| Loss of privacy and visual intrusion to adjoining properties  | Both adjoining sites are flatted blocks and the rear of the site is a car park for the golf club.  |
| <i>Traffic &amp; Parking Full assessment within paragraphs 8.35 to 8.47</i>   |  |
| Negative impact on the bus stop across the road   | The s106 agreement would include financial contributions for restrictions within the bus stop box.   |
| The proposed parking spaces would not be sufficient.  | The proposal would include seven car parking spaces. The planning permission would include s.106 obligations manage parking in the local area. |

|  |   |
|--|---|
| Additional traffic on the road   | Croham Valley Road is one of the main routes from central Croydon to Selsdon and beyond. The amount of traffic the development is likely to generate would have a minimal impact on the highway.                        |
| Perpendicular parking bays on the road would not work                        | Amended plans removed these parking spaces from the proposal.   |
| <i>Other matters</i>   |   |
| No evidence the Council is monitoring development numbers with ward targets. | The Croydon Local Plan indicates the level of development which is anticipated in each Place of Croydon. These are not targets and are minimum amounts to demonstrate that the Plan has catered for local housing need. |
| Additional strain on local services and utilities.                           | The application would be liable for CIL payment which would contribute to delivering infrastructure to support the development of the area.   |
| Development in the area is changing its social structure.                    | This proposal and others in the area are small size intensification schemes which are in line with the local adopted planning policies.   |

3.3 Councillor Michael Neal referred the planning application to the Planning Committee citing the following concerns:

- The proposed development by virtue of its bulk and mass will be detrimental to the street scene
- Over development of the site
- Loss of another family home
- Over densification on the site.
- Over intensification of Croham Valley Road
- Loss of privacy and visual intrusion to properties around the site
- Concerns over parking bays and traffic flow

#### 4.0 RELEVANT PLANNING POLICIES AND GUIDANCE

4.1 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. Such 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 2016, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

4.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised 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;



- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

4.4 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
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.6 Architecture
- 8.3 Community infrastructure levy

4.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood 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

#### 4.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

#### 4.7 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

#### 4.8 Emerging New London Plan

4.9 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Secretary of State has commented on the Mayor's Intend to Publish version and so it would appear to be nearing adoption. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

4.10 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

4.11 It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

- 7.10 The policies of most relevance to this application are as follows:

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

4.12 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

## **5.0 MATERIAL PLANNING CONSIDERATIONS**

5.1 The principal issues of this particular application relate to:

- A. The Principle of the Development
- B. The Design of the Proposal and its Impact on the Character of the Area
- C. The Quality of the Proposed Residential Accommodation
- D. Impact on Neighbouring Amenity
- E. Impact on Highways, Parking and Refuse Provision
- F. Impacts on Trees and Ecology
- G. Sustainability and Flooding
- H. Other matters

### The Principle of Development

- 5.2 Proposed Land Use: Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites. The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) while Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites.
- 5.3 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.8 above
- 5.4 The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme comprising of flatted block with a maximum of three-storey height; it would maintain the overall residential character of the area and would be acceptable in principle.
- 5.5 Unit Mix: Policy SP2.7 of the CLP (2018) sets a strategic target for 30% of new homes to be three or bedroom homes. The proposal would have 33% of the overall mix of accommodation as three-bedroom, which would exceed the strategic target and would ensure a choice of homes of different sizes is available in the borough.
- 5.6 Loss of Existing Land Use: Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130sqm. The existing dwellinghouse is a four-bedroom dwellinghouse and exceeds 130sqm and the development would be acceptable.
- 5.7 Density: The site is in a suburban setting with a PTAL rating of 2; the London Plan indicates that a suitable density level range for such a setting would be 35-95 units per hectare (u/ha) and 150-250 habitable rooms per hectare (hr/ha). The site is approximately 0.1 ha and the proposal would have a density of 90 u/ha and 300 hr/ha. Officers note the increased density for habitable rooms when compared to the London matrix. However, the London Plan indicates that it is not appropriate to apply these ranges mechanically, and also provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic. As per the below assessment, these considerations would be deemed acceptable; accordingly, the density of the proposal would be acceptable in this instance.
- 5.8 Affordable Housing: The proposal would fall below the threshold of major applications where development should provide an element of onsite affordable housing or relevant financial contribution.
- 5.9 In summary, the proposed residential use and its density would be acceptable in principle. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough.

## Impact of the Development on the Character and Appearance of the Area

- 5.10 Policy DM.10 of the CLP (2018) states that proposals should be of high quality, and, whilst seeking to achieve a minimum height of 3 storeys, it should respect the development pattern, layout and siting, scale, height, massing and density. This policy adds that developments should respect the appearance, existing materials and built and natural features of the surrounding area.
- 5.11 Policy DM10 sets out that the cumulative impact of development on the character of the area should be taken in to consideration, whilst acknowledging that the character of suburban areas will change and evolve over time. Therefore, development which changes or evolves the character of the area, either individually or cumulatively, is supported, as long as it is responsive to the character of the area. In relation to this section of Croham Valley Road, the majority of properties are two storeys in wide plots with varied roof form and elevational treatment. Additionally, the topography across the road results in the two-storey properties appearing much higher than the application site's side. Both adjoining plots of the site are under development with a larger building than those existing. Therefore, a varied appearance is already present in the area. While each case needs to be assessed on its own merits, cumulatively, as long as each design respects elements of the character of the area and follows policy and guidance, the proposed developments in the area would be unlikely to have a significantly detrimental impact on its character.
- 5.12 The proposed front building line would mainly follow that of No.10 to the south with a forward step towards the north. The building's overall width would follow approved buildings on both adjoining sites and the overall depth would be similar to that at No. 6 to the north. The site layout would maintain a front garden similar in size to those in the locality. The location of the car parking spaces along the frontages would follow the open front garden character of the area. The current site has no landscaping to the front with open frontage and dwarf walls. The proposal would improve the appearance of the front boundary by introducing hedges and ornamental planting.
- 5.13 The proposed layout would use the existing garden space as a communal amenity area which would maintain its privacy of the road. The layout would include a separate pedestrian access from the main road to the building and the detached cycle stores. The size of the refuse store and its location to the side of the building would reduce its visual impact. Similarly the location of the cycle store to the rear would not reduce its visual appearance from the road.
- 5.14 The proposal would be three-storeys including roof accommodation, the roof would be hipped reducing the overall massing of the building and creating a visual gap with adjoining properties. The height of the development would be in accordance with Policy DM10, the massing of the development would be similar to approved developments in the locality and would represent an evolution to the townscape of the area.



Fig. 3: Proposed Elevation

5.15 The proposal would have features of a traditional design. The gable design and dormers would relate to the approved building at No. 6 while the hipped roof and window fenestrations would relate to the building at No.10, accordingly, the overall design would sit comfortably within the streetscene and, when taken individually or cumulatively with other developments, would have an acceptable impact on the character of the area. The articulation of the elevations would show a clear separation to the internal floorplans and would clearly indicate the communal and private areas. As such, the proposal would show a strong sense of relevant character and would be acceptable.



Fig. 4 :Proposed Streetscene.

5.16 In summary, the proposed layout, massing and design would provide a contemporary approach to a traditional flatted block which would fit with the character of the existing and emerging area. The appearance to the front would follow the essence of materials in the context and the rear would follow the existing site's landscape arrangement. Two tones of brick are proposed. A red brick stock which would closely follow the colour of materials adjacent and a lighter yellow brick which would provide a contrast and break up the massing. Accordingly, the proposal would be acceptable and in accordance with DM10 of the Croydon Local Plan (2018).

## The Quality of the Proposed Residential Accommodation

- 5.17 Internal Areas: Policy SP2.8 of the CLP (2018) states that the Council would require new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance (SPG) and National Technical Standards (2015) or equivalent.
- 5.18 All proposed units would achieve, and exceed, the minimum standards set in the National Technical Standards (2015) for two- and three-bedroom units. Additionally, the internal rooms would have an appropriate ventilation and size respective to the number of the end-users.
- 5.19 The proposed internal layout for the building would provide a legible development with a main entrance to the main corridor from the front and a side access from the pedestrian pathway that would internally connect the flats with the rear communal amenity and the cycle store. The T-shaped building footprint would result in providing a dual aspect to all proposed units, albeit some of this secondary aspect would be obscurely glazed to the north and south elevations. The decision notice would include a condition for restricted opening to the side windows to ensure each habitable room would have appropriate ventilation and for the provision through ventilation across all flats.
- 5.20 Considering the above, the proposed accommodation would be acceptable in accordance with Policy SP2.8.
- 5.21 Accessibility: Policy 3.8 of The London Plan requires 90% of units to meet the M4(2) accessibility standards and 10% to meet the M4(3) standard.
- 5.22 The proposal would have three-storeys internally and would provide a lift which would ensure all units could be adaptable to M4(2) standards. The amended plans provided the ground-floor with a step-free access from the car park and street levels. The plans identified a M4(3) unit with direct access to its private ground-floor generous amenity to the rear. The rear communal area would include a step-free amenity space has been accommodated within the proposals to provide a mix of spaces and suitable amenity areas to a multitude of users which would be acceptable.
- 5.23 Amenity Areas: Policy DM10.4 of the CLP (2018) states that all new residential development will need to provide private amenity space, this space should be functional with minimum depth of 1.5 metres and a minimum area of 5 sqm per 1-2 person unit and an extra 1 sqm per extra occupant thereafter. This policy echoes Standard 26 of the London Housing SPG for private open space.
- 5.24 All units would have private balconies as per policy requirements which would be acceptable. Furthermore, the proposed units would have access to communal amenity with an approximate surface area of 230sqm which would be sufficient to hold the required 21sqm of children playspace along with sufficient space of semi-private retreat. The proposal would rationalise the gradient to the rear to provide a large shared amenity space.
- 5.25 In summary, the proposal would provide adequate, suitable accommodation for future occupiers in terms of quality of internal accommodation, habitable rooms'

adequacy, private and communal amenity spaces in accordance with London Housing SPG (2015) and Croydon Local Plan Policies SP2 and DM10.

### The Impact on Neighbouring Amenity

- 5.26 Policy DM10.6 of the CLP (2018) states that the Council will ensure proposals would protect the amenity of occupiers of adjoining buildings and that proposals will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 5.27 The site borders No.6 to the north, No.10 to the west and the car park for Croham Golf Club to the west. The submitted plans, as per below, showed that the proposed building would not encroach on the 45° lines of the nearest windows in plans and elevations of the two adjoining buildings which would be acceptable and would eradicate concerns with overbearing impact, loss of outlook and undue loss of light to these buildings.
- 5.28 Additionally, the proposed side windows would all be secondary to the rooms they serve. The decision notice would include a condition to ensure restricted opening to these windows to avoid inter-overlooking with adjoining buildings and maintain the privacy of all occupiers.

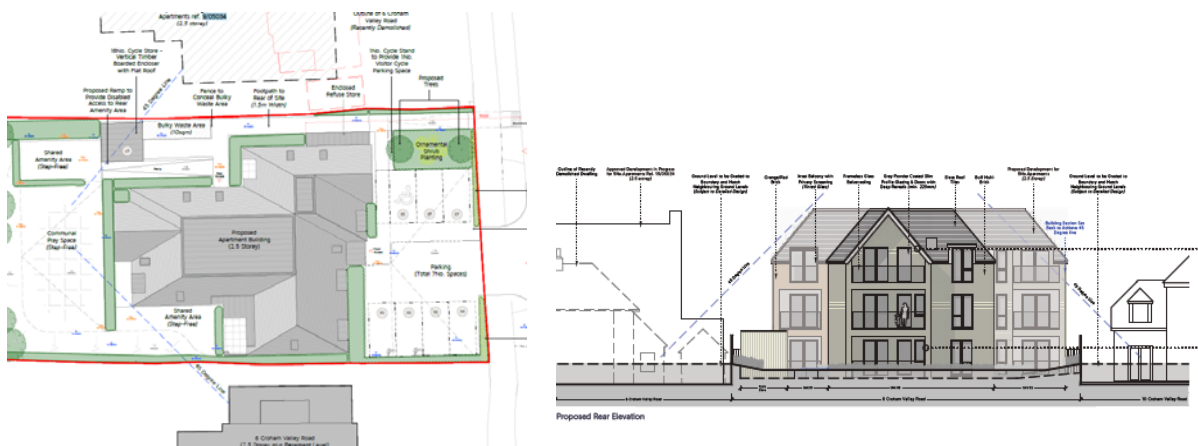


Fig. 5 : Relationship with adjoining properties.

- 5.29 The adjoining buildings are both flatted blocks, the rear amenity areas are communal and is not afforded privacy protection. Nonetheless, the design of the proposal would include hit-and-miss brick to the side of the balconies which would be acceptable.
- 5.30 Considering the above, the proposal took careful consideration to avoid significant impact onto adjoining buildings. As such, the proposal would be acceptable; in accordance with Policy DM10.6 of the Croydon Local Plan (2018).

### Impact on Highways, Parking and Refuse Provision

- 5.31 Vehicle Parking: The site falls within PTAL 2 with existing crossover. The proposal would comprise seven vehicle parking spaces to the front of the site accessed from a central dropped kerb.

- 5.32 The proposed parking provision would be seven at a ratio of 0.77. The Draft London Plan states that development within PTAL2 should have a maximum of 0.75 parking ratio, making the maximum requirement under the draft London Plan 6.75 spaces. Accordingly, the proposal would exceed the DLP standards. However, the current London Plan requires up to one space per smaller unit and up to 1.5 spaces per 3-bed unit, resulting a maximum requirement of 10.5 spaces. However, the SDG (2019) supports lower parking provision than the maximum car parking standards set in both the current and draft new London Plan.
- 5.33 In a scenario where parking demand is at a level of 1:1 for the units proposed, this would result in the potential for two vehicles to overspill on to the highway. The parking stress survey submitted with the redevelopment of the neighbouring site concluded that 24 of 34 parking spaces were available. When taking into account the impact of that development and the others approved in the local area, this dropped to 17 parking spaces available, so the existing parking stress level would be 50%. An unacceptable level of parking stress would be at around 85% suggesting that the two overspill spaces created by this development can be accommodated and would result in a total cumulative parking stress in the local catchment of 15 of 34 spaces being unoccupied – resulting in a parking stress of 56%, well below the 85% level. This level of parking stress also allows for the accommodation of any overspill parking from the scheme at 3 Croham Valley Road, currently under consideration.
- 5.34 Policy SP8 and DM29 seeks to manage use of the private car and promote sustainable travel. DM30 requires a car club space to be provided on nine unit schemes, where there is likely to be interest from an operator. Whilst there is sufficient parking on site and on street to ensure that the impact on the network is satisfactory, sustainable travel should still be promoted in accordance with these policies. Therefore, a contribution is recommended towards the provision of sustainable travel measures, most likely to be traffic management measures on Croham Valley Road (to ensure that the bus route is not affected by any overspill parking) and the provision of a car club space in the local area, which will help mitigate overspill parking as well as encouraging sustainable travel.
- 5.35 The decision notice would include a condition to confirm that proposed parking and electric vehicle charging points would be laid as agreed and in accordance to policy prior to occupation. It would also include a pre-commencement condition for Demolition/Construction Logistic Plan (including a Construction Management Plan) to ensure minimum disruption to traffic movements and bus services in the area as a result of the construction process.
- 5.36 Cycle Parking: Table 6.3 of The London Plan (2016) sets the cycle parking standards at two spaces for all dwellings of two or more bedrooms and the proposal would require 18 cycle parking space. The proposal would have a cycle store showing capacity of 18 bicycles located to the rear north of the site along the pedestrian access route which would be acceptable. The site plan also show a visitor cycle rack to the front of the site. The decision notice would include would include a condition requesting details of the proposed cycle parking layout and manufacturer for the stands prior to occupation.
- 5.37 Waste Management: Policy DM13 of the CLP (2018) aims to ensure that the location and design of refuse and recycling facilities are treated as an integral



element of the overall design and the Council would require developments to provide safe, conveniently located and easily accessible facilities for occupants, operatives and their vehicles.

