

Planning Committee Agenda



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

Reserve Members: Felicity Flynn, Bernadette Khan, Clive Fraser, Leila Ben-Hassel, Helen Redfern, Michael Neal, Badsha Quadir, Jan Buttinger and Andrew Pelling

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Wednesday, 6 November 2019** at **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

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www.croydon.gov.uk/meetings
Tuesday, 29 October 2019

Members of the public are welcome to attend this meeting.

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

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

Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

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

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

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

www.croydon.gov.uk/meetings

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 - 10)

To approve the minutes of the meeting held on Thursday 24 October 2019 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 11 - 12)

To receive the following presentations on a proposed development:

**5.1 19/02988/PRE 443A Brighton Road, South Croydon, CR2
6EU (Pages 13 - 36)**

Proposed redevelopment of the site to provide a residential led, mixed-use development comprising 75 residential units (C3) and 338sqm GIA of flexible commercial space (B1b, B1c and D1), with building heights ranging between 4 and 7 storeys, associated parking and landscaping, and all necessary ancillary and enabling works.

Ward: Purley Oaks and Riddlesdown

6. Planning applications for decision (Pages 37 - 40)

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

6.1 19/00131/FUL 17 Orchard Avenue CR0 8UB (Pages 41 - 60)

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

Ward: Shirley North
Recommendation: Grant permission

6.2 19/03203/FUL 116 Riddlesdown Road, Purley, CR8 1DD (Pages 61 - 80)

Demolition of existing 4 bedroom, two storey detached house and the erection of new 4 storey building including basement and roof accommodation to provide 8 units including associated access, parking, landscaping, as well as internal refuse and cycle storage.

Ward: Purley Oaks and Riddlesdown
Recommendation: Grant permission

6.3 19/03118/FUL 3 West Hill, South Croydon, CR2 0SB (Pages 81 - 102)

Demolition of existing 2 storey detached house & garage. Erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, 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 103 - 104)

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

8.1 Weekly Planning Decisions and Performance
(Pages 105 - 172)

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

8.2 Planning Appeal Decisions (October 2019)
(Pages 173 - 178)

This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.

9. Exclusion of the Press & Public

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

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

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 24 October 2019 at 6.30pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

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

MINUTES

Present: Councillor Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Joy Prince, Jason Perry, Gareth Streeter,
Bernadette Khan (In place of Sherwan Chowdhury), Badsha Quadir (In place
of Ian Parker) and Andrew Pelling (In place of Chris Clark)

Also Present: Councillor Richard Chatterjee

Apologies: Councillor Scott Roche

PART A

237/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 10 October 2019 be signed as a correct record.

238/19 **Disclosure of Interest**

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

239/19 **Urgent Business (if any)**

There was none.

240/19 **Development presentations**

There were none.

241/19 **Planning applications for decision**

242/19 **19/01352/FUL 56 Woodmere Avenue, Croydon, CR0 7PD**

Demolition of a single-family dwelling and erection of a 3-storey block containing 2 x 3-bedroom and 7 x 2-bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Shirley North

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

Mr Richard Chambers spoke against the application.

Mr Billy Heyman, Applicant's Agent, spoke in support of the application.

Referring Ward Member Councillor Richard Chatterjee spoke against the application.

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

Councillor Streeter proposed a motion for **REFUSAL** of the application on the grounds of over development of site by dense of scale, height and massing insufficient parking and accumulative impact. Councillor Perry seconded the motion.

The motion to approve was put forward to the vote and carried with six Members voting in favour and three Members voting against. The motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 56 Woodmere Avenue, Croydon, CR0 7PD.

243/19 **Items referred by Planning Sub-Committee**

There were none.

244/19 **Other planning matters**

245/19 **Weekly Planning Decisions and Performance**

The report was received for information.

The meeting ended at 7.14 pm

Signed:

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Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

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.