- 5.38 The proposal would include a refuse store located to the north of the proposed building. This store would accommodate sufficient bins for the required capacity of the development. The site plan would also include a dedicated space for bulky waste along the cycle store. The decision notice would include a compliance condition for the submitted details to be on site prior to occupation.
- 5.39 In summary, the proposal's parking provision, vehicular movement and servicing of the proposed development would not result in a significant adverse impact on adjoining highway and its operation in terms of safety, significant increment to existing on-street parking as per the London Plan (2016) and Croydon Local Plan (2018) Policies DM13 and DM30.

#### Impact on Trees and Ecology

- 5.40 The site does not contain high quality trees, most vegetation sit around its rear periphery and comprises a line of trees separating the plot from the car park area which falls within the designated MOL. The application did not include a tree report, all of the construction work would occur away from existing trees. However, the application included a Preliminary Ecological Survey to ensure lack of impact on existing wildlife.
- 5.41 The site falls outside ecological designated areas; however desk survey on the Multi-Agency Geographic Information for the Countryside (MAGIC) map identifies that the Croham Hurst Site of Special Scientific Interest (SSSI) is approximately 300 to the south west, and there are several Priority habitats, including deciduous woodland and good quality semi-improved grassland within 1km of the site. As the proposal includes demolition of a structure which could support bats, these European Protected Species may be present and would therefore be affected.
- 5.42 Policy DM27 of the Croydon Local Plan (2018) states that '*To enhance biodiversity across the borough and improve access to nature, development proposals should incorporate biodiversity on development sites to enhance local flora and fauna and aid pollination locally;*' The decision notice would include a condition to implement biodiversity enhancements within the development in accordance with policy.
- 5.43 The Council's advisors on ecology reviewed the Preliminary Ecological Appraisal (PEA) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats and concluded that it contained sufficient ecological information available for determination on the application. This provides certainty for the LPA of the likely impacts on protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable. The advice requested that the mitigation measures within the PEA to be secured by conditions to ensure they would be implemented in full to conserve and enhance protected and Priority Species particularly bats and nesting birds.

- 5.44 The advice also supported the proposed reasonable biodiversity enhancements recommended within the PEA to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured prior to slab level. We recommend that this could also include wildlife friendly fencing.

#### Sustainability and Flooding

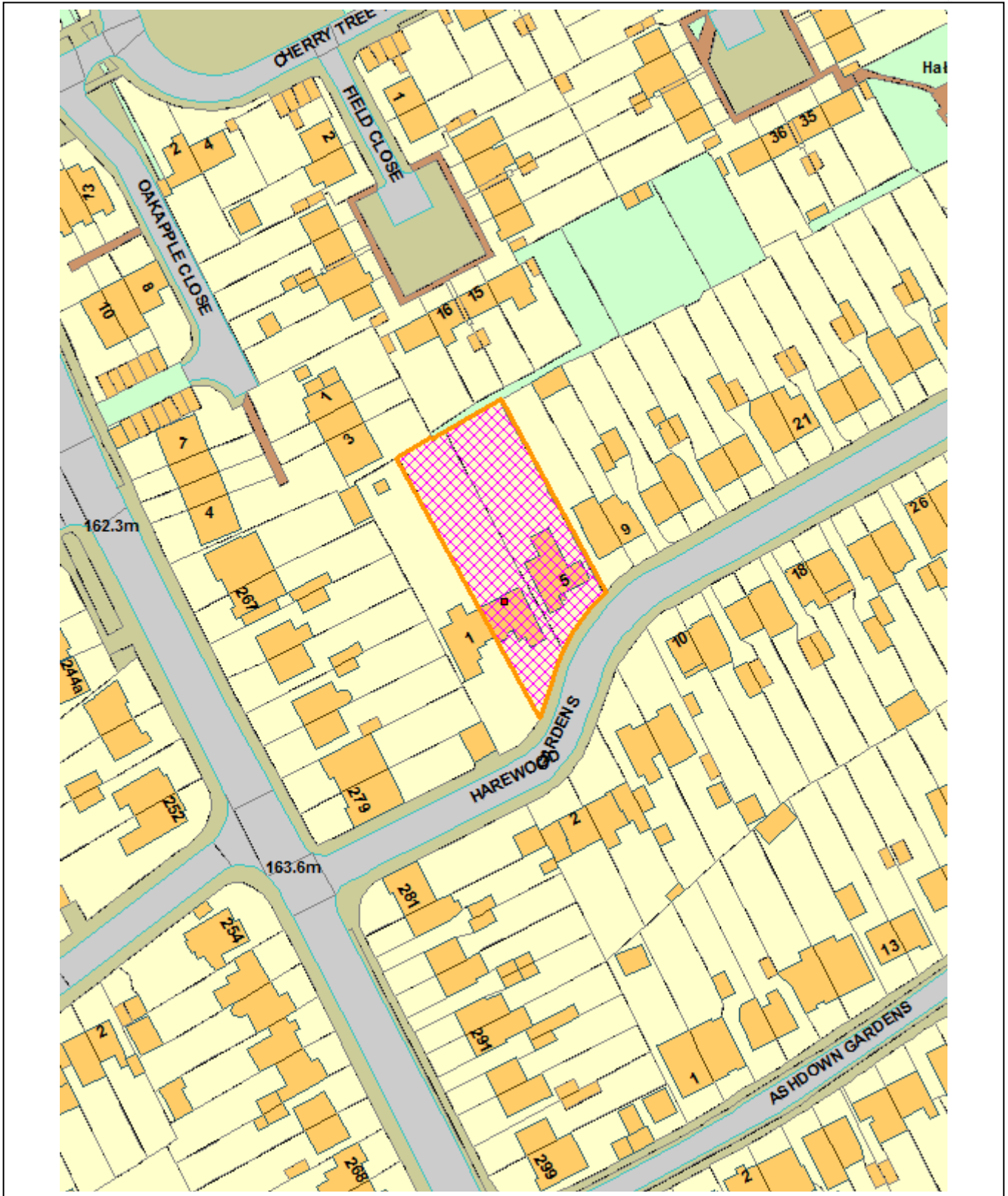
- 5.45 Sustainability and Energy Efficiency: Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets. Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved.
- 5.46 Policy SP6.3 of the CLP (2018) requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.
- 5.47 Flooding: The site falls within high risk of surface water flooding and within an area of potential groundwater flooding as per the information provided on the Environmental Agency Flood Map and Croydon's Groundwater flooding map. Policy DM25 of the CLP (2018) states that sustainable drainage systems (SuDS) are required in all developments. This would ensure that sustainable management of surface water would not increase the peak of surface water run-off when compared to the baseline scenario.
- 5.48 The application included a Drainage Note discussing the impact of flooding on the development and the area. This note explained that the strategy would using soakaways to accommodate the surface water generated by the development. However, it lacked infiltration testing, regard to the drainage hierarchy in the London Plan, considerations for the risk of contaminating groundwater and control measures for mitigation, and other requirements from the LLFA checklist.
- 5.49 The decision notice would include conditions for detailed Sustainable Urban Drainage Strategy and infiltration testing in accordance with the LLFA checklist to be agreed prior to the commencement of the development on site. This would ensure lack of impact resulting from the development onto nearby sites as well as suitable water discharge onsite.

## **6.0 CONCLUSIONS**

- 6.1 The provision of nine residential family dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan.
- 6.2 The proposed site layout and design has had sufficient regard to the scale and massing, pattern and form of development in the area and would result in an appropriate scale of built form on this site.

- 6.3 The proposed development would result in the creation of modern residential units ensuring good standard of accommodation for future occupiers. The development has been designed to ensure that the amenity of existing local residents would not be compromised.
- 6.4 In addition, the development would be acceptable on highways, environmental and sustainability grounds as well as in respect of the proposed planning obligations.
- 6.5 All material considerations have been taken into account, including responses to the consultation. The conditions recommended would ensure that any impacts of the scheme are mitigated against and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

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**PART 6: Planning Applications for Decision**

**Item 6.5**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/03366/FUL  
 Location: 3 - 5 Harewood Gardens, South Croydon, CR2 9BU.  
 Ward: Sanderstead  
 Description: Demolition of two dwellinghouses and erection of 8x semi-detached houses with associated access, car parking, cycle and refuse storage.  
 Drawing Nos: 003/PA/01 Rev C; 003/PA/02 Rev B; 003/PA/03.  
 Applicant: Mr Atri Prashad of Turnbull Land Limited  
 Case Officer: Nathan Pearce

|                    | 1B 2P | 2B 3P | 2B 4P | 3B 4P | 4B+ | Total |
|--------------------|-------|-------|-------|-------|-----|-------|
| Existing Provision |       |       |       | 2     |     | 2     |
| Proposed Provision |       |       |       | 8     |     | 8     |

|          | Car parking spaces | Cycle parking spaces |
|----------|--------------------|----------------------|
| Existing | 2                  | 0                    |
| Proposed | 8                  | 16                   |

1.1. This application is being reported to Planning Committee in accordance with the following committee consideration criteria:

- Objections above the threshold in the Committee Consideration Criteria
- The scheme was referred by the Ward Councillor, Councillor Hale

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:

- A financial contribution of £12,000 for improvements to sustainable transport improvements in Sanderstead Ward including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions, membership of car club for the units for 3 years.
- And any other planning obligations considered necessary.

- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement and issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Electric Vehicle Charging Points
9. Cycle parking and refuse
10. Car parking
11. Windows restrictions
12. Visibility splays
13. Accessible units
14. Energy emissions
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1)Section 106
- 2)CIL
- 3)Code of practice for Construction Sites
- 4)Boilers
- 5)Refuse
- 6)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 two existing dwellinghouses at 3 and 5 Harewood Gardens.
- Erection of four pairs of semi-detached three-bed dwellinghouses (8 houses total).
- Provision of 8 off-street parking spaces.
- Provision of external refuse store.

- 3.2 Amended plans were received showing amended roof forms for the front houses, minor amendments to parking spaces and increased distances for manoeuvring. No re-notification was conducted because the amendments did not lead to a material change in circumstances.



## Site and Surroundings

- 3.3 The application site is situated on the north-west side of Harewood Gardens. The topography of the site is a mostly level site.
- 3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Harewood Gardens, the majority of properties appear to be semi-detached family dwellinghouses. The site has a Public Transport Accessibility Level (PTAL) of 1b. The site is within a Tier 3 Archaeological Protection Area.



Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene

## Planning History

- 3.5 None relevant on this site.

## 4. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide more than 30% 3-bedroom houses.

- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- 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.

### Historic England (Greater London Archaeological Advisory Service (GLAAS))

5.2 GLAAS advised that the proposal was unlikely to give rise to archaeological impacts and no conditions were necessary.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 12 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours and a ward councillor in response to notification and publicity of the application are as follows:

No of individual responses: 70      Objecting: 68      Supporting: 0  
 Comment: 2

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  |
|-------------------------------------|---|
| <i>Principle of development</i>     |   |
| Overdevelopment and intensification | Addressed in the report at paragraphs 8.2 – 8.6 |
| Loss of family home                 | Addressed in the report at paragraph 8.2 – 8.6  |
| Poor quality development            | Addressed in the report at paragraphs 8.2 – 8.6 |
| <i>Design</i>                       |   |

|  |   |
|--|---|
| Out of character                                   | Addressed in the report at paragraphs 8.7 – 8.12  |
| Massing too big                                    | Addressed in the report at paragraphs 8.7 – 8.12  |
| Over intensification – Too dense                   | Addressed in the report at paragraph 8.7 – 8.12   |
| Visual impact on the street scene (Not in keeping) | Addressed in the report at paragraphs 8.7 – 8.12  |
| Accessible provision                               | Addressed in the report at paragraphs 8.21        |
| Number of storeys                                  | Addressed in the report at paragraphs 8.9         |
| <i>Amenities</i>                                   |   |
| Negative impact on neighbouring amenities          | Addressed in the report at paragraphs 8.13 – 8.17 |
| Loss of light                                      | Addressed in the report at paragraphs 8.13 – 8.17 |
| Loss of privacy                                    | Addressed in the report at paragraphs 8.13 – 8.17 |
| Overlooking  | Addressed in the report at paragraphs 8.13 – 8.17 |
| Disturbance (noise, light, pollution, smells etc.) | Addressed in the report at paragraphs 8.13 – 8.17 |
| Refuse store                                       | Addressed in the report at paragraphs 8.28        |
| <i>Traffic &amp; Parking</i>                       |   |
| Negative impact on parking and traffic in the area | Addressed in the report at paragraphs 8.23 – 8.29 |
| Not enough off-street parking                      | Addressed in the report at paragraphs 8.23 – 8.29 |
| Negative impact on highway safety                  | Addressed in the report at paragraphs 8.23 – 8.29 |
| Refuse and recycling provision                     | Addressed in the report at paragraphs 8.23 – 8.29 |
| <i>Other matters</i>                               |   |
| Construction disturbance                           | Addressed in the report at paragraph 8.35         |

|                            |   |
|----------------------------|---|
| Impact on wildlife         | Addressed in the report at paragraphs 8.30 – 8.32 |
| Impact on flooding         | Addressed in the report at paragraph 8.34         |
| Local services cannot cope | Addressed in the report at paragraph 8.37         |
| Lack of affordable homes   | Addressed in the report at paragraph 8.36         |
| Impact on trees            | Addressed in the report at paragraphs 8.30 – 8.32 |

Cllr Lynn Hale (Sanderstead Ward Councillor) referred the application to Planning Committee raising the following issues as part of his referral:

- Significant overdevelopment of this back garden site due to its design, density, siting, footprint, bulk and massing.
- There would be a detrimental impact on the amenities of adjoining occupiers, especially number 1 Harewood Gardens, due to the size and siting of the proposal: loss of privacy and overlooking.
- Insufficient parking for residents and visitors.
- Unacceptable significant loss of trees, mature hedges and vegetation and natural habitat.
- Detrimental impact on flood risk upon other properties in the local area.

## **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. Such 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 (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised 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;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs

- Requiring good design.

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

### Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.

7.3 The policies of most relevance to this application are as follows:

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking

- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

#### 7.4 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood 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
- DM43 – Sanderstead

#### 7.5 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

#### 7.6 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

#### 8.1 The principal issues of this particular application relate to:

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;
- Highways impacts;

- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

### The Principle of Development

- 8.2 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 resolving the current housing crisis. 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. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.
- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification which responds to the character of the area (as assessed below).
- 8.4 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing 2 units are 3-beds and the proposal would provide 8 x 3 bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.5 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b 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 (220 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 acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

### The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.6 The existing properties are not protected from demolition by existing policies and their demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace them with 8 units. The scheme has been specifically designed as four semi-detached pairs because this would work well with the topography and be an efficient use of the site. The front buildings are sited to respond to the siting of properties on either side and to follow the curve in the road. Significant buildings to the rear are not characteristic

of the area but are suitable on these plots which have deeper gardens than is generally the case on Harewood Close.

- 8.7 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide four two-storey buildings with habitable roofspace providing a high quality built form that respects the pattern, layout and siting in accordance with Policy DM10.1. The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.
- 8.8 The two-storey dwellings plus habitable roofspace within pitched roofs would have design characteristics that are similar to those seen on the dwellings within the area. Officers are satisfied that the scheme respects the street-scene.



Fig 2: Elevational view highlighting the front of the proposal in relation to neighbouring properties.

- 8.9 The design of the buildings would incorporate a traditional styled appearance consisting of gables and pitched roofs, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between brick and glazing and appropriate roof proportions.



Fig 3: Proposed site plan 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. Whilst some of the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the front boundary. 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 does offer sufficient opportunities for soft landscaping.

8.11 The application site is a substantial plot within an established residential area. The scale and massing of the new buildings would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets pattern and rhythm.



Fig 4: 3D visual of site showing proposal from Harewood Gardens

8.12 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 the Suburban Design Guide SPD 2019 in terms of respecting local character.

The effect of the proposal upon the amenities of the occupiers of adjoining properties

8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the neighbouring properties at 1 and 7 Harewood Gardens; the dwellings on Oakapple Close and Field Close at the rear of the site; and the dwellings opposite on Harewood Gardens.



Fig 5: Existing site plan showing relationship to neighbouring properties

### *1 and 7 Harewood Gardens*

- 8.14 No.1 is the adjoining dwellinghouse to the west of the site. It forms the other half of no.3 that will be demolished. The house type A dwellings at the front of the site would not break horizontal 45 degree lines drawn from the rear habitable room windows of the neighbouring occupiers at no.1 however the elevation line would be broken from the window behind the garage, however this window would not be a primary window to a habitable room. Therefore it is considered that the proposal would not lead to a detrimental impact in terms of loss of light and outlook for occupiers.
- 8.15 No.7 is the dwellinghouse immediately to the east of the site. It has 4 windows on the side elevation, however these windows are not primary windows to habitable rooms. The house type A dwellings at the front of the site would not break 45 degree lines drawn from the rear habitable room windows of the neighbouring occupiers at no.7. Therefore it is considered that the proposal

would not lead to a detrimental impact in terms of loss of light and outlook for occupiers.

- 8.16 The house type B dwellings at the rear would conflict with the 45 degree lines, however the distance from the rear of the dwellings at no.1 and 7 would be more than the required 18m and so would not give rise to significant loss of privacy.
- 8.17 Given the separation distance it is considered that the proposed development would not result in a significant loss of privacy and overlooking of neighbouring property. Although there would be some additional overlooking of neighbouring private amenity, this amenity is already overlooked by the existing windows of neighbouring properties.
- 8.18 All the proposed dwellings have first floor side windows that will be obscure glazed, these will need to be obscure to prevent overlooking of neighbouring property. A condition can be added.

*Dwellings opposite at 4-8 Harewood Gardens*

- 8.19 These dwellings are to the south-east of the proposal site. There would be a minimum of 30m from the front of the development. This is considered to be an acceptable relationship in a suburban setting such as this.

*Dwellings at the rear of the site on Oakapple Close and Field Close*

- 8.20 The block at 1-3 Oakapple Close is 10m from the rear of the closest block B dwelling, because of the 45 degree angle it is considered that the relationship would not lead to direct overlooking of habitable rooms although there would be some overlooking of private amenity.
- 8.21 The dwellings at no.15 and 16 Field Close would be more than 20m from the closest block B dwellings, given the distance it is considered there would not be harmful overlooking of habitable rooms although there would be some overlooking of private amenity.
- 8.22 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.
- 8.23 The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

### The effect of the proposal upon the amenities of future occupiers

- 8.24 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.25 The units would have access to private amenity space which meets the required standards.
- 8.26 In terms of accessibility, all of the units would be M4(2) compliant which is acceptable.
- 8.27 Overall the proposal is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and thus accords with relevant policy.

### Traffic and highway safety implications

- 8.28 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates very poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 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 12 spaces.
- 8.29 The scheme proposes 8 on-site parking spaces, this would provide 1:1 parking spaces. Given the significant proportion of family units and that concerns have been raised about overspill parking, a parking stress survey has been submitted as part of the application using the Lambeth methodology. The two overnight surveys show an unrestricted parking stress of 39% and 46%. Taking the worst case scenario, 81 out of 178 spaces were occupied. The surveys show an acceptable level of spare parking capacity exists within the survey area during the night-time residential peak, with significant levels of reserve capacity available. The proposed car parking provision is considered acceptable.
- 8.30 There are a number of representations that refer to the highway safety at the site. In respect to highway safety, the access is centrally located with good visibility and vehicles have the ability to turn on site. A swept path plan has been provided that will allow for vehicles to enter and exit in first gear. Full details of proposed dropped kerbs, vehicle tracking and pedestrian visibility splays can be conditioned.
- 8.31 A financial contribution of £12,000 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such

as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units.

- 8.32 Cycle storage for 2 cycles per unit would be provided within the rear gardens of the units. 20% of parking spaces must be provided with active charging points, with active EVCPs. This will be conditioned.
- 8.33 The refuse arrangements would be acceptable. The front houses would have individual refuse storage at the front of the dwellings. The refuse store for the houses at the rear is located in the middle of the site and is a temporary storage area from where the refuse will need to be taken to the highway on collection day. It can be secured by condition. A bulky goods storage area is provided at the front of the store.
- 8.34 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

#### Impact on trees and wildlife

- 8.35 The site contains some established trees and shrubs. Although eleven individual trees, six groups of trees and two hedges will be removed, all are category C trees. The site provides an opportunity to plant a number of new trees as part of a landscape scheme. A landscaping and planting plan can be conditioned.
- 8.36 Foundations for parts of the new dwellings extend into the theoretical Root Protection Areas of T5 and T15, trees to be retained. However, only small portions are affected. In order to minimise the potential impact upon these trees, it is proposed to excavate the foundations within the Root Protection Areas of these three trees using hand tools.
- 8.37 The works should be undertaken in accordance with the Arboricultural Report and Impact Assessment recommendations and this has been conditioned.

#### Sustainability Issues

- 8.38 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.

#### Other Matters

- 8.39 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which drain to adjacent soft landscaping areas. This can be secured through a condition.

- 8.40 An Archaeological desk based study has been submitted with the application. The study has been assessed by The Greater London Archaeological Advisory Service who have recommended no archaeological requirement.
- 8.41 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.42 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for 8 units and as such is under the threshold where the provision for affordable homes would be required.
- 8.43 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.

#### **Conclusions & planning balance**

- 8.44 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and weight is given to the provision of family units. The proposal, through amendments would have an acceptable impact on neighbouring properties. Overall, the scheme is considered to provide high quality homes in a fashion responsive to the plot and its character and the scheme is recommended for approval.
- 8.45 All other relevant policies and considerations, including equalities, have been taken into account.

## **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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# Agenda Item 9

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA

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.

09/11/2020 to 20/11/2020.

**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. : 19/03512/DISC  
Location : 77 Northampton Road  
Croydon  
CR0 7HD

Ward : **Addiscombe East**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : 20/05884/PRE Discharge of Condition 2 (Materials), 3 (Details), 4 (Parking) 6 (Windows), 7 (Landscaping), 10 (Visibility spays), 11 (Contraction Logistics Management Plan), 12 (M4)2) and 13 (drainage) attached to planning permission 18/04933/FUL (Erection of two storey side extension with a rear dormer and a two storey rear extension, conversion of dwelling into 5 flats. Surrounding amenity space provided along with parking).

Date Decision: 17.11.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04006/DISC **Ward : Addiscombe East**  
Location : Braeside Works **Type: Discharge of Conditions**  
20A Teevan Road  
Croydon  
CR0 6RN

Proposal : Discharge of condition 5 (Trees) attached to permission 20/02032/FUL for - Alterations/part demolition to existing buildings including installations of roof inserts, rooflights, vehicle and cycle parking, and landscaping (to facilitate change of use to residential proposed in 20/01605/GPDO).

Date Decision: 19.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04334/HSE **Ward : Addiscombe East**  
Location : 49 Coniston Road **Type: Householder Application**  
Croydon  
CR0 6LP

Proposal : Alterations; erection of single-storey side/rear extension and single-storey rear extension.

Date Decision: 16.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05144/TRE **Ward : Addiscombe East**  
Location : 1 Harriet Gardens **Type: Consent for works to protected trees**  
Croydon  
CR0 7HU

Proposal : Front garden:  
1 x Pine - Fell to ground level  
1 x Oak - Fell to ground level  
(TPO 6 of 2014)

Date Decision: 19.11.20

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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|                |   |               |  |
|----------------|---|---------------|--|
| Ref. No. :     | 20/05527/PAD                                      | <b>Ward :</b> | <b>Addiscombe East</b>                     |
| Location :     | 275 Addiscombe Road<br>Croydon<br>CR0 7HY         | Type:         | Determination prior approval<br>demolition |
| Proposal :     | Demolition of the house and associated structures |               |  |
| Date Decision: | 20.11.20  |               |  |

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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|                |   |               |                          |
|----------------|---|---------------|--------------------------|
| Ref. No. :     | 19/04442/FUL  | <b>Ward :</b> | <b>Addiscombe West</b>   |
| Location :     | 4 Vincent Road<br>Croydon<br>CR0 6ED  | Type:         | Full planning permission |
| Proposal :     | Demolition of the existing dwelling. Erection of a 3 storey (replacement) building comprising 1 x 3 bed, 1 x 2 bed and 4 x 1 bedroom flats, together with associated bin and cycle storage and one parking space. |               |                          |
| Date Decision: | 16.11.20  |               |                          |

**Withdrawn application**

Level: Delegated Business Meeting

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|                |   |               |                         |
|----------------|---|---------------|-------------------------|
| Ref. No. :     | 20/03018/HSE                                      | <b>Ward :</b> | <b>Addiscombe West</b>  |
| Location :     | 153 Addiscombe Court Road<br>Croydon<br>CR0 6TX   | Type:         | Householder Application |
| Proposal :     | Alteration of garage into habitable accommodation |               |                         |
| Date Decision: | 10.11.20  |               |                         |

**Permission Granted**

Level: Delegated Business Meeting

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|            |  |               |                          |
|------------|--|---------------|--------------------------|
| Ref. No. : | 20/03806/FUL                                   | <b>Ward :</b> | <b>Addiscombe West</b>   |
| Location : | 72 Lower Addiscombe Road<br>Croydon<br>CR0 6AB | Type:         | Full planning permission |

## Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Alterations, erection of first and second floor side and rear extensions and erection of third floor extension with accommodation and roof-top amenity areas, and erection of front projecting extension at all levels, provision of 9 flats at first, second, and third floors, and provision of associated off-street parking, refuse storage and cycle storage (in addition to ground floor, first floor and second floor layouts approved under Ref: 19/02171/GPDO for Alterations, Conversion to form 11 flats, provision of associated off-street parking, refuse and cycle storage).

Date Decision: 20.11.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/04179/DISC

Ward : **Addiscombe West**

Location : Ark Oval Primary Academy  
Cherry Orchard Road  
Croydon  
CR0 6BA

Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 3 (landscaping, boundary treatment, scooter/cycle, staff cycle parking), 4 (refuse), 5 (lighting), 6 (Suds), 8 ( external materials) 10 (noise levels) of planning permission ref 19/05930/FUL granted for Demolition of the redundant former nursery building and dilapidated timber building to provide a new single storey children's pre-school/nursery building, within Ark Oval Primary Academy.

Date Decision: 12.11.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 20/04197/LP

Ward : **Addiscombe West**

Location : 35 Morland Road  
Croydon  
CR0 6HA

Type: LDC (Proposed) Operations  
edged

Proposal : Construction of hip to gable loft conversion, with roof lights in the front and rear roof slopes, and dormer in the rear roof slope.

Date Decision: 13.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/04261/LP

Ward : **Addiscombe West**

Location : 375 Davidson Road  
Croydon  
CR0 6DR

Type: LDC (Proposed) Operations  
edged

Proposal : Demolition of existing dormer and erection of new dormer in the rear roof slope.

Date Decision: 19.11.20

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

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

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Ref. No. : 20/04266/FUL **Ward : Addiscombe West**  
Location : 14 Stretton Road Type: Full planning permission  
Croydon  
CR0 6EN  
Proposal : Change of use from C4 to a large HMO for 8 people (sui generis)  
Date Decision: 13.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05016/HSE **Ward : Addiscombe West**  
Location : 214 Morland Road Type: Householder Application  
Croydon  
CR0 6NF  
Proposal : Erection of single storey wraparound side and rear extension  
Date Decision: 20.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05242/TRE **Ward : Addiscombe West**  
Location : 10 Turnpike Link Type: Consent for works to protected  
Croydon trees  
CR0 5NX  
Proposal : T20 London Plane (tree 3 on TPO) prune back from streetlight by 1-2m clearance to improve illumination of area and prevent future obstructing or damage to light  
T21 Silver birch (in G1 of TPO) Fell to ground level as tree is dead  
T77 Silver maple (G4 of TPO) prune back from streetlight by 1-2m clearance to improve illumination of area and prevent future obstructing or damage to light  
T85 Cherry (G6 of TPO) crown lift to 3m above ground level to provide pedestrian clearance  
T86 Hornbeam (G6 of TPO) crown lift to 3m above ground level to provide pedestrian clearance  
T87 Hornbeam (G6 of TPO) crown lift to 3m above ground level to provide pedestrian clearance  
(TPO 23 of 2016)  
Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Ref. No. : 20/03484/FUL **Ward : Bensham Manor**  
Location : 61A Bensham Manor Road Type: Full planning permission  
Thornton Heath  
CR7 7AE  
Proposal : Construction of loft conversion with dormers in the side and rear roof slopes, and roof light in the front roof slope.