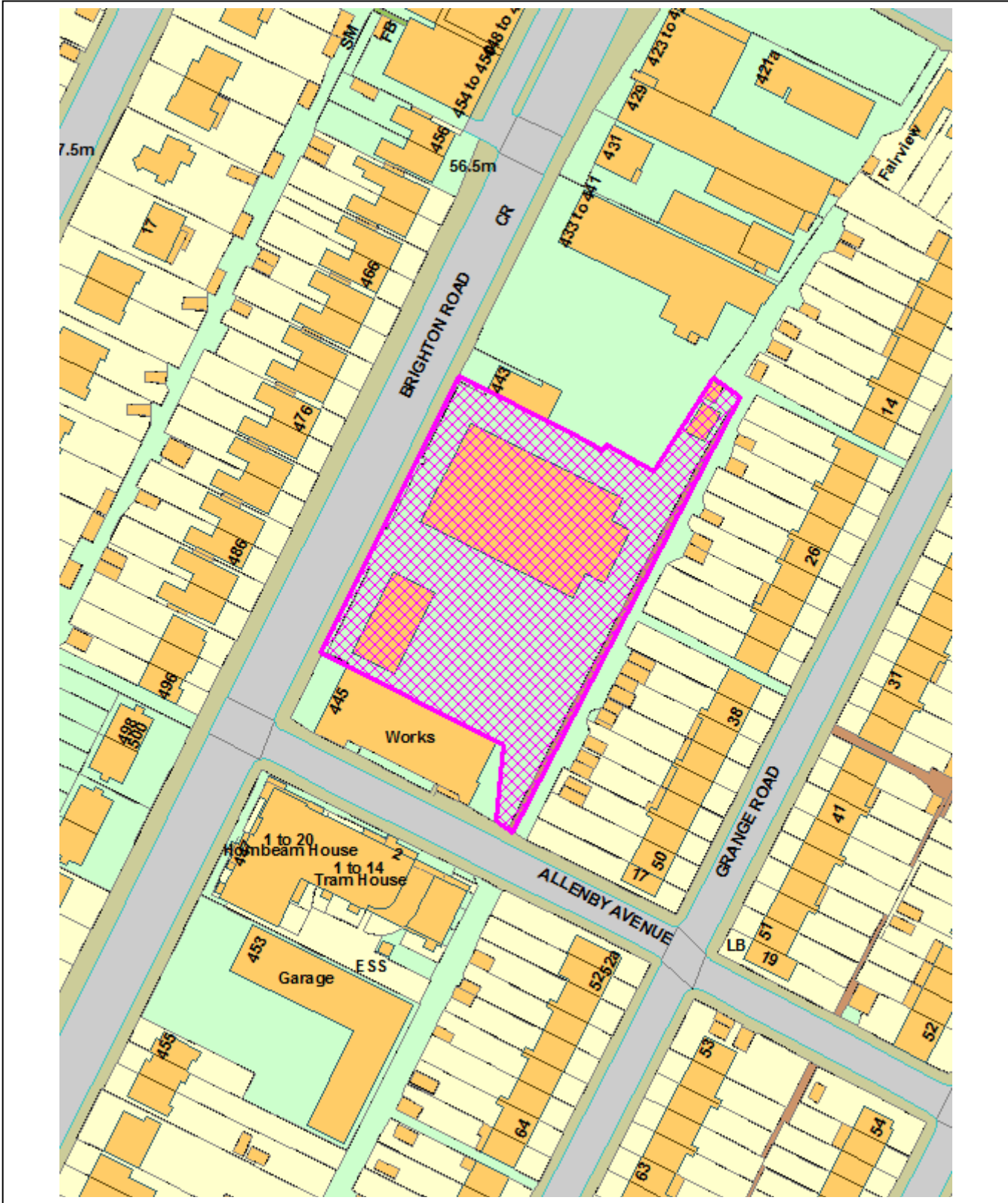
5 BACKGROUND DOCUMENTS

- 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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PART 5: Development Presentations

Item 5.1

1. DETAILS OF THE DEVELOPMENT

Ref: 19/02988/PRE
Location: 443A Brighton Road, South Croydon, CR2 6EU
Ward: Purley Oaks and Riddlesdown
Description: Proposed redevelopment of the site to provide a residential led, mixed-use development comprising 75 residential units (C3) and 338sqm GIA of flexible commercial space (B1b, B1c and D1), with building heights ranging between 4 and 7 storeys, associated parking and landscaping, and all necessary ancillary and enabling works.
Applicant: Mr N Lawrence, Ironwood Works
Agent: Ms Lucy Howes, Icen Projects
Case Officer: Samantha Dixon

- 1.1 This proposed development is being reported to Planning Committee to enable Members to view it at pre application stage and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional, and subject to full consideration of any subsequent application, including any comments received as a result of consultation, publicity and notification.
- 1.2 It should be noted that this report represents a snapshot in time, with negotiations and dialogue on-going. The plans and information provided to date are indicative only and as such the depth of analysis provided corresponds with the scope of information that has been made available to Council officers. Other issues may arise as more detail is provided and the depth of analysis expanded upon.
- 1.3 The report covers the following points:
 - a. Site briefing
 - b. Summary of matters for consideration
 - c. Officers' preliminary conclusions
 - d. Specific feedback requests

2. EXECUTIVE SUMMARY OF KEY ISSUES WITH SCHEME

- 2.1 As existing the site is a car show room which is a sui-generis use. There is no protection of such uses in the Croydon Local Plan (CLP) and as such there is no objection to the loss of this use.
- 2.2 The site is within the Brighton Road Area of Focussed Intensification so the proposed residential development and active ground floor commercial frontage

is welcomed. CLP states that development in this area may be significantly larger than existing and should be double the predominant height of buildings in the area. The Suburban Design Guide says that development should seek to significantly intensify the area through the development of flats and increased heights. The height of new development should respond to the context and streetscene. Heights should therefore vary from 3 to 6 storeys. Officers are of the view that the proposal broadly accords with these requirements.

- 2.3 The application has been considered by Place Review Panel and the application has been amended to address the comments that were raised (discussed below). Officers current opinion is that the proposed bulk, mass and appearance of the development is generally acceptable, although some further amendments are required and discussions are ongoing with the applicant.
- 2.4 A policy compliant amount of affordable housing is proposed at a tenure mix that has been preliminarily agreed with a registered housing provider (30% of units by habitable room, at a 50:50 split of social rent to intermediate housing). The scheme provides policy compliant amount of family units and the accommodation for future occupiers is good.
- 2.5 At this stage officers are satisfied that the development can be accommodated without causing undue harm to the amenities of the adjacent residential properties, and without prejudicing the future development of the immediate commercial site on Brighton Road.
- 2.6 A Transport Statement has been provided and given the good access to public transport and services, officers are satisfied with the level of on-site parking proposed, as well as other mitigation measures.
- 2.7 The site is within Flood Zone 3 And a Flood Risk Assessment and Drainage Strategy has been provided. Consultation is ongoing with the LLFA.