Date Decision: 10.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03636/LE **Ward : Bensham Manor**  
Location : 31 Peshurst Road Type: LDC (Existing) Use edged  
Thornton Heath  
CR7 7EE  
Proposal : Erection of rear dormer and conversion of loft into habitable space.

Date Decision: 17.11.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/04271/GPDO **Ward : Bensham Manor**  
Location : 347 Whitehorse Road Type: Prior Appvl - Class O offices to  
Croydon houses  
CR0 2HS

Proposal : Change of use of lower ground floor for office/storage Class B1(a) to residential (C3) flat

Date Decision: 13.11.20

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03205/HSE **Ward : Broad Green**  
Location : 74 Sumner Road Type: Householder Application  
Croydon  
CR0 3LJ

Proposal : Alterations, erection of two-storey side extension, single-storey side/rear extension and installation of first floor window in rear elevation.

Date Decision: 09.11.20

**Permission Refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/03897/FUL  
Location : 26 Kidderminster Road  
Croydon  
CR0 2UE  
Proposal : Erection of 2 storey 1 bed house with cycle and refuse storage.  
Date Decision: 19.11.20

**Ward : Broad Green**  
Type: Full planning permission

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/04339/LP  
Location : 28 Nova Road  
Croydon  
CR0 2TL  
Proposal : Construction of dormer in the rear roof slope.  
Date Decision: 20.11.20

**Ward : Broad Green**  
Type: LDC (Proposed) Operations  
edged

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

Level: Delegated Business Meeting

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Ref. No. : 20/04404/GPDO  
Location : 22 Stonecroft Way  
Croydon  
CR0 3DG  
Proposal : Erection of a single storey rear extension projecting out 4.4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres  
Date Decision: 10.11.20

**Ward : Broad Green**  
Type: Prior Appvl - Class A Larger  
House Extns

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/05837/FUL  
Location : 4A Sylvan Hill  
Upper Norwood  
London  
SE19 2QF

**Ward : Crystal Palace And Upper Norwood**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Demolition of existing dwelling. Erection of 2 storey dwelling with basement and roofspace accommodation comprising 6 flats with associated boundary treatments, waste and cycle stores.

Date Decision: 11.11.20

**Appeal Contested - (grounds of appeal)**

Level: Delegated Business Meeting

---

Ref. No. : 20/03182/ADV **Ward : Crystal Palace And Upper Norwood**

Location : 6 Westow Hill  
Upper Norwood  
London  
SE19 1RX

Type: Consent to display advertisements

Proposal : 1 no. fascia sign, 1 no. projecting sign and 2 no. internally illuminated display screens

Date Decision: 17.11.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 20/03604/FUL **Ward : Crystal Palace And Upper Norwood**

Location : Flat A  
28 Harold Road  
Upper Norwood  
London  
SE19 3PL

Type: Full planning permission

Proposal : Alterations; demolition of existing single-storey rear extension, erection of single-storey rear extension, erection of external rear access ramp, refurbishment of existing windows and alterations to front driveway to create wheelchair accessible surface.

Date Decision: 19.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/04141/FUL **Ward : Crystal Palace And Upper Norwood**



Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : Second Floor Flat  
240 South Norwood Hill  
South Norwood  
London  
SE25 6BA

Type: Full planning permission

Proposal : Construction of loft conversion with roof lights in the front, side and rear roof slopes

Date Decision: 16.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/04230/LP

Location : 17 Stambourne Way  
Upper Norwood  
London  
SE19 2PY

Proposal : Alteration of garage into a habitable room

Ward : **Crystal Palace And Upper Norwood**

Type: LDC (Proposed) Use edged

Date Decision: 13.11.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/04237/HSE

Location : 4 Tree View Close  
Upper Norwood  
London  
SE19 2QT

Proposal : Alterations; erection of rear dormer and installation of 2 rooflights in front roofslope.

Ward : **Crystal Palace And Upper Norwood**

Type: Householder Application

Date Decision: 12.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04245/PA8

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : Grass Verge, Junction Of Virginia Road And Ingram Road, Upper Norwood London  
Type: Telecommunications Code System operator

Proposal : Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

Date Decision: 10.11.20

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/04958/CAT  
Ward : **Crystal Palace And Upper Norwood**

Location : 76 Beulah Hill Upper Norwood London SE19 3EW  
Type: Works to Trees in a Conservation Area

Proposal : T1 Yew: Reduce height by 3 - 4m and lateral branches by 2 - 2.5m  
Reason: Dieback throughout crown  
T2 - T7 Lime: Pollard  
Reason: Routine maintenance  
T8 Poplar: Fell to ground level  
Reason: Significant decay  
T9 Poplar: Fell to ground level  
Reason: Significant decay  
T10 Poplar: Reduce height by 6 - 8m  
Reason: Routine maintenance  
T11 Willow: Reduce height by 2 - 3m  
Reason: Foreign object growing into the tree causing weakness  
T12 Ash: Reduce by 4 - 5m  
Reason: Overgrown  
T13 Sycamore: Fell to ground level  
Reason: Stem decay

Date Decision: 19.11.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05250/TRE  
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 117 Church Road  
Upper Norwood  
London  
SE19 2PR

Type: Consent for works to protected trees

Proposal : T1 Silver Birch - Crown reduce a 10m tree by 2m to leave and 8m tree  
T2 Yew - Reduce a 6m tree by 1.5m and trim round foliage to tidy  
T3 Lime - Cut back lateral branches over 17 Lansdowne Place shortening 8m boughs by 4m to approximately boundary line

Front garden

T4 & T5 Hornbeams near house - Crown reduce 2 x 10m trees by 3m to leave 7m trees and reshape- Trim back side 3m branches by 1m over neighbours car park

T6 large Horse Chestnut - Crown thin by 20% and tip back to clear neighbours building shortening 5m branches by 2m

T7 large Goat Willow near house - Crown reduce a 10m tree by 5m on all compass points

T8 Sycamore near gate- Crown thin by 20% and lift low branches to clear 5m (TPO 9 of 1994)

Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/05959/DISC

Ward : **Crystal Palace And Upper Norwood**

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

Type: Discharge of Conditions

Proposal : Discharge of Condition 13 - Carbon Dioxide Reduction - attached to Planning Permission 16/05976/FUL for 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.

Date Decision: 19.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02226/HSE

Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 306 Chipstead Valley Road  
Coulsdon  
CR5 3BE  
Type: Householder Application  
Proposal : Alterations, erection of first floor rear extension  
Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03264/HSE  
Location : 16 The Grove  
Coulsdon  
CR5 2BH  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Construction of a single storey rear/side extension and basement room at the rear.  
Date Decision: 18.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03924/FUL  
Location : 2 Alexander Road  
Coulsdon  
CR5 3JD  
Type: Full planning permission  
Ward : Coulsdon Town  
Proposal : Alterations; erection of a single storey side extension on the south elevation, a two storey side extension on the north elevation, a two storey rear extension on the east elevation and a rear dormer extension to facilitate the conversion of the property from 4 flats into 6 flats.  
Date Decision: 19.11.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/04048/HSE  
Location : 38 Windermere Road  
Coulsdon  
CR5 2JA  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Construction of a single storey side and rear extension.  
Date Decision: 16.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04247/LP  
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 57 Reddown Road  
Coulsdon  
CR5 1AP  
Type: LDC (Proposed) Operations  
edged

Proposal : Raising the height of the existing side garage with the installation of 2 x rooflights and alterations to the rear elevation. Conversion of the garage into a habitable room.

Date Decision: 11.11.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 20/04343/HSE  
Location : 27 Hollymeoak Road  
Coulsdon  
CR5 3QA  
Ward : **Coulsdon Town**  
Type: Householder Application

Proposal : Construction of a front detached garage with a retaining wall and associated landscaping.

Date Decision: 17.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05040/HSE  
Location : 307 Chipstead Valley Road  
Coulsdon  
CR5 3BZ  
Ward : **Coulsdon Town**  
Type: Householder Application

Proposal : Formation of a new access ramp to the front of the building

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05540/LP  
Location : 6 Bramley Avenue  
Coulsdon  
CR5 2DP  
Ward : **Coulsdon Town**  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion, including rear dormer and internal alterations and alterations to windows.

Date Decision: 10.11.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05702/LP  
Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 26 Woodfield Hill  
Coulsdon  
CR5 3EP  
Type: LDC (Proposed) Operations  
edged  
Proposal : Alterations, erection of single storey side extension and replacement porch  
Date Decision: 17.11.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 19/01536/FUL  
Location : 114-120 Church Street  
Croydon  
CR0 1RF  
Type: Full planning permission  
Ward : **Fairfield**  
Proposal : Alterations to shop front, conversion, partial demolition, alterations, and extensions ranging from 3 to 5 storeys, along with roof extensions, to provide a total of 32 residential units and flexible commercial and retail floor space (A1, A2, B1a and D2) at ground floor.  
Date Decision: 13.11.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/01537/LBC  
Location : 114-120 Church Street  
Croydon  
CR0 1RF  
Type: Listed Building Consent  
Ward : **Fairfield**  
Proposal : Alterations to shop front, conversion, partial demolition, alterations, and extensions ranging from 3 to 5 storeys, along with roof extensions, to provide a total of 32 residential units and flexible commercial and retail floor space (A1, A2, B1a and D2) at ground floor.  
Date Decision: 13.11.20

**Listed Building Consent Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/02858/FUL  
Location : 290 High Street  
Croydon  
CR0 1NG  
Type: Full planning permission  
Ward : **Fairfield**  
Proposal : Alterations, use of rear part of ground floor, rear courtyard, and the basement as a Juice Bar - E(a) \_ E(b) Use Class - with provision for shisha.

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Date Decision: 13.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/03065/FUL

**Ward : Fairfield**

Location : 38 - 42 South End  
Croydon  
CR0 1DP

Type: Full planning permission

Proposal : Alterations, involving new roof extension to create 3 new flats in addition to 4 existing flats over three floors.

Date Decision: 20.11.20

**Approved subject to 106 Ag. (3 months)**

Level: Delegated Business Meeting

---

Ref. No. : 19/05788/FUL

**Ward : Fairfield**

Location : Saffron House  
15 Park Street  
Croydon  
CR0 1YD

Type: Full planning permission

Proposal : Alterations, erection of two additional storeys facing onto Park Street and one additional storey facing onto George Street with link walkway to accommodate office space

Date Decision: 20.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03899/FUL

**Ward : Fairfield**

Location : 282 High Street  
Croydon  
CR0 1NG

Type: Full planning permission

Proposal : Alterations; first and second floor rear extensions and loft conversion with a rear dormer to create 1x one bedroom flat and 1x 2 bedroom flat in the place of an existing two bedroom flat and office, new door to the front of the building and change of use of ground floor and basement floor from sui generis (drinking establishment) to E (b) (restaurant).

Date Decision: 19.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Ref. No. : 20/03984/DISC **Ward : Fairfield**  
Location : Land Adjoining East Croydon Station, Type: Discharge of Conditions  
Bounded By George Street (Including 1-5  
Station Approach), Dingwall Road, (Including  
The Warehouse Theatre), Lansdowne Road  
And Including Land To The North Of  
Lansdowne Road, Croydon

Proposal : Discharge of Conditions 22 (Construction management plan and method statement) and  
23 (Construction logistics plan) in respect of Plot B04/B05 attached to planning  
permission 20/01503/CONR for development without compliance with conditions 7  
(approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73 (B05 reveal  
depths) and 74 (B05 design details) subject to which previous planning permission  
11/00631/P (The erection of five buildings with a minimum floor area of 53,880 sq metres  
and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625  
residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq  
metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres  
and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a  
maximum of 400 sq metres of community use (class D1); provision of a replacement  
theatre of 200 seats; provision of energy centre and estate management facilities;  
formation of vehicular accesses and provision of pedestrian routes public open space  
and car parking not to exceed 256 parking spaces) was granted to allow for a revised  
office building across plots B04 and B05. (This application is accompanied by an  
Environmental Statement Addendum)

Date Decision: 11.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04058/DISC **Ward : Fairfield**  
Location : Flat 1B, 8 Woodstock Road Type: Discharge of Conditions  
Croydon  
CR0 1JR

Proposal : Discharge of condition 2 attached to planning permission 18/06063/FUL for erection of  
single storey rear extension.

Date Decision: 12.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04178/DISC **Ward : Fairfield**  
Location : Land Rear Of 81 Lansdowne Road Type: Discharge of Conditions  
Croydon  
CR0 2BF



Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Details pursuant to Condition 7 ( reduction in carbon dioxide emissions of 19%) in respect to planning permission ref 18/05205/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: 12.11.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04186/FUL

**Ward : Fairfield**

Location : 31 London Road  
Croydon  
CR0 2RE

Type: Full planning permission

Proposal : Alterations , 4 storey rear extension (basement, ground, first and second floors), erection of hip-to-gable roof extension and rear dormer extension, and conversion of upper floors to form 2 flats.

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04211/CONR

**Ward : Fairfield**

Location : 7 - 11 High Street  
Croydon  
CR0 1QB

Type: Variation of Condition

Proposal : Variation of condition 1 ( approved drawings) in reference to Planning permission ref 19/00368/Ful granted for the use of the first and second floor as a House in Multiple Occupation (HMO) (26 single occupancy rooms), erection of a two storey infill side extension, alterations to the elevations and roof, and provision of communal amenity space and associated cycle and refuse storage facilities.

Date Decision: 11.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04243/DISC

**Ward : Fairfield**

Location : 1 Parker Road And Land To The Rear  
Including  
18A, 20A And 20C South End  
Croydon  
CR0 1DN

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Approval of details required by Condition 12 (Fire Regs) of planning permission  
18/04953/FUL

Date Decision: 10.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05085/GPDO  
Location : 20 Clarendon Road  
Croydon  
CR0 3SG

**Ward : Fairfield**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 11.11.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05171/DISC  
Location : 72-78 Frith Road  
Croydon  
CR0 1TA

**Ward : Fairfield**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 17 ( Delivery and Service Plan ) granted for planning permission 19/04307/FUL Demolition of the existing buildings, followed by a new mixed use development consisting on two separate blocks. 9 new residential apartments, ground floor retail, first floor offices, soft landscaping, amenity space, refuse and cycle stores.

Date Decision: 12.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01813/CONR  
Location : 120 Hayes Lane  
Kenley  
CR8 5HR

**Ward : Kenley**  
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Section 73 application seeking to vary Condition 1 (approved drawings) and Condition 9 (Arboriculture Report), to allow for amendments to the location of the proposed building within the site along with minor amendments and correction of location of T4 in the arboriculture report as approved under planning permission 18/03774/FUL. In addition to submitting details to satisfy conditions 2,3, 5, 6 and 15; for planning permission 18/03774/FUL decision dated 13/12/2018 for the: ' Demolition of a single-family dwelling and erection of a 3-storey building of 9 apartments with associated access, 7 parking spaces, cycle storage and refuse store'

Date Decision: 09.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02927/HSE **Ward : Kenley**  
Location : 15 Kenwood Ridge **Type: Householder Application**  
Kenley  
CR8 5JW  
Proposal : Alterations, erection of a part single storey and part two storey front, side and rear extension, alterations and extensions to decked area

Date Decision: 18.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03543/TRE **Ward : Kenley**  
Location : 2 Redtiles Gardens **Type: Consent for works to protected trees**  
Kenley  
CR8 5PE  
Proposal : T1 Beech: Reduce canopy by approximately 3-4m from height and width to shape - Overgrown, blocking light, maintenance  
T2 Douglas Fir: Fell to height of 6ft fence - partially dead and in decline  
TPO 100

Date Decision: 11.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/03610/HSE **Ward : Kenley**  
Location : 1A Station Road **Type: Householder Application**  
Kenley  
CR8 5JA  
Proposal : Demolition of conservatory at rear, erection of single storey side and rear extension and conversion of garage to habitable room.

Date Decision: 11.11.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/03953/TRE  
Location : 1 Bader Close  
Kenley  
CR8 5DQ  
Ward : **Kenley**  
Type: Consent for works to protected trees

Proposal : T11, T12, T13, T14 (x4) Birch - Overall crown reduction of 3m \_ crown lift sub laterals to 3m. T10 Yew - minor pruning back from footpath to match sides. T15 Ash - Fell. T39 Field Maple - pollard at 4m from ground level. T55 Horse Chestnut - Reduce height and bring in sides to match.  
(TPO no. 149)

Date Decision: 13.11.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/03995/TRE  
Location : 43 Wattendon Road  
Kenley  
CR8 5LW  
Ward : **Kenley**  
Type: Consent for works to protected trees

Proposal : Tree species- Sycamore  
To crown redcue the trees by no more than 4 metres.  
Tree 1- To cut 2 of limbs of tree, leaving 2 limbs  
Tree 2- To cut 1 limb of tree, leaving 1 limbs  
Tree 3- To cut 2 limbs of tree, leaving 2 limbs  
Tree 4- To cut 2 limbs of tree, leaving 2 limbs  
Tree 5- To cut 3 limbs of tree, leaving 2 limbs.  
Reason for work on the 5 trees is to cut back, and to give more light to the garden.  
(TPO no. 23, 1993)

Date Decision: 19.11.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/04110/OUT  
Location : 3 Redwood Close  
Kenley  
CR8 5DA  
Ward : **Kenley**  
Type: Outline planning permission

Proposal : Outline application for the consideration of access, appearance, layout and scale only for the demolition of existing dwelling and erection of a three-storey building comprising nine flats with associated vehicle and cycle parking, refuse store and hard and soft landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Date Decision: 19.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04117/FUL **Ward : Kenley**  
Location : 8 Abbots Lane **Type: Full planning permission**  
Kenley  
CR8 5JH  
Proposal : Demolition of a single-family dwelling and erection of 4 x 4 storey houses with associated access 12 parking spaces, cycle storage and refuse store.

Date Decision: 17.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/04193/HSE **Ward : Kenley**  
Location : 182 Old Lodge Lane **Type: Householder Application**  
Purley  
CR8 4AL  
Proposal : Erection of a hip to gable roof extension, including a rear dormer and four rooflights to the front roof slope and first floor side extension.

Date Decision: 11.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04233/TRE **Ward : Kenley**  
Location : 22 Abbots Lane **Type: Consent for works to protected trees**  
Kenley  
CR8 5JH  
Proposal : G1 - x3 Ash (front garden) - Fell to ground level. Unsuitable for long term retention, high target area and suffering from Ash dieback. (TPO no.18, 2009)

Date Decision: 13.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/04257/HSE **Ward : Kenley**  
Location : 168 Old Lodge Lane **Type: Householder Application**  
Purley  
CR8 4AL

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Erection of a single storey front extension & garage conversion.

Date Decision: 12.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04260/FUL

**Ward : Kenley**

Location : 243 Hayes Lane  
Kenley  
CR8 5HN

Type: Full planning permission

Proposal : Demolition of bungalow and erection of two storey detached dwellinghouse with amenity and parking.

Date Decision: 09.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04274/TRE

**Ward : Kenley**

Location : 3 Pond Close  
Kenley  
CR8 5FG

Type: Consent for works to protected trees

Proposal : T1 Pine - Remove low limb & smaller branch, T2 Pine - Remove 2 small branches & 1 branch growing over neighbours roof. T3 Pine - Remove 2 low branches. To allow more light into garden & prune away from neighbours roof (TPO no.50, 2010)

Date Decision: 13.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/04278/TRE

**Ward : Kenley**

Location : 11 Driftwood Drive  
Kenley  
CR8 5HT

Type: Consent for works to protected trees

Proposal : T1, T2 \_ T3 Pine trees to reduce back some of the overhang by 2-3M and crown lift T3, T2-T5 horse Chestnut trees to be felled due to the trees getting leaf miner very early in the season. T4, Ash to be felled due to decay (TPO no.5, 1996)

Date Decision: 13.11.20

**Consent Refused (Tree application)**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

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Ref. No. : 20/04284/HSE **Ward : Kenley**  
Location : 111 Mosslea Road **Type: Householder Application**  
Whyteleafe  
CR3 0DS  
Proposal : Single storey front/side/rear extension; replacement front garage door with window including new roof and alterations (conversion of garage into habitable space).  
Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05034/TRE **Ward : Kenley**  
Location : 8 Glenside Close **Type: Consent for works to protected trees**  
Kenley  
CR8 5AX  
Proposal : T1 - Ash Tree - Reduce crown height down by c.6-7m and reduce lateral limbs back by 2m and crown thin by 10-15% to achieve similar dimensions as Adjacent Sycamore tree.  
Reason: To stop the tree becoming overbearing of adjacent tree and to maintain tree size and health.  
(TPO 8 of 2001)  
Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/05106/TRE **Ward : Kenley**  
Location : 34 Cullenden Road **Type: Consent for works to protected trees**  
Kenley  
CR8 5LR  
Proposal : Beech (T1) - To reduce mature Beech tree located in rear garden by approximately 2.0m over house side so that the risk of branch failure over the house is reduced. All branches will be pruned to appropriate growth points.  
(TPO 4 of 1975)  
Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05111/TRE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 8 Woodhyrst Gardens  
Kenley  
CR8 5LX  
Type: Consent for works to protected trees

Proposal : Horse Chestnut (T1) - Reduce the height and the lateral branches by 2m. Reason for the work is to let a little more light into the garden (TPO 55 of 2009)

Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05232/TRE  
Location : 4 Oaks Way  
Kenley  
CR8 5DT  
Type: Consent for works to protected trees  
Ward : Kenley

Proposal : Oak (T3) TPO 30 : Crown thin by 30% and Crown Reduction by up to 3m to allow light to property,  
Crown raise to 5m to maintain road vehicle (bus, high sided vans and lorries) obstacle clearance / safety.  
(TPO no. 30, 2010)

Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05601/LP  
Location : 39 Kenmore Road  
Kenley  
CR8 5NW  
Type: LDC (Proposed) Operations edged  
Ward : Kenley

Proposal : Alterations, erection of a single storey side extension

Date Decision: 17.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/04337/HSE  
Location : 38 Parkway  
Croydon  
CR0 0LA  
Type: Householder Application  
Ward : New Addington South



Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Alterations, erection of single storey rear extension

Date Decision: 11.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04342/DISC

**Ward : New Addington South**

Location : 38 Central Parade  
Croydon  
CR0 0JD

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (CLP) associated with Planning Permission 19/05155/FUL granted for the erection of a two storey rear extension (ground floor and basement) and installation of flue, associated with a commercial premises

Date Decision: 17.11.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04967/HSE

**Ward : New Addington South**

Location : 78 Homestead Way  
Croydon  
CR0 0AQ

Type: Householder Application

Proposal : Construction of a 2-storey side extension.

Date Decision: 20.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05292/GPDO

**Ward : New Addington South**

Location : Car Park Adjacent To New Addington  
Community Centre  
Central Parade  
New Addington  
Croydon  
CR0 0JB

Type: Class Q - Emergency dev by the Crown

Proposal : Walk in medical testing centre

Date Decision: 09.11.20

**Approved (prior approvals only)**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

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Ref. No. : 20/05446/HSE  
Location : 63 Calley Down Crescent  
Croydon  
CR0 0EP  
Proposal : Alterations, erection of a two storey side extension

**Ward :** New Addington South  
**Type:** Householder Application

Date Decision: 20.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/04081/DISC  
Location : 4 Arnalls Road  
Norbury  
London  
SW16 3EP  
Proposal : Details of storage of reclaimed materials pursuant to condition 5 of listed building consent ref 20/00114/LBC granted for Demolition of existing outbuilding, erection of enlarged outbuilding, ground floor rear link extension and internal alterations.

**Ward :** Norbury Park  
**Type:** Discharge of Conditions

Date Decision: 12.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04239/HSE  
Location : 2 Hawthorn Avenue  
Thornton Heath  
CR7 8BU  
Proposal : New access ramp with railing

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

Date Decision: 12.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04345/LP  
**Ward :** Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 7 Heatherset Gardens  
Norbury  
London  
SW16 3LS  
Type: LDC (Proposed) Operations  
edged

Proposal : Construction of hip to gable roof extension, dormer extension in rear roof slope and installation of rooflights in front roofslope.

Date Decision: 18.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05263/NMA  
Location : Land To The South Of 73 - 131 Marston Way  
Upper Norwood  
London  
SE19 3JB  
Type: Non-material amendment  
Ward : **Norbury Park**

Proposal : Non material amendment to planning application 16/06438/FUL to replace louvres with obscure glazing and alter the wording of Condition 6

Date Decision: 11.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04171/HSE  
Location : 23 Tylecroft Road  
Norbury  
London  
SW16 4BL  
Type: Householder Application  
Ward : **Norbury And Pollards Hill**

Proposal : Erection of single storey rear extension

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04320/DISC  
Location : 1455 London Road  
Norbury  
London  
SW16 4AQ  
Type: Discharge of Conditions  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Discharge of Condition 06 attached to planning permission (19/04552/FUL) for alterations and installation of new shopfront and awning, change of use from A2 (Estate Agents) to A1/A3 (Cafe/Shop)

Date Decision: 12.11.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04361/FUL

**Ward : Norbury And Pollards Hill**

Location : 64 Dalmeny Avenue  
Norbury  
London  
SW16 4RP

Type: Full planning permission

Proposal : Internal and external alterations to facilitate the conversion of the existing dwelling into 2 x residential units.

Date Decision: 17.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/01181/HSE

**Ward : Old Coulsdon**

Location : 96 Bradmore Way  
Coulsdon  
CR5 1PB

Type: Householder Application

Proposal : Proposed roof extension with loft conversion and a new dormer to the front of the existing dwelling and an extension to the existing rear dormer.

Date Decision: 20.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03117/HSE

**Ward : Old Coulsdon**

Location : 13 Windmill Place  
Coulsdon  
Croydon  
CR5 1FB

Type: Householder Application

Proposal : Alterations, conversion of garage into a habitable room

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Date Decision: 20.11.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03415/HSE  
Location : 73 Waddington Avenue  
Coulston  
CR5 1QJ  
Proposal : Retrospective application for single storey wraparound side and rear extension and rear dormer extension

**Ward : Old Coulsdon**  
Type: Householder Application

Date Decision: 19.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03576/CONR  
Location : 2 Coulsdon Road  
Coulston  
CR5 2LA  
Proposal : Variation of conditions 1 (approved plans), 3 (materials) and 14 (CLP) of 19/03003/FUL

**Ward : Old Coulsdon**  
Type: Removal of Condition

Date Decision: 19.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03916/LP  
Location : 10 Stanley Close  
Coulston  
CR5 2LN  
Proposal : Construction of a rear dormer and installation of 3 x rooflights to the front roof slope.

**Ward : Old Coulsdon**  
Type: LDC (Proposed) Operations edged

Date Decision: 17.11.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 20/04252/DISC  
**Ward : Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 24 Coulsdon Court Road  
Coulsdon  
CR5 2LL

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (bike and refuse store) attached to planning permission ref. 19/04535/FUL. (Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping.)

Date Decision: 17.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04303/TRE

Location : 11 Cearn Way  
Coulsdon  
CR5 2LH

Ward : **Old Coulsdon**

Type: Consent for works to protected trees

Proposal : T1, Ash - To Fell. Reason - Large Inonotus Hispidus fungal brackets \_ canker on main stem, high target and possible early stage Ash dieback disease symptoms. T2, Beech - To reduce over extended limb overhanging the road by 4.5m to suitable growth point. T3, Oak - To crown clean. To shorten North West over-extended limb by 2.5 - 3m. To shorten Southern over-extended limb by 2.5 - 3m (TPO no.6, 1985)

Date Decision: 13.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05032/HSE

Location : 11 Lacey Green  
Coulsdon  
CR5 1BL

Ward : **Old Coulsdon**

Type: Householder Application

Proposal : Formation of a new access ramp to the rear of the property

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05053/TRE

Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 143 Coulsdon Road  
Coulsdon  
CR5 1EH  
Type: Consent for works to protected trees

Proposal : T5 OAK - crown reduce the subject tree back to it previous pruning points (approx 2m) and remove all epicorming growth upto crown break, as previously consented by the council ref: 16/04229/TRE.  
(TPO no.8, 1984)

Date Decision: 13.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05149/CAT  
Location : Dormer Lodge  
234 Coulsdon Road  
Coulsdon  
CR5 1EA  
Ward : Old Coulsdon  
Type: Works to Trees in a Conservation Area  
Proposal : T396 Gladitsia - Crown Reduce By 1.5m, Crown Lift To 4m measured From Ground Level. T397 Rowan - Crown Reduce By 1.5. T399 Silver Birch - Reduce Overall Size Of Crown By 2m.