3. SITE BRIEFING

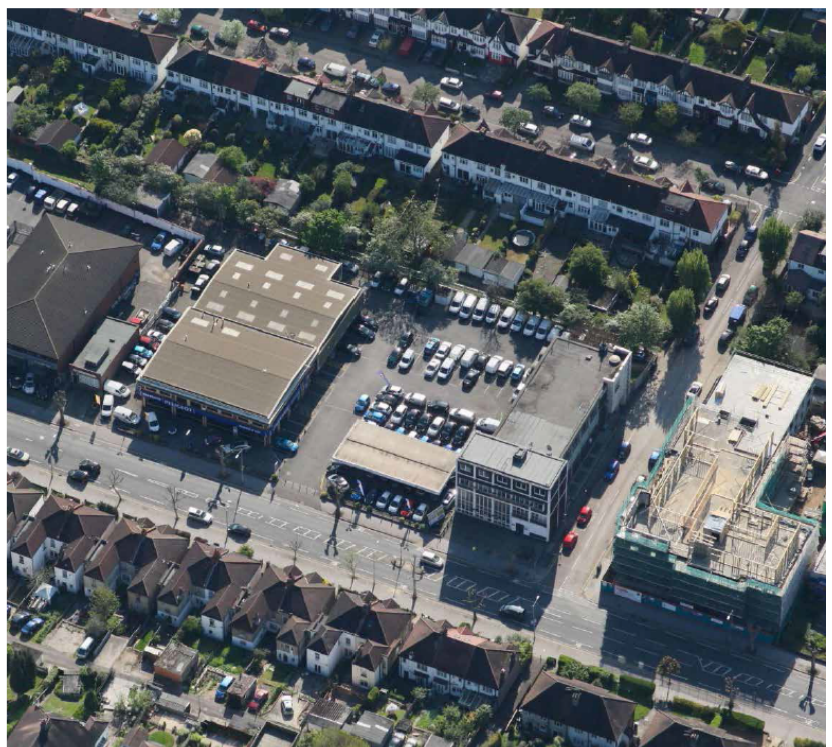
- 3.1 The site is located to the east side of Brighton Road and comprises a two storey car sales show room with ancillary repairs workshop and offices, and a vast amount of hardstanding for the display of vehicles. Directly to the north of the site is another car showroom and to the south a three-four storey building which accommodates a church/community facility. To the east of the site are two storey terraced dwellings located on Grange Road, and the opposite side of Brighton Road is also defined by two storey dwellings.



Figure 1 and 2: Ariel Images of site



Key
 — Site boundary



- 3.2 The site is located in an Area of Focussed Intensification as defined by the Croydon Local Plan (2018) (CLP) whereby new development may be significantly larger than existing.
- 3.3 The site is also located within Flood Zone 3 and within an Archaeological Priority Zone.

- 3.4 Brighton Road is part of the Strategic Road Network. The site has a PTAL of 3 (moderate). Despite this rating the site is well connected being a 2 minute walk from Purley Oaks Railway Station and 5 bus routes along Brighton Road. There is a parade of shops 80m from the site which includes a convenience store etc and the site is approximately 1 mile from Purley Town centre. It's also a 160m walk from South Croydon Recreation Ground.
- 3.5 The site is not within a Conservation Areas and there are no Listed Buildings within the site, or whose setting would be impacted by the proposed development.

Relevant Planning History

- 3.6 Planning permission was granted for the use of the site as a car showroom and workshop in 1988 (ref. 88/01739/P)

4 PROPOSAL

- 4.1 The proposal is currently for:

- Demolition of existing car showroom and ancillary buildings
- Proposed redevelopment of the site to provide a residential led, mixed-use, development comprising 75 residential units (C3) and 338sqm GIA of flexible commercial space (B1b, B1c and D1)
- The commercial use would be located at ground floor level fronting Brighton Road
- Service areas for the commercial and residential uses would also be located at ground floor level
- The first to seventh storeys would comprise the residential units. These would be accessed from two main cores with lift and stair access to all levels. All units would have private amenity areas.
- The building height ranges between 4 and 7 storeys
- The building has an 'L' shaped form, an area of landscaped private communal garden located to the rear which has a secondary pedestrian access from Allenby Avenue
- 25 parking bays are proposed within the site along an access road at the north of the site and to the rear of the building.