Date Decision: 13.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05190/TRE  
Location : 139 Marlpit Lane  
Coulsdon  
CR5 2HH  
Ward : Old Coulsdon  
Type: Consent for works to protected trees  
Proposal : T1, Sycamore - To fell and grind out stump

Reason - Roots are lifting pre-cast driveway and the roots are too close to the stem to be cut out as this would destabilise the tree. Most appropriate action would be to remove the tree and replant a replacement further away from the driveway.  
(TPO 57 of 2007)

Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

Ref. No. : 20/02301/FUL  
Location : 22 Brownlow Road  
Croydon  
CR0 5JT  
Ward : **Park Hill And Whitgift**  
Type: Full planning permission  
Proposal : Erection of three storey building to the side comprising two flats with provision of associated cycle and bin storage

Date Decision: 18.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03773/TRE  
Location : 2 - 24 Tidenham Gardens  
Croydon  
CR0 5UT  
Ward : **Park Hill And Whitgift**  
Type: Consent for works to protected trees

Proposal : The works we are applying for are:  
T6 - Oak (TPO Ref T8).  
Remove & replace 1 x Oak

Reasons:

1. The tree is positively implicated in subsidence damage.
2. Level monitoring confirms seasonal movement in the orientation of this tree.
3. Site investigations further show trespass of Quercus roots below the building and a clay soil in a state of desiccation.
4. We are advised that superstructure repairs in the event the influence of trees is removed is currently estimated at ?132,000. In the event the influence remains (i.e. permission to remove T6 Oak is refused) then the structural strengthening repair costs would be not less than ?510,000.
5. This gives a cost difference of not less than ?378,000 if the tree remains.
6. In the event of a refusal the client will seek compensation under s202(e) for the additional costs incurred.
7. Scope exists for a lower water demand replacement species further from the buildings within the estate and the council are invited to condition an appropriate replacement.

Date Decision: 13.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/04166/LE  
Ward : **Park Hill And Whitgift**



Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 175 Coombe Road  
Croydon  
CR0 5SQ  
Type: LDC (Existing) Use edged  
Proposal : Retention of vehicular access and hardstanding with parking spaces

Date Decision: 13.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/04173/HSE  
Location : 36 Radcliffe Road  
Croydon  
CR0 5QF  
Type: **Ward : Park Hill And Whitgift**  
Householder Application  
Proposal : Erection of two storey side extension, single storey rear extension, single storey side and alteration to the roof, including construction of a dormer and a roof light in the rear roof slope.

Date Decision: 13.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03112/CONR  
Location : 80 Riddlesdown Road  
Purley  
CR8 1DB  
Type: **Ward : Purley Oaks And Riddlesdown**  
Removal of Condition  
Proposal : SECTION 73 APPLICATION: Seeking to vary conditions 1 (drawing numbers) and 2 (materials) attached to planning permission 19/00495/CONR seeking changes to the specification of external materials.

Date Decision: 20.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03165/HSE  
Location : 29 Dalegarth Gardens  
Purley  
CR8 1EH  
Type: **Ward : Purley Oaks And Riddlesdown**  
Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Alterations to land levels, erection of double garage with home office/store below within the rear garden

Date Decision: 20.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03700/HSE

Ward : **Purley Oaks And  
Riddlesdown**

Location : 15 Grisedale Gardens  
Purley  
CR8 1EN

Type: Householder Application

Proposal : Demolition of the existing outbuilding and the erection of a two storey side extension and porch extension to front elevation.

Date Decision: 19.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03810/HSE

Ward : **Purley Oaks And  
Riddlesdown**

Location : 23 Florence Road  
South Croydon  
CR2 0PQ

Type: Householder Application

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

Date Decision: 18.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04201/DISC

Ward : **Purley Oaks And  
Riddlesdown**

Location : 64 - 74 Whytecliffe Road North  
Purley  
CR8 2AR

Type: Discharge of Conditions

Proposal : Discharge of condition (3 - DMS,CMS,CLP) of planning permission 19/02678/FUL 'Demolition of the existing three pairs of semi-detached houses and the erection of a part 3/part 5/part 6 storey building with part basement to provide 39 residential units, together with associated terraces, disabled car parking spaces, amenity space and landscaping.'

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Date Decision: 12.11.20

**Not approved**

Level: Delegated Business Meeting

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|            |                                      |        |                                    |
|------------|--------------------------------------|--------|------------------------------------|
| Ref. No. : | 20/04255/HSE                         | Ward : | <b>Purley Oaks And Riddlesdown</b> |
| Location : | 4 Grasmere Road<br>Purley<br>CR8 1DU | Type:  | Householder Application            |
| Proposal : | Single storey side/rear extension.   |        |                                    |

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

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|            |   |        |                                    |
|------------|---|--------|------------------------------------|
| Ref. No. : | 20/04262/DISC   | Ward : | <b>Purley Oaks And Riddlesdown</b> |
| Location : | 64 - 74 Whytecliffe Road North<br>Purley<br>CR8 2AR   | Type:  | Discharge of Conditions            |
| Proposal : | Discharge of condition (4 i and ii Land contamination) of planning permission 19/02678/FUL 'Demolition of the existing three pairs of semi-detached houses and the erection of a part 3/part 5/part 6 storey building with part basement to provide 39 residential units, together with associated terraces, disabled car parking spaces, amenity space and landscaping.' |        |                                    |

Date Decision: 12.11.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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|            |  |        |                                    |
|------------|--|--------|------------------------------------|
| Ref. No. : | 20/04393/LE  | Ward : | <b>Purley Oaks And Riddlesdown</b> |
| Location : | 15 Blackford Close<br>South Croydon<br>CR2 6BT         | Type:  | LDC (Existing) Use edged           |
| Proposal : | Lawful development certificate existing for use of HMO |        |                                    |

Date Decision: 19.11.20

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

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

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Ref. No. : 20/05846/LP **Ward : Purley Oaks And Riddlesdown**  
 Location : 39 Riddlesdown Road **Type: LDC (Proposed) Operations edged**  
 Purley  
 CR8 1DJ  
 Proposal : Alterations, erection of a single storey rear extension

Date Decision: 20.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/04564/FUL **Ward : Purley And Woodcote**  
 Location : 1 More Close **Type: Full planning permission**  
 Purley  
 CR8 2JN  
 Proposal : Demolition of existing two storey detached house and erection of a three storey building to provide 9 units, with associated vehicular accesses, car parking, child playspace and soft and hard landscaping as well as cycle and refuse storage.

Date Decision: 11.11.20

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

Level: Planning Committee

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Ref. No. : 19/04797/TRE **Ward : Purley And Woodcote**  
 Location : 32 Foxley Lane **Type: Consent for works to protected trees**  
 Purley  
 CR8 3EE  
 Proposal : 6x Beech - Fell.  
 (TPO no. 16, 1977)

Date Decision: 13.11.20

**Not Determined application**

Level: Delegated Business Meeting

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Ref. No. : 20/00912/HSE **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 37 Furze Lane  
Purley  
CR8 3EJ  
Type: Householder Application

Proposal : The proposal is for the erection of a single-storey side and rear extension for a garage and living accommodation.

Date Decision: 11.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01512/HSE  
Location : 24 Smitham Downs Road  
Purley  
CR8 4NB  
Type: Householder Application  
Ward : **Purley And Woodcote**

Proposal : External and internal alterations to existing detached granny annex and associated raised decking. (Amended description)

Date Decision: 13.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02189/DISC  
Location : 19 Hartley Old Road  
Purley  
CR8 4HH  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Proposal : Discharge of conditions 3 (Construction Logistics Plan), 4 (Materials), 6 (Cycle and refuse), 10 (Hardstanding) and 22 (Accessible units) attached to planning permission 18/06068/FUL for, Demolition of a single-family dwelling and erection of a 3 storey block containing 9 flats with associated access, car parking, cycle and refuse storage.

Date Decision: 10.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02625/CONR  
Location : 10 Smitham Downs Road  
Purley  
CR8 4NA  
Type: Removal of Condition  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Variation of Condition 1 (approved drawings) attached to Planning Permission 19/02313/FUL granted for demolition of existing dwelling and erection of two storey building with accommodation within the roof space as well an erection of a single storey bungalow located at the rear of the site to provide a total of nine units as well as revised vehicular access, associated parking, landscaping, internal refuse and cycle storage.

Date Decision: 19.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03176/HSE  
Location : 33 Green Lane  
Purley  
CR8 3PQ  
Proposal : Erection of two storey side and rear extension and ground floor rear extension  
Ward : **Purley And Woodcote**  
Type: Householder Application

Date Decision: 19.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03492/NMA  
Location : 105 Foxley Lane  
Purley  
CR8 3HQ  
Proposal : Non material amendment to planning permission ref. 20/00965/CONR (Variation of condition 1 (in accordance with approved plans) attached to planning permission ref. 19/04022/FUL for the erection of two buildings to provide 9 residential units (9 x 3 bedrooms) with associated access road, garages, parking, bin and cycle stores, and landscaping).  
Ward : **Purley And Woodcote**  
Type: Non-material amendment

Date Decision: 12.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03502/DISC  
Location : St Nicholas School  
Reedham Drive  
Purley  
CR8 4DS  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

## Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Discharge of condition 10 - (1-7) - attached to planning permission 17/06229/FUL for Demolition of existing school buildings; Erection of a replacement four storey school with associated car park, play areas, landscaping and associated works

Date Decision: 11.11.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/03517/DISC    **Ward : Purley And Woodcote**  
Location : 59 - 63 Higher Drive    Type: Discharge of Conditions  
                  Purley  
                  CR8 2HR

Proposal : Discharge of condition 6 (construction logistics) attached to planning permission ref. 19/03282/FUL. (Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage).

Date Decision: 20.11.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/03870/HSE    **Ward : Purley And Woodcote**  
Location : 9 Furze Hill    Type: Householder Application  
                  Purley  
                  CR8 3LB

Proposal : Excavation of the existing garden to allow for a 11m (long) x 4m (wide) and 1.2m to 1.8m deep external swimming pool.

Date Decision: 19.11.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 20/04068/HSE    **Ward : Purley And Woodcote**  
Location : 151A Woodcote Valley Road    Type: Householder Application  
                  Purley  
                  CR8 3BN

Proposal : Erection of single storey rear/side extensions including alterations to the existing garage roof. Hip to gable roof extensions including rear dormer extension.

Date Decision: 11.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04147/FUL **Ward : Purley And Woodcote**  
Location : R/o 115 & 115A Foxley Lane **Type: Full planning permission**  
Purley  
CR8 3HQ

Proposal : Erection of a 2-storey 5 bedroom dwelling with access in the garden land of 115 & 115A Foxley Lane.

Date Decision: 17.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/04275/TRE **Ward : Purley And Woodcote**  
Location : Onslow **Type: Consent for works to protected trees**  
Farm Lane  
Purley  
CR8 3PW

Proposal : 2 x Pine - Reduce lateral spread growing towards pool by 2m, raise crown to 4m & remove deadwood  
T1 x Pine (nearest house) - Fell to ground level. To reduce needles on roof/leak was caused due to excessive needles clear overhang over new pool  
(TPO no.14, 1971)

Date Decision: 13.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/04276/TRE **Ward : Purley And Woodcote**  
Location : 58 Russell Hill Road **Type: Consent for works to protected trees**  
Purley  
CR8 2LB

Proposal : Rear garden. 1 x Sycamore - Reduce height by 4m leaving 8m, allow more light  
Front garden. 1 x Cherry & 1 x Maple - Reduce & shape crown by approx 2m leaving 3m, allow more light general maintenance  
(TPO no. 29, 1974)

Date Decision: 13.11.20

**Consent Granted (Tree App.)**



Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

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Ref. No. : 20/04379/FUL  
Location : 953-955 Brighton Road  
Purley  
CR8 2YH

Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Removal of external ATM and night safe from front elevation.

Date Decision: 18.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05036/GPDO  
Location : 66 Downs Court Road  
Purley  
CR8 1BQ

Ward : **Purley And Woodcote**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.89 metres and a maximum height of 3.17 metres

Date Decision: 10.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05037/TRE  
Location : 52 Cliff End  
Purley  
CR8 1BN

Ward : **Purley And Woodcote**  
Type: Consent for works to protected  
trees

Proposal : T1 - Birch Tree - Damage to lower trunk with longitudinal split with hardwood exposed and early indications of decay, broken branching in crown and declining vigour. Fell and replace with Birch species tree.

Reason- to maintain continued tree covering to property and addressing defects.

T2 - Birch Tree - Reduce height by 2m and lateral limbs by 1m

Reason- to maintain tree size and condition.

(TPO 26 of 1990)

Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

Ref. No. : 20/05164/CAT  
Location : 4 Silver Lane  
Purley  
CR8 3HG

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

**Proposal :** T1 Ash: reduce back to previous pruning points to boundary. T2 Hornbeam: Crown lift to 6m. T3 Beech: Crown lift north east facing laterals upto crown break with max cut size of 50mm). T4 Oak: remove 2 branches low branches that overhang the boundary. T5 Mulberry: crown reduce by 1m. T6 and T7 Laurel and Cypress: cut back to boundary.

Date Decision: 20.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05211/TRE  
Location : 20 Gilliam Grove  
Purley  
CR8 2NT

**Ward :** Purley And Woodcote  
**Type:** Consent for works to protected  
trees

**Proposal :** Acer (T1) - Fell because it is Ivy-clad and heavily unbalanced over the property. Replant with one standard acer in same position.

Acer (T7). - Fell because of large amount of what looks like canker throughout crown.  
Replant with one standard acer in same position.  
(TPO 24 OF 1975)

Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05630/NMA  
Location : Venture House Car Park  
15 High Street  
Purley  
CR8 2AF

**Ward :** Purley And Woodcote  
**Type:** Non-material amendment

**Proposal :** Non-Material Amendment to Planning Permission 18/04812/FUL granted for the Erection of a detached four storey building comprising of 2x studio, 2x one bedroom and 2x two bedroom flats. Provision of associated parking and landscaping.

Date Decision: 10.11.20

**Approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 4 Fire Station Cottages  
Brighton Road  
Purley  
CR8 4DB

Type: LDC (Proposed) Operations  
edged

Proposal : Alterations, erection of a detached rear outbuilding

Date Decision: 20.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05840/LP

Location : 9 Furze Hill  
Purley  
CR8 3LB

Proposal : Proposed new swimming pool.