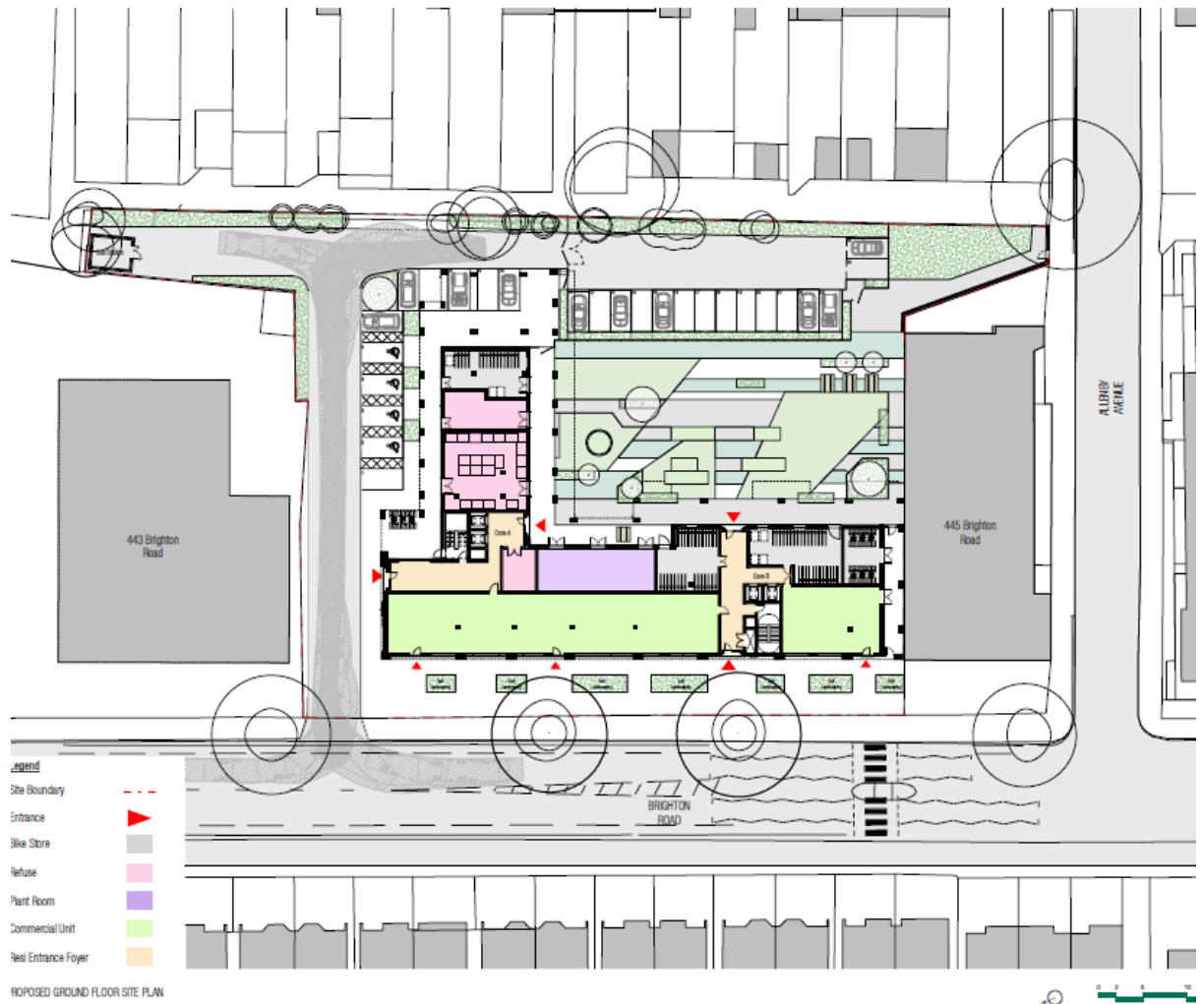


Figure 3. Proposed site layout plan

4.2 It is understood that the applicant is intending to submit their planning application imminently.

5 PLACE REVIEW PANEL (PRP) RESPONSE

5.1 The scheme was presented to PRP on 15th August 2019. Their comments on the emerging scheme were:

- The building line of the development should be set back to line up with the historic building line and give the important existing street trees the space they need to grow.
- The proposed height requires further townscape justification. Additional height may be acceptable.
- Public access into the development is not recommended.
- The colonnade at the front of the development is not acceptable.
- The stepping in of the south-western corner is not supported.
- There needs to be more certainty regarding the viability of the proposed commercial use of the ground floor. Maisonettes may be a more reliable way of ensuring active frontages.

- The development should be extended closer to the northern boundary.
- Exploration of relocating the car-parking along the northern frontage to the rear of the development.
- A continuous footway along Brighton Road is necessary.
- The entrances should be more prominent
- The landscape strategy requires further development
- The roofscape design requires development

6 SUMMARY OF MATTERS FOR CONSIDERATION

6.1 The main matters for consideration in a future submission are as follows:

- Land Use and the principle of development
- Affordable housing, housing mix and standards of accommodation for future occupiers
- Design and visual amenity
- Impact on neighbouring amenity
- Flood risk and sustainable drainage
- Highway and Parking
- Other Considerations

Land Use and the principle of development

Use

- 6.2 The site is currently in use as a car showroom and workshop which was granted permission in 1988 (ref. 88/01739/P). Policy SP3 (Employment) of the CLP outlines that the Council will adopt a '4-Tier' approach to the retention and redevelopment of land and premises relating to industrial/employment activity. Table 5.1 explains that the approach taken for scattered employment sites is to protect industrial and warehousing activities with allowances made for some Class B and community uses to locate in the more accessible locations.
- 6.3 It is understood that the site consists of a mix of uses including car sales area, showroom and a car repair/workshop, parts store, bodyshop and ancillary offices. The applicant views the use as Sui Generis (predominantly car showroom with ancillary workshops and office) and on this basis the use would not be protected as a Tier 4 site (which seeks to protect industrial and warehousing activity). As part of any formal application the applicant has been advised to prove that the whole site has a Sui Generis use (e.g. demonstrate that the workshops and offices are all incidental to the car showroom use), to demonstrate that it is not protected by Tier 4 status.
- 6.4 If the site is proven to be in Sui Generis use, it is not protected by Tier 4 status and therefore there is no policy requirement for a commercial use at the site. However, the site is located in an area of Area of Focussed Intensification which requires an active frontage to be provided and is also within Flood Zone 3 and

as such it is unlikely that residential use would be found acceptable at ground floor level.

- 6.5 Within Tier 4 sites, permitted uses include Class B1 (excluding B1a office), B2 and B8 uses, employment generating sui-generis uses and Class D1 (Education and Community Facilities). Planning permission for residential development will also be acceptable if it can be demonstrated that a) there is no demand for the existing premises or for a scheme comprised solely of the permitted uses; and b) residential use does not harm the wider location's business function.
- 6.6 338sqm of flexible commercial and community space (B1b, B1c and D1) is proposed, which is acceptable in policy terms in this location. The applicant has been asked to demonstrate that there would be an end user for a B1b and c, or D1 use, as the Council (and applicant) would need to be satisfied that the completed commercial space does not sit empty in the long term.
- 6.7 The proposed loss of a 'sui generis' use and introduction of a residential led, mixed-use, development comprising of 75 residential units (C3) and 338sqm GIA flexible commercial or communal space (B1b, B1c, D1) is likely to be acceptable in principle.