Ward : **Purley And Woodcote**

Type: LDC (Proposed) Operations  
edged

Date Decision: 17.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03274/HSE

Location : 2 Holmwood Avenue  
South Croydon  
CR2 9HY

Proposal : Erection of single storey side extension with new front porch

Ward : **Sanderstead**

Type: Householder Application

Date Decision: 18.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04043/DISC

Location : Land Rear Of 9 - 11 Elmfield Way  
South Croydon  
CR2 0EG

Ward : **Sanderstead**

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Discharge of conditions 5 - Construction Logistics Plan, 8 - (1) Security Lighting and Lighting Strategy (2) Refuse and recycling collection facilities (3) external details of cycle storage, 11 - Hard and Soft Landscaping attached to planning permission 19/04127/FUL for Erection of detached 3-bedroom bungalow with accommodation within the roof space, wheelchair ramp, provision of parking space and associated bin and cycle store

Date Decision: 18.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04062/HSE  
Location : 23 Briton Hill Road  
South Croydon  
CR2 0JG  
Proposal : Alterations and roof extensions including erection of front and rear dormers

Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 11.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04140/DISC  
Location : 8 Cranleigh Close  
South Croydon  
CR2 9LH  
Proposal : Discharge of condition 8 (carbon dioxide) of 15/03673/P

Ward : **Sanderstead**  
Type: Discharge of Conditions

Date Decision: 17.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04167/HSE  
Location : 13 Blacksmiths Hill  
South Croydon  
CR2 9AZ  
Proposal : Construction of a front porch and part single, part two-storey side/rear extensions.

Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 20/04196/HSE  
Location : 12A Hillsmead Way  
South Croydon  
CR2 9DL

**Ward :** Sanderstead  
**Type:** Householder Application

**Proposal :** Single-storey rear extension and first floor dormer extensions to side elevation.

**Date Decision:** 09.11.20

**Permission Granted**

**Level:** Delegated Business Meeting

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Ref. No. : 20/04235/HSE  
Location : 17 Sanderstead Hill  
South Croydon  
CR2 0HD

**Ward :** Sanderstead  
**Type:** Householder Application

**Proposal :** Demolition of garage; erection of two-storey side extension, single-storey rear extension, alterations and alterations to rear patio and steps.

**Date Decision:** 12.11.20

**Permission Granted**

**Level:** Delegated Business Meeting

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Ref. No. : 20/04294/DISC  
Location : 83 Mayfield Road  
South Croydon  
CR2 0BJ

**Ward :** Sanderstead  
**Type:** Discharge of Conditions

**Proposal :** Discharge of Condition 3 (details) associated with Planning Permission (20/02363/FUL) granted for a loft conversion to the existing building including a rear dormer extension to provide an additional flat and alterations to the existing first floor flat

**Date Decision:** 16.11.20

**Part Approved / Part Not Approved**

**Level:** Delegated Business Meeting

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Ref. No. : 20/04385/TRE  
Location : 1 Tindale Close  
South Croydon  
CR2 0RT

**Ward :** Sanderstead  
**Type:** Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : T1 Oak. Reduce back lateral limbs across the carriage way by 3m to prevent vehicle strike and to aesthetically balance the crown.  
(TPO no.145)

Date Decision: 13.11.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 20/04388/TRE **Ward : Sanderstead**  
Location : 47 Tindale Close **Type: Consent for works to protected trees**  
South Croydon  
CR2 0RT  
Proposal : G1 (x2 Oaks). T1 Oak (to the left) . Reduce the co-dominant stem that overhangs the carriage way by 3m. T2 Oak (to the right). Reduce the lateral branches that overhang the carriage way by 2-3m. Works to reduce the lateral dominance over the carriage way. Both trees have recently lost laterals in recent high winds.  
(TPO no.145)

Date Decision: 13.11.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 20/05029/LP **Ward : Sanderstead**  
Location : 10 Tandridge Gardens **Type: LDC (Proposed) Operations edged**  
South Croydon  
CR2 9HU  
Proposal : Erection of roof extension

Date Decision: 17.11.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/05143/TRE **Ward : Sanderstead**  
Location : 17 Ownstead Gardens **Type: Consent for works to protected trees**  
South Croydon  
CR2 0HH  
Proposal : Four Lawson Cypress (G3) - reduce height by approximately 4 - 5m. Resident concerned about the safety of the trees, and at their current height would hit the houses on the opposite side of the road should they fail.  
(TPO 13 of 2008)

Date Decision: 19.11.20





Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/03937/HSE **Ward : Selsdon And Addington Village**  
Location : 3 Queenhill Road **Type: Householder Application**  
South Croydon  
CR2 8DU  
Proposal : Alterations and erection of a two storey side/rear extension with a single storey rear extension and raised terrace to the rear

Date Decision: 17.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/04031/CONR **Ward : Selsdon And Addington Village**  
Location : Rear Of 129 Addington Road **Type: Removal of Condition**  
South Croydon  
CR2 8LH  
Proposal : Variation of Conditions 1 (plans), 2 (materials), 3 (Landscaping), 4 (Details of refuse store), 5 (Details of cycle store), 8 (screening), 9 (tree protection) and 10 (CLP) of Planning Permission 18/01197/FUL granted for the erection of a two storey building comprising 2 x two bedroom dwellinghouses and 4 x one bedroom flats with associated landscaping, refuse and cycle storage

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/04296/HSE **Ward : Selsdon And Addington Village**  
Location : 20 Heathfield Vale **Type: Householder Application**  
South Croydon  
CR2 8AE  
Proposal : Erection of a detached single storey building at rear for use as an annexe

Date Decision: 12.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04383/HSE **Ward : Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 44 Warren Avenue  
South Croydon  
CR2 8HU  
Type: Householder Application  
Proposal : Single storey side and rear extension

Date Decision: 18.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/04405/GPDO  
Ward : **Selsdon And Addington Village**  
Location : 44 Warren Avenue  
South Croydon  
CR2 8HU  
Type: Prior Appvl - Class A Larger House Extns  
Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 3.15 metres

Date Decision: 10.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05073/GPDO  
Ward : **Selsdon And Addington Village**  
Location : 25 Featherbed Lane  
Croydon  
CR0 9AE  
Type: Prior Appvl - Class A Larger House Extns  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.75 metres and a maximum height of 3 metres

Date Decision: 20.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05109/LP  
Ward : **Selsdon And Addington Village**  
Location : 47 Tedder Road  
South Croydon  
CR2 8AR  
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Erection of a single storey rear extension

Date Decision: 16.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05207/CAT **Ward : Selsdon And Addington Village**

Location : 76A Addington Village Road  
Croydon  
CR0 5AQ Type: Works to Trees in a Conservation Area

Proposal : Front garden

T1 Cotoneaster. 3m reduction to maintain within its environment.

T2 Yew tree. Cut back to boundary to maintain within its environment.

Rear Garden

T3 Apple tree. Reduce by 3m to maintain within its environment

T4 Apple tree. Reduce by 4m to maintain within its environment

T5 Birch Tree. Reduce by 4m to maintain within its environment

G1 mixed hedgerow. Reduce height by no more than 3 meters. Trim the sides to look more ascetically pleasing

Date Decision: 19.11.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05645/NMA **Ward : Selsdon And Addington Village**

Location : 148 Ballards Way  
Croydon  
CR0 5RG Type: Non-material amendment

Proposal : Non-Material Amendment to Planning Permission 18/01936/FUL granted for demolition of existing building. Erection of three/four storey building (with basement) comprising 8 flats with associated parking and landscaping.

Date Decision: 11.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05891/LP **Ward : Selsdon And Addington Village**  
 Location : 80 Foxearth Road **Type: LDC (Proposed) Operations edged**  
               South Croydon  
               CR2 8EE  
 Proposal : Alterations, erection of a hip-to-gable roof extension and rear dormer

Date Decision: 20.11.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/03527/TRE **Ward : Selsdon Vale And Forestdale**  
 Location : 25 Kersey Drive **Type: Consent for works to protected trees**  
               South Croydon  
               CR2 8SX  
 Proposal : Maple Tree. Proposed works are Crown Reduction by no more than 2 metres.

Also a small amount of crown lifting by no more than 2 metres which must have been done by the previous owners, and the now the branches that were cut have regrown.  
 TPO 104

Date Decision: 11.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/02567/DISC **Ward : Selhurst**  
 Location : 20 Selhurst Road **Type: Discharge of Conditions**  
               South Norwood  
               London  
               SE25 5QF  
 Proposal : Discharge of Condition 02 (materials) attached to planning permission 19/02769/FUL for erection of two storey detached building to provide a one bedroom/2 person dwelling.

Date Decision: 20.11.20

**Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

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Ref. No. : 20/03464/FUL **Ward : Selhurst**  
Location : 40A - 40D Windmill Road **Type: Full planning permission**  
Croydon  
CR0 2XP  
Proposal : Erection of a single storey dwelling with associated refuse storage, cycle parking and landscaping to the rear of 40A-D Windmill Road and bay windows to the front elevation of 40A-D Windmill Road  
Date Decision: 12.11.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03764/FUL **Ward : Selhurst**  
Location : Shell Service Station **Type: Full planning permission**  
117 Whitehorse Road  
Croydon  
CR0 2LG  
Proposal : Formation of new electrical vehicle charging facility together with associated plant & compound and new electrical substation  
Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/04163/HSE **Ward : Selhurst**  
Location : 378 Sydenham Road **Type: Householder Application**  
Croydon  
CR0 2EA  
Proposal : Proposed off street car parking space at the front of the house  
Date Decision: 09.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04392/HSE **Ward : Selhurst**  
Location : 206 Whitehorse Road **Type: Householder Application**  
Croydon  
CR0 2LB

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Erection of single storey side/rear extension to replace the existing garage, side and rear extension.

Date Decision: 17.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05018/GPDO  
Location : 376 Sydenham Road  
Croydon  
CR0 2EA

**Ward : Selhurst**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 5.6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.3 metres

Date Decision: 10.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05318/NMA  
Location : 170 Whitehorse Road  
Croydon  
CR0 2LA

**Ward : Selhurst**  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 19/05537/FUL to extend GF Unit 9 slightly (from 31 sq.m. to 34 sq. m).

Date Decision: 10.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03513/DISC  
Location : Brock Villas  
9A Orchard Rise  
Croydon

**Ward : Shirley North**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Details pursuant to conditions 3: a) Hard and soft landscaping, b) Boundary treatment, c) Vehicle site lines, Condition 4: refuse storage, Condition 5: cycle storage facilities, Condition 8: Details of electrical charging points and Condition 14: security lighting in respect to planning permission 18/06070/FUL granted for demolition of the existing house and ancillary office and erection of a two-storey block of 4 flats and 5 three bedroom houses, provision of parking spaces, refuse storage and cycle stores.

Date Decision: 18.11.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03867/DISC

Ward : **Shirley North**

Location : 16 - 18 Ash Tree Close  
Croydon  
CR0 7SR

Type: Discharge of Conditions

Proposal : Discharge of details required by condition 3 (Construction Logistics Plan) of permission 19/04705/FUL (Erection of 8 dwellings).

Date Decision: 18.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03932/FUL

Ward : **Shirley North**

Location : 75 Shirley Avenue  
Croydon  
CR0 8SP

Type: Full planning permission

Proposal : Erection of part single, part two storey side/rear and roof extensions to facilitate conversion of property into 5 residential units.

Date Decision: 10.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03948/LP

Ward : **Shirley North**

Location : 4 Kaine Place  
Croydon  
CR0 7AH

Type: LDC (Proposed) Operations edged

Proposal : Erection of loft conversion, with rear hip to gable extension, dormers on the side roof slope.

Date Decision: 18.11.20

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

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

Level: Delegated Business Meeting

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|            |  |               |                              |
|------------|--|---------------|------------------------------|
| Ref. No. : | 20/04336/RSM   | <b>Ward :</b> | <b>Shirley North</b>         |
| Location : | 104 Wickham Road<br>Croydon<br>CR0 8BD   | Type:         | Approval of reserved matters |
| Proposal : | Reserved matters relating to landscaping attached to approved application 19/04136/OUT for the 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden' |               |                              |

Date Decision: 10.11.20

**Not approved**

Level: Delegated Business Meeting

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|            |  |               |                                 |
|------------|--|---------------|---------------------------------|
| Ref. No. : | 20/04998/LP  | <b>Ward :</b> | <b>Shirley North</b>            |
| Location : | 17 Firsby Avenue<br>Croydon<br>CR0 8TP                                 | Type:         | LDC (Proposed) Operations edged |
| Proposal : | Alterations erection of dormer extension in side roofslope of dwelling |               |                                 |

Date Decision: 17.11.20

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

Level: Delegated Business Meeting

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|            |   |               |                                      |
|------------|---|---------------|--------------------------------------|
| Ref. No. : | 20/05139/TRE  | <b>Ward :</b> | <b>Shirley North</b>                 |
| Location : | 24 Woodland Way<br>Croydon<br>CR0 7UB   | Type:         | Consent for works to protected trees |
| Proposal : | Prune Oak to reduce excessive shading - reduce by no more than 3 metres<br>Thin by no more than 30% |               |                                      |

Date Decision: 19.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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|            |             |               |                      |
|------------|-------------|---------------|----------------------|
| Ref. No. : | 20/05755/LP | <b>Ward :</b> | <b>Shirley North</b> |
|------------|-------------|---------------|----------------------|



Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 10 Orchard Avenue  
Croydon  
CR0 8UA  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a rear dormer and front and rear roof lights

Date Decision: 11.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00725/FUL  
Location : 35 Bridle Road  
Croydon  
CR0 8HN  
Type: Full planning permission  
Ward : **Shirley South**  
Proposal : Partial demolition of the side of the existing dwelling including removal of a garage, erection for a front and rear extension, alterations and erection of a two storey dwelling to the side of the existing dwelling with associated car parking, refuse storage and cycle storage

Date Decision: 19.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03877/HSE  
Location : 70 Bridle Road  
Croydon  
CR0 8HD  
Type: Householder Application  
Ward : **Shirley South**  
Proposal : Alterations; erection of boundary wall and new entrance gate up to 1.8m in height.

Date Decision: 16.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04272/HSE  
Location : 80 Oak Avenue  
Croydon  
CR0 8EG  
Type: Householder Application  
Ward : **Shirley South**  
Proposal : Single Storey Rear Extension

Date Decision: 12.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04283/HSE  
Location : 67 Hartland Way  
Croydon  
CR0 8RJ  
Ward : Shirley South  
Type: Householder Application  
Proposal : Erection of single-storey rear infill extension and alterations to front elevation

Date Decision: 12.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04301/HSE  
Location : 42 Oaks Road  
Croydon  
CR0 5HL  
Ward : Shirley South  
Type: Householder Application  
Proposal : Construction of a single storey side extension.

Date Decision: 12.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04380/LP  
Location : 59 Shirley Way  
Croydon  
CR0 8PH  
Ward : Shirley South  
Type: LDC (Proposed) Operations edged  
Proposal : Installation of roof lights on front roof slope, erection of gable roof extension and dormer extension on the rear roof slope

Date Decision: 20.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/04987/HSE  
Location : 19 Heathway  
Croydon  
CR0 8PZ  
Ward : Shirley South  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Construction of a two-storey side and part single, part two-storey rear extension.  
Installation of 1 x rooflight to the front roof slope.