Area of focussed intensification

- 6.8 The site is located within the Brighton Road (Sanderstead Road) Intensification Area, as outlined within Policy DM10.11 of the Croydon Local Plan (CLP) and Chapter 3 of the Suburban Design Guide (SDG) 2019.
- 6.9 Section 3.11 of the SDG outlines that redevelopment in the Intensification Area should deliver increased housing density, supported by an active and vibrant local centre of mixed uses and recreation areas in conjunction with the existing recreation ground. Section 3.14 further states that large, underutilised sites provide potential for the creation of mixed-use developments. These may include active frontages along Brighton Road, with associated public realm improvements. Development should seek to significantly intensify the area through the development of flats and increased heights. The height of new development should respond to the context and streetscene. Heights should therefore vary from 3 to 6 storeys. Development facing onto Brighton Road may seek to be up to 6 storeys tall.
- 6.10 Policy DM10.11 of The Local Plan 2018 further outlines that new development in areas of focussed intensification may be significantly larger than existing and should be double the predominant height of buildings in the area. Development should further take the form of one of three different character types; "Medium-rise block with associated grounds", "Large buildings with spacing", or "Large buildings with Continuous frontage line".
- 6.11 The proposed development would consist of a 4 - 7 predominately 4 and 6 storey building, with a 7 storey element to the north west corner facing Brighton Road. The immediately adjacent site to the south, No. 445 consists of a 3 - 4 storey building, with the frontage to Brighton Road, 4 storeys. The site beyond this is a

residential development of four storeys. The adjoining site to the north is a two storey development and the properties to the west side of Brighton Road and on Grange Road to the rear of the site are two storey semi-detached dwellings. Whilst the scale of built form is varied, the predominant height is therefore 2 storeys.

- 6.12 The proposed height of the development would comply with the Local Plan policies surrounding Intensification Areas. Whilst the proposed development would partly exceed the height guidance within the Suburban Design Guide at its north west corner, given the varied scale, height and massing of the immediately adjacent buildings, particularly to the south, officers raise no objection to this in principle, subject to satisfaction of all other relevant planning considerations. An increase in height on the corner is desirable in urban design terms.

Affordable housing, housing mix and standards for accommodation for future occupiers

Affordable housing

- 6.13 CLP Policy SP2.5 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. CLP Policy SP2.5 requires a minimum provision of affordable housing to be provided either:

a) Preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;

b) 15% if the site is in the District Centre and 15% affordable housing on a donor site with prior planning permission within the same place as the District Centre; or

c) As a minimum level of 15% affordable housing on the same site as the proposed development, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on site provision is not viable and construction costs are not in the upper quartile.

- 6.14 The applicant is offering 30% affordable housing on site on a habitable room basis (24 units) with a 50/50 split between social rent and shared ownership. The mix of affordable units proposed is 12 x 1beds and 12 x 2bed 4P.

- 6.15 A full viability appraisal has been provided which concludes that the provision of affordable housing of this amount is unviable and that the developer will incur a deficit. However, the applicant is prepared to deliver the scheme with the policy compliant amount of affordable rooms as set out above. The applicant has confirmed that they have a provisional agreement in place with a registered

provider who have confirmed their acceptance of the proposed affordable mix and tenure split.

- 6.16 At this stage the appraisal has not been assessed by an independent viability consultant. If more affordable housing can be delivered by the scheme it could be accommodated by reason of the split of units across two cores.
- 6.17 The level of affordable being offered would comply with policy requirements as set out in Policy SP2.5 and the agent has confirmed that a provisional agreement has been made with a Registered Provider to take on the affordable units. The delivery of affordable housing is clearly a very important consideration. The developer has committed to providing at least the policy compliant minimum of affordable housing. The scheme viability now needs to be reviewed at pre-application stage before officers can reach conclusions on the acceptability of this element of the scheme, or the scheme overall.

Housing Mix

- 6.18 Policy SP2.7 seeks to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings is 60% in areas with this PTAL level (PTAL 3). The policy allows exceptions to this where a registered provider confirms the housing mix meets their requirements and 2bed 4person units can be considered family units where supported by viability information.
- 6.19 The proposed scheme of 75 units provides 6 x 3 bedroom 4 person units (8%), 39 x 2 bedroom 4 person units (52 %) and 30 x 1 bedroom 2 person units (40%). The number of three bedroom units falls significantly below the policy requirement however including 2B4P units the scheme provides 60% family units, which meets the policy requirement for this type of area (urban setting with PTAL of 3).

Quality of Residential Units

- 6.20 All the proposed residential units meet minimum floorspace standards set out in the London Plan. The Mayor of London Housing SPG advises that developments should minimise the number of single aspect dwellings, and that north facing units should be avoided. During the course of the pre-application process, the layout has been amended to include an external decked access to the rear units which ensures there are no single aspect north facing units. There are a number of single aspect units within the scheme (31). The positioning and orientation of the site and the layout of development is considered the most appropriate to maximise development whilst not causing harm the amenities of adjacent properties and in design terms. As such a number of single aspect units would always need to be provided. The units would receive good levels of privacy and outlook.



Figure 4. Typical floor plan

6.21 A Daylight, Sunlight and Shadowing Report has been provided. The internal daylight adequacy analysis illustrates that over 95% of rooms would satisfy the BRE guidelines for daylight. A small proportion of rooms would not achieve the internal daylight adequacy target criteria (mostly bedrooms which are considered to be less important in this regard). In terms of sunlight, 50% of the main living room windows satisfy guidelines (please note only the first floor units have been modelled and therefore the assessment provides a worst case scenario). The deficits are partly a result of the inclusion of winter gardens which limit direct access to light to some windows of the rooms, as well as overhead private amenity for units on upper levels. The frontage of the site faces north west and the logical layout of development to maximise the development potential of the site requires the proposed units to front the highway meaning that the layout is somewhat unavoidable. The primary main gardens/amenity space at ground level within the site will comfortably satisfy the BRE guidelines for sun on ground. Based on the site constraints (orientation and benefits of winter gardens), in officer's opinion, some sunlight infringements are likely to occur and do not necessarily make the scheme unacceptable but further testing is required to quantify this and ensure all mitigation has been undertaken.

6.22 All units have their own private external amenity space in the form of balconies or winter gardens. The amenity space for the units facing onto Brighton Road have been designed as winter gardens to minimise noise disturbance and

pollution to the future occupiers from the heavy traffic on this main thoroughfare. The majority of private amenity areas exceed or meet the required standard however a number of the winter gardens facing Brighton Road fall under the minimum requirements (no.16). The related units all exceed the minimum technical internal floor space and therefore there is scope with the existing footprint to provide amenity area that accord with planning policy requirements for all units. This needs to be addressed for officers to support the scheme.

- 6.23 There would a generous communal garden of approximately 700sqm within the enclosed area provided to the rear of the building. The communal space would benefit from good sunlight and would be well overlooked by the proposed development. It also serves a gated pedestrian access to and from the site to Purley Oaks train station. Integrated play areas for different ages and abilities amounting to approximately 271sqm have been included within the shared garden (policy requirement for the mix and tenure proposed is 167.7sqm). Officers welcome this approach. Further design work is required on the landscaping strategy, biodiversity and the relationship of the communal amenity area and the parking area.
- 6.24 The London Plan Policy 3.8 and the London Housing SPG Standard 11 requires 90% of the dwellings to be Category 2 'accessible and adaptable' M4(2), with the remaining 10% of the dwellings designed to be Category 3 'wheelchair user dwellings' M4(3). Two lifts are proposed in each stair core. 8 units (10.6%) are shown to be wheelchair accessible.

Design

- 6.25 Following the SDG recommendation that '*redevelopment in the Intensification Area should deliver increased housing density*' the proposed quantum of development and density is likely to be acceptable. As stated above, The SDG states that the height of new development should respond to the context and streetscene and suggest that heights should therefore vary from 3 to 6 storeys and that development facing onto Brighton Road may seek to be up to 6 storeys tall. Policy DM10.11 of The Local Plan 2018 further outlines that new development in areas of focussed intensification may be significantly larger than existing and should be double the predominant height of buildings in the area. Development should further take the form one of three different character types; "Medium-rise block with associated grounds", "Large buildings with spacing", or "Large buildings with Continuous frontage line".
- 6.26 The proposed building predominantly has a height of 6 storeys. Towards the rear (north east) of the site, the massing is reduced to 4 storeys, to respond to the local context of two-storey terraced houses on Grange Road. The corner point of the building comprises 7 storeys, which is one storey taller than the SDG recommended height along Brighton Road. This element is situated in a corner position and has a small footprint in comparison to the overall scheme. Given the height and massing of the immediately adjacent buildings, particularly to the south, it is considered that this element is successfully incorporated into the wider streetscene contributing to the current and emerging character of the area. The Place Review Panel (PRP) suggested that additional height could be

incorporated on the corner however the applicant has not followed this suggestion to ensure the proposal accords as far as possible with policy requirements. Members' views on this are sought.

- 6.27 The buildings to the north and south of the site on the eastern side of Brighton Road vary in height but predominantly have flat roofs and are constructed of varying external materials. In this context, officers feel that the proposed flat roof form sits comfortably and appropriately. External materials of buildings also vary considerably, some the buildings having commercial appearances and some finished in materials which are considered to detract from appearance of the public realm, including the block immediately to the south and the timber cladding found on the building to the southern side of Allenby Avenue. Brick can be found in the elevations of the residential properties on the eastern side of Brighton Road and in officers' opinion are a durable material that provide a good quality finish to the proposed building.



Figure 5. Visual of Brighton Road frontage



Figure 6. Visual of rear elevation and communal garden

- 6.28 The building has been laid out in the site with an 'L' shape form. This development along with the existing community building to the south create a horseshoe layout with communal space at the heart. The building footprint has been designed to ensure that the development does not prejudice the development of the adjacent sites in the future. The communal building could be redeveloped for residential purposes and share the communal garden space. The proposal provides a vehicular access that could be shared with the site to the north and the layout does not prevent this site from being developed in a similar fashion.
- 6.29 The layout allows the Brighton Road frontage to be activated with commercial uses at ground level with residential above. The servicing for the development is contained to the rear of the site (not viewable in the public realm). The layout allows a quality private communal garden to be provided for residents. This layout allows a footpath to be provided from the communal space to Allenby Avenue which provides quick access to the railway station.
- 6.30 Brighton Road has a wide footpath to the front of the buildings which contains mature and attractive street trees. As initially submitted, the proposed front building line sat forwards of the established historic building line and encroached into the canopy of the trees. The PRP were strongly of the opinion that the development should be set further back to align with the existing building line to help integrate the development with the neighbouring development and give coherence to the street scape. This would also ensure the trees are retained with space to grow. The applicant has undertaken this amendment, the building now aligning with the adjacent buildings.
- 6.31 At ground floor level, a colonnade was initially proposed along Brighton Road. The PRP did not support this approach as there is no precedent for such a feature in the local context, the covered walkway would hide the ground floor commercial units of the building and could also attract anti-social behaviour. The

applicant has therefore removed the colonnade from the scheme. The commercial units directly front the highway creating an active frontage to the street scene as required by Policy DM10.11. It is considered that the frontage of the commercial units should be further developed to clearly distinguish between the commercial and residential uses with space for signage. The wide pavement would be retained and the public realm would be enhanced with soft landscaping planters.

6.32 There are two cores to the building with two residential entrances; one on the Brighton Road frontage and one to the northern side. These entrances have been emphasised using recessed brick detailing which officers consider to be welcoming and attractive features of the scheme.