Date Decision: 18.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05635/LP  
Location : 93B Hartland Way  
Croydon  
CR0 8RJ  
Proposal : Alterations and conversion of a garage to a habitable room  
Ward : Shirley South  
Type: LDC (Proposed) Use edged

Date Decision: 20.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00044/LE  
Location : 5-7 Selsdon Road  
South Croydon  
CR2 6PU  
Ward : South Croydon  
Type: LDC (Existing) Use edged

Proposal : Lawful development certificate for continued use as B1(a) offices.

Date Decision: 19.11.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01196/FUL  
Location : 100 Brighton Road  
South Croydon  
CR2 6AD  
Ward : South Croydon  
Type: Full planning permission

Proposal : Conversion from single family dwelling house to 2 flats. boundary fences and cycle stores. Alterations to rear conservatory

Date Decision: 18.11.20

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/03287/HSE  
Location : 4 Manor Gardens  
South Croydon  
CR2 7BU  
Proposal : Erection of a single storey rear with part first floor extension and associated alterations.

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

Date Decision: 19.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03351/HSE  
Location : 68 Bynes Road  
South Croydon  
CR2 0PR  
Proposal : Alterations, erection of single storey extension at rear with raised patio area at rear with steps

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

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/03695/DISC  
Location : 23 Heathfield Road  
Croydon  
CR0 1EY  
Proposal : Details pursuant to Conditions 3 (materials) 4 ( hard and soft landscaping), 5 ( cycle and refuse storage) , 12 ( fire regulations), of planning permission 20/00559/ful granted for Demolition of rear extension of detached block of 4 apartments & garage. Subdivision & reordering of ground floor apartment to form 2 x 1bedroom apartments. Construction of new rear extension to provide 1 x 1bedroom apartment & to extend the existing studio apartment to form 1 x 3 bedroom family dwelling with roof terrace. Construction of 2 x 2bedroom dwellings in detached garden building. Provision of new communal landscaped garden and new front garden with brick wall & railing enclosure.

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

Date Decision: 16.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03952/FUL  
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : St Peters Primary School  
Normanton Road  
South Croydon  
CR2 7AR

Type: Full planning permission

Proposal : Replacement of windows to school hall and alterations and replacement of fire door. Two new fire exits and landscaping alterations.

Date Decision: 12.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/04304/DISC

Location : 12 Manor Way  
South Croydon  
CR2 7BQ

Type: Discharge of Conditions

Ward : **South Croydon**

Proposal : Discharge of condition 3 (screening) for 20/01902/HSE

Date Decision: 17.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04350/TRE

Location : Gibson House  
37 Haling Park Road  
South Croydon  
CR2 6NJ

Type: Consent for works to protected trees

Ward : **South Croydon**

Proposal : T1 - Beech: Fell tree historically been pollarded at crown break, with significant disfigured regrowth and concerns for structural integrity / safety. T2 - Beech: Crown lift 4 metres above garage. T3 - Beech: Fell due to significant quantity of Meripilus giganteus around stem base of tree.  
(TPO no.1, 1967)

Date Decision: 20.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/04991/DISC

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 5 Croham Valley Road  
South Croydon  
CR2 7JE  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (materials), 3 (landscaping), 4 (CLP) and 11 (emissions) associated with Planning Permission 19/03628/FUL approved for the demolition of the existing property followed by a replacement development of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling.

Date Decision: 19.11.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05340/LP  
Location : 33 Temple Road  
Croydon  
CR0 1HU  
Ward : **South Croydon**  
Type: LDC (Proposed) Operations edged  
Proposal : Alterations, erection of a rear dormer

Date Decision: 20.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05353/LP  
Location : 33 Temple Road  
Croydon  
CR0 1HU  
Ward : **South Croydon**  
Type: LDC (Proposed) Operations edged  
Proposal : Alterations, erection of a outbuildings at the rear of the site

Date Decision: 17.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05367/GPDO  
Location : The Railway Underbridge Selsdon Road  
Between Chelsham Road And Sussex Road  
South Croydon  
CR2 6PT  
Ward : **South Croydon**  
Type: Observations on permitted development  
Proposal : Reconstruction of railway bridge and abutment extensions

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Date Decision: 11.11.20

**No Objection**

Level: Delegated Business Meeting

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|            |  |               |                                    |
|------------|--|---------------|------------------------------------|
| Ref. No. : | 20/05700/LP                                  | <b>Ward :</b> | <b>South Croydon</b>               |
| Location : | 6 Rolleston Road<br>South Croydon<br>CR2 0PT | Type:         | LDC (Proposed) Operations<br>edged |
| Proposal : | Alterations, erection of a rear dormer       |               |                                    |

Date Decision: 17.11.20

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

Level: Delegated Business Meeting

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|            |  |               |                          |
|------------|--|---------------|--------------------------|
| Ref. No. : | 19/06054/FUL   | <b>Ward :</b> | <b>South Norwood</b>     |
| Location : | 7 & 9 Lancaster Road<br>South Norwood<br>London<br>SE25 4BJ  | Type:         | Full planning permission |
| Proposal : | Retrospective application for alterations; erection of outbuilding in rear garden and provision of 9 vehicular parking spaces at rear of site. |               |                          |

Date Decision: 11.11.20

**Permission Granted**

Level: Delegated Business Meeting

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|            |  |               |                         |
|------------|--|---------------|-------------------------|
| Ref. No. : | 20/03147/HSE   | <b>Ward :</b> | <b>South Norwood</b>    |
| Location : | 27 Lincoln Road<br>South Norwood<br>London<br>SE25 4HG | Type:         | Householder Application |
| Proposal : | Erection of single storey side/rear extension.         |               |                         |

Date Decision: 18.11.20

**Permission Granted**

Level: Delegated Business Meeting

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|            |              |               |                      |
|------------|--------------|---------------|----------------------|
| Ref. No. : | 20/04095/HSE | <b>Ward :</b> | <b>South Norwood</b> |
|------------|--------------|---------------|----------------------|

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 1 Sundial Avenue  
South Norwood  
London  
SE25 4BU  
Type: Householder Application

Proposal : Alterations; conversion of existing garage, erection of single-storey side extension and single-storey rear extension.

Date Decision: 10.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03606/FUL  
Location : 127 South Norwood Hill  
South Norwood  
London  
SE25 6DD  
Type: Full planning permission  
Ward : Thornton Heath

Proposal : Proposed conversion of the existing house into two flats with associated alterations

Date Decision: 13.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04259/LE  
Location : 34 Bensham Grove  
Thornton Heath  
CR7 8DA  
Type: LDC (Existing) Use edged  
Ward : Thornton Heath

Proposal : Certificate of lawful use (Existing) for use as property as C4 (House in Multiple Occupation)

Date Decision: 20.11.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 20/04286/DISC  
Location : Land To The Rear Of 21 Beulah Crescent  
Thornton Heath  
CR7 8JL  
Type: Discharge of Conditions  
Ward : Thornton Heath

Proposal : Discharge of condition 2 (External Materials) attached to permission 19/01146/FUL for Demolition and erection of two storey building consisting of 1 x one bedroom flat and 1 x 2 bedroom flat

Date Decision: 12.11.20





Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : Makro  
Peterwood Way  
Croydon  
CR0 4UQ  
Type: Full planning permission

Proposal : External alterations to the existing warehouse and reconfiguration of the parking area to facilitate the change of use of the building from Cash & Carry (sui generis) to a Storage & Distribution warehouse (B8)

Date Decision: 13.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03185/FUL  
Location : 80 Warham Road  
South Croydon  
CR2 6LB  
Ward : **Waddon**  
Type: Full planning permission

Proposal : Conversion to form 6 no self-contained flats, erection of two storey rear extension, roof extensions, surface parking

Date Decision: 20.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04244/PA8  
Location : Adjacent 80 Brighton Road At Junction Of  
Haling Road, South Croydon  
CR2 6AB  
Ward : **Waddon**  
Type: Telecommunications Code  
System operator

Proposal : Proposed installation of an 18m tall telecoms monopole with wrapround cabinet at base and associated ancillary works

Date Decision: 10.11.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04267/LP  
Location : 55 Waddon Park Avenue  
Croydon  
CR0 4LW  
Ward : **Waddon**  
Type: LDC (Proposed) Operations  
edged

Proposal : 3m deep first floor rear extension

Date Decision: 13.11.20

**Certificate Refused (Lawful Dev. Cert.)**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Level: Delegated Business Meeting

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Ref. No. : 20/04281/FUL **Ward : Waddon**  
Location : Annexe **Type: Full planning permission**  
61 Stafford Road  
Croydon  
CR0 4NJ  
Proposal : Extension and conversion of an existing annexe into a self contained 1 bedroom 2 person flat.  
Date Decision: 16.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/04329/HSE **Ward : Waddon**  
Location : 68 Waldronhyrst **Type: Householder Application**  
South Croydon  
CR2 6NY  
Proposal : Single storey rear extension and use of the roof as a balcony including external alterations.  
Date Decision: 16.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04349/DISC **Ward : Waddon**  
Location : Garages R/O 126-130 Coldharbour Road **Type: Discharge of Conditions**  
Croydon  
CR0 4DW  
Proposal : Discharge of Conditions 13 and 17 attached to Planning Permission 16/06273/FUL for Demolition of garages and erection of a two-storey building comprising 4 one bedroom and 4 two bedroom flats together with landscaping and other associated works.  
Date Decision: 18.11.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05065/TRE **Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : Whitgift School  
Nottingham Road  
South Croydon  
CR2 6YT

Type: Consent for works to protected trees

Proposal : T5 Beech - Overall crown reduction of 2-3m and crown thin by 15% to reduce mechanical stress on union.  
T10 Beech - Overall crown reduction of 2-3m and crown thin by 15% Inonotus hispidus present on wound at 7m.  
(TPO no. 20, 1995)

Date Decision: 13.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05170/GPDO

Location : 41 Alton Road  
Croydon  
CR0 4LZ

Ward : **Waddon**

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 3 metres

Date Decision: 17.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/05274/DISC

Location : Garages R/O 126-130 Coldharbour Road  
Croydon  
CR0 4DW

Ward : **Waddon**

Type: Discharge of Conditions

Proposal : Discharge of Condition 18 - Contaminated Land - Attached to Planning Permission 16/06273/FUL for Demolition of garages and erection of a two-storey building comprising 4 one bedroom and 4 two bedroom flats together with landscaping and other associated works.

Date Decision: 17.11.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05388/NMA

Ward : **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Location : 330 Purley Way  
Croydon  
CR0 4XJ  
Type: Non-material amendment

Proposal : Non-material amendment (relocation and omission of windows/doors) to planning permission ref. 18/02908/FUL.

Date Decision: 12.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02955/DISC  
Location : 51 Clifford Road  
South Norwood  
London  
SE25 5JS  
Ward : **Woodside**  
Type: Discharge of Conditions

Proposal : Details related to condition 10 (SUDs) of planning permission 18/05434/FUL for 'Conversion and change of use of an existing semi-detached 4 bedroom house, into 4no residential flats involving reconstruction of the single storey rear extension at ground floor and the addition of 2no dormers in loft space conversion: 4no velux windows to the front elevation'

Date Decision: 18.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03381/FUL  
Location : The Beehive, 47 Woodside Green And Land  
To The Rear Of Anthony Road, South  
Norwood  
London, SE25 5HQ  
Ward : **Woodside**  
Type: Full planning permission

Proposal : Demolition of existing buildings behind 1 - 31 Anthony Road, erection of a two storey terrace comprising 9 dwellings, and provision of associated off-street parking and motor vehicular access/exit from Woodside Green, and pedestrian access from Anthony Road, provision of associated refuse storage and cycle storage. Partial demolition of the single storey wing to the rear of the Beehive Pub (north east), and associated works.

Date Decision: 11.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Ref. No. : 20/03887/LP  
Location : 59 Grasmere Road  
South Norwood  
London  
SE25 4RQ  
Proposal : Construction of loft conversion, with roof lights in the front roof slope and dormers in the rear roof slopes.

**Ward :** Woodside  
**Type:** LDC (Proposed) Operations edged

Date Decision: 20.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/04270/PA8  
Location : Adjacent 241 Portland Road Junction Of  
Sandown Road, South Norwood  
London  
SE25 4XB

**Ward :** Woodside  
**Type:** Telecommunications Code System operator

Proposal : Proposed telecommunications installation of a 20m tall monopole with wrapround cabinet at base and associated ancillary works

Date Decision: 11.11.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04357/HSE  
Location : 66 Cobden Road  
South Norwood  
London  
SE25 5NX

**Ward :** Woodside  
**Type:** Householder Application

Proposal : Alterations including the erection of single-storey rear/side extension

Date Decision: 20.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05331/NMA  
Location : 51 Clifford Road  
South Norwood  
London  
SE25 5JS

**Ward :** Woodside  
**Type:** Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Non material amendment to application 18/05434/FUL to remove a secondary chimney stack, change the bay roof profile, remove the porch doors and other alterations to the fenestration

Date Decision: 11.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02471/DISC

**Ward : West Thornton**

Location : 16 Donald Road  
Croydon  
CR0 3EP

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Cycle and Refuse storage) attached to planning permission 19/02863/FUL for Change of use from C4 Use Class small HMO (6 occupiers) to HMO Sui Generis (7 occupiers).

Date Decision: 10.11.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02746/DISC

**Ward : West Thornton**

Location : 585 - 603 London Road  
Thornton Heath  
CR7 6AY

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 15 (SUDS) of planning permission 16/06526/ful granted for demolition of existing structures and buildings at 585-603 London Road, erection of 3 four/ five storey buildings with basements comprising 593 hotel (C1) and aparthotel rooms (C1) and ancillary services the formation of new vehicular accesses onto London Road and Dunheved Road North, new public realm, car, coach and cycle parking, landscaping and refuse and recycling facilities.

Date Decision: 12.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03138/DISC

**Ward : West Thornton**

Location : Paxton Academy Sports And Science  
Specialist  
843 London Road  
Thornton Heath

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 23rd November 2020

Proposal : Approval of details reserved by conditions 4 (Highways agreement - London Road) and 5 (Highways Agreement - Grove Road) pursuant to planning permission 16/05872/FUL.

Date Decision: 18.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05003/GPDO  
Location : 17 Ramsey Road  
Thornton Heath  
CR7 6BX

**Ward : West Thornton**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.85 metres and a maximum height of 3.2 metres

Date Decision: 10.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/02929/AUT  
Location : Waddon House 283 Stafford Road  
Wallington  
CR0 4FA

**Ward : Out Of Borough**  
Type: Consultation from Adjoining  
Authority

Proposal : Adjoining Borough Consultation From London Borough Of Sutton (reference: DM2020/00781) - Demolition of existing bin and cycle storage and erection of a three storey building comprising 8 dwellings, parking, cycle store, bin store and landscaping.

Date Decision: 12.11.20

**No Objection**

Level: Delegated Business Meeting