Figure.7 Visuals of the residential entrances

6.33 Refuse/recycling and cycle stores and the plant room are also found at ground floor level. Covered walkways are proposed to the side and rear elevations which provide shelter to and screen these service areas from being overly dominant. In the elevations facing the communal garden, to prevent these service areas from having an unappealing presence, large glazed openings facing the internal green space are featured in the store facades to animate the blank walls. White brick is proposed to be utilised to brighten these spaces. It is considered that further work is required to ensure these areas are secure as currently the scheme does not provide any natural surveillance of these areas.

6.34 In terms of massing, officers and the PRP are supportive of the general approach taken. The development has a simplified form, with clearly defined volumes. Officers consider this form to work well having a strong visual appearance. The south west corner of the building is stepped back which has a weaker visual appearance, accentuated by small windows, however as this is set behind the adjacent building line could be acceptable. Officers suggest this part of the development is further considered. The windows in this part of the building are unduly small in comparison to the rest of the building and enlarging them would enhance the overall cohesiveness of the building.

6.35 The northern elevation slightly differs in character from the other elevations as comprises decked access to the residential units in order to prevent and north facing single aspect units. Officers are of the opinion that this adds interest to the elevation and the landscaped areas along the external accesses successfully green the elevation. The material palette and size of window openings follows that of the rest of the building.



Figure 8. Proposed northern elevation

6.36 The material palette consists of two principal materials; multitonned red brick as the main cladding material and light coloured brick for ground floor and recessed walls, including balconies and external walkways. The brass colour for window frames and railings creates an interesting palette against the light and red brickwork.

6.37 The roof of the building would be visible from the ridge opposite the site to the west (Mount Park Avenue, Blenheim Park Road and Kingsdown Avenue). The majority of the roof would be used to accommodate solar PV's which, whilst the necessity is understood, does not create a very attractive townscape. The appearance of this roofscape should be enhanced as far as possible and officers suggest this element requires further development. The rear most element of lower roof is shown as an 'ecology flat roof' and further details of this area should be provided as part of any formal application.

6.38 At this stage officers are of the opinion that the design is mostly acceptable however some issues have been raised as outlined above which officers are having ongoing discussions about with the applicant. It is expected that these issued will be addressed and resolved as part of future negotiations. Members' views are sought.

Impact on Amenity of adjacent properties

Residential dwellings on Grange Road

6.39 The dwellings on Grange Road are located to the east/south east of the site. The rear gardens of these dwellings are approximately 20m long and many have detached outbuildings at the rear end. Many of these are garages which are accessed via a vehicular track from Allenby Avenue.

- 6.40 The rear element of the scheme (north east) closest to these dwellings is limited to four storeys in height to prevent the development from appearing visually intrusive or overbearing from the rear gardens. Given the location of the existing access track and garages, the proposed parking area would not be overly prominent from these gardens and it is noted that the current commercial use on site uses this area for the storage/display of vehicles.
- 6.41 The development would be located approximately 10m from the rear boundary of these dwellings at its closest point and therefore approximately 30m from the rear windows. This distance is great enough to ensure that the proposal would not cause any significant loss of privacy, in accordance with SDG guidance. There are no balconies proposed in the nearest elevation to respect the neighbouring properties as far as possible.
- 6.42 Given the location of the mass of the development in comparison to the dwellings on Grange Road, the submitted Daylight, Sunlight and Shadowing Assessment demonstrates that the proposal is unlikely to cause harmful loss of light.

Residential dwellings on Brighton Road

- 6.43 Whilst the dwellings to the west side of Brighton Road are also two storey, their relationship with the development site differs in that they front the busy main road which generally has a far less residential character. The outlook from the frontage of these dwellings facing the site is of this busy thoroughfare and the existing commercial units to the eastern side of Brighton Road. As such, outlook from these dwellings is unlikely to be harmed by the proposal.
- 6.44 The front of these dwellings face the public realm and therefore concerns regarding loss of privacy are less relevant. Notwithstanding this, these dwellings are located 24m from the front site boundary (approx. 30m from the front elevation of the proposed building) and as such a sufficient distance to ensure there would be no harmful loss of privacy.
- 6.45 A Daylight, Sunlight and Shadowing Assessment has been provided. In terms of impact on daylight, 6 rooms in 6 different properties would not satisfy the daylight tests for vertical sky component (VSC) and no-sky line (NSL) indicating that these rooms will be adversely affected. These rooms are living areas and bedrooms. The Average Daylight Factor (ADF) however shows that the retained light in these rooms will achieve the required target and therefore despite the reductions, the amount of retained light will remain adequate. In terms of sunlight, 94% of windows meet the Annual Probably Sunlight Hours (APSH) requirement, the only infringements being to one side of the existing bay windows. The dwellings will retain good levels of sunlight. The overshadowing analysis illustrates that the neighbouring amenity spaces will achieve the BRE criteria in shadowing terms.

Adjacent commercial/community sites

- 6.46 The proposed development should not prejudice the ability of these sites to be developed in the future. The access and parking arrangement has been arranged with this in mind. During the pre-application process the access and parking

arrangement has been altered to allow for the access to this development to be able to also be used by the site to the north to prevent the need for separate accesses to be required onto Brighton Road, which may need to be secured through the planning permission. Distances to boundaries and location of openings have been designed to ensure future development can come forward in a similar fashion. Indicative drawings showing how the adjacent sites could be developed have been submitted.



Brighton Road Elevation of proposal and potential future developments



Aerial view of proposal and potential future developments

Figure 9: Images of proposal and potential future development of the adjacent sites.

Noise

6.47 The impact of noise activity from any commercial activity will need to be considered as the applicant develops the scheme. The most likely protection would be in the form of conditions that control aspects such as hours of operation. The noise levels from any air handling units, mechanical plant or other fixed external machinery will also be expected not to increase background noise levels when measured at the nearest sensitive residential premises. In effect, this means the noise levels from any new units will need to be at least 10dB below existing background noise levels. In terms of light pollution, the development will be expected to comply with guidance contained within '*Guidance Notes for the Reduction of Obtrusive Light GN01:2011*'. The development would need to be constructed in accordance with the Councils '*Code of Conduct for Construction Sites*'.

Flood Risk

- 6.48 The site is within Flood Zone 3. The proposal would provide a more vulnerable use in an area susceptible to flooding. The applicant has provided Flood Risk Assessment (FRA) and Drainage Strategy. The FRA outlines that Finished Floor Levels (FFLs) of the proposed ground floor commercial units would be set a minimum of 150mm above existing floor level. This would raise the residential accommodation (which starts at first floor level) above the residual flood level. Therefore safe refuge is afforded to the residential development. The occupants of the commercial units will be provided access to the upper floors via the staircases, within the building cores. In terms of sustainable drainage, storage will be provided in SuDS options for this site in the form of living roofs, permeable paving, a geocellular attenuation tank (option 1) or soakaway (option 2) and a proprietary SuDS feature in the form of a downstream defender, if required.
- 6.49 The LLFA are yet to provide comments on the submitted information. This is a matter to be resolved and finalised during the pre-application process as is the view of the Environment Agency.

Highways and Parking

- 6.50 The site is located on the Strategic Road Network and is located in an area with the PTAL level of 3 (moderate). The site is within close walking proximity of bus services (4 routes) on Brighton Road which provide an average of 23 services per hour. The site is within short walking distance (0.3km) from Purley Oaks Railway Station and 1.6km from Purley Town Centre. Brighton Road is generally level and has cycle lanes and the site therefore has good cycling opportunities for future residents/users. There are local shops almost directly opposite the site on Brighton Road. Despite the moderate PTAL rating, the site is very well connected to public transport and local shops and services.
- 6.51 The number of trips expected to be generated by mode by the proposed scheme has been calculated using the TRICS database. Given the existing use of the site, the analysis finds that the development would have an immaterial impact on the operation, capacity or safety of the local transport networks. Officers will fully consider this at application stage.
- 6.52 Access arrangement – The site currently has two dropped kerbs onto Brighton Road. The southernmost access is currently in use by the car showroom business. The northern access is blocked by metal bollards and not currently used for vehicular movements. The southernmost crossover would be stopped up and the northern access reinstated and widened/improved to provide the only vehicular access for the new development.
- 6.53 The London Plan sets out maximum car parking standards based on public transport accessibility levels and local character. For residential developments, 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit. For commercial uses, provision should be made of 1 space per 100-600sqm of GIA.

- 6.54 On-site parking provision is provided at a rate of 25 spaces including 4 spaces for disabled bays, all for the residential element of the scheme. The commercial element is proposed to be car free.
- 6.55 Analysis of Census Ward data for Purley suggests that a development of this size and mix could potentially generate parking demand from occupants of up to 42 vehicles. This means that as a worst-case scenario there could be potential overspill of 17 vehicles onto the surrounding road network. Parking stress surveys have been carried out which have recorded maximum overnight parking stress to be between 78-85% which equates to 67 - 99 spare spaces within 400m of the application site. Daytime surveys have also been taken which record stress to be 80 – 90% equating to 43 – 87 spaces available. Whilst this represents a snapshot in time, it demonstrates that there is capacity on the surrounding highway to accommodate any potential overspill vehicles from the development.
- 6.56 The amount of parking provision needs to be carefully considered given the good level of connectivity of the site, which is in an area where sustainable travel options should be fully promoted. Mitigation measures are also proposed by the applicant; a Green Travel Plan would be implemented, a car club bay considered, and the applicant is willing to provide contributions towards the introduction of a CPZ in the vicinity of the site, or a study to determine the need for this.
- 6.57 Given the public transport opportunities in the area, it is acceptable for the commercial element to be car-free if a high quality Travel Plan with a package of sustainable measures is provided
- 6.58 Local Plan Policy DM30 states that 20% of parking bays should have Electric Vehicle Charging Points (EVCP) with future provision available for the other bays. The Transport Assessment states that 20% of the car parking spaces would have electric vehicle charging points and the remaining 80% would have passive provision (in accordance with draft London Plan requirements).
- 6.59 The Draft London Plan States that there is a requirement that disabled parking is provided for 3% of dwellings from the outset, with an additional 7% which could be provided if needed in the future. Four of the parking bays (5% of the units) are Blue Badge bays all with step free access from the main building which would be provided from the outset of the development. On balance this arrangement is considered likely to be acceptable, the remaining 5% (4 bays) could be provided on street if there is future demand.
- 6.60 In terms of the cycle parking provision the London Plan requires a minimum of 139 spaces for the residential element and a minimum of 4 spaces for the commercial element. Residential provision will include 144 long stay cycle parking spaces and 6 short stay for visitors and commercial provision will include 12 cycle parking spaces in total. Electric sockets will be provided for ebike charging and space for a small number of inclusive bikes such as tricycles, hand cycles and cargo bikes (i.e. at least 5 per cent of all spaces will be capable of accommodating a larger cycle). The cycles would be stored within the envelope of the building for the residential element in excess of the required amount. The Transport Statement also states that visitor cycle parking provision would be

accommodated along the Brighton Road frontage for the benefit of the commercial units.

6.61 Refuse for the residential and commercial elements would entirely be stored within the envelope of the building. Refuse vehicles would be able to access and manoeuvre within the site and collect the refuse within the site off of Brighton Road. Other service and deliver vehicles would be able to manoeuvre in the same way. The scheme has been designed to enable all servicing activity within the site in order to minimise any impact on the local road network. Some further work is required regarding the location of bin stores and how the commercial elements integrate with the residential areas.

Other Considerations

6.62 There are mature London Plane street trees to the front of the site on Brighton Road which are very mature and greatly enhance the appearance of the street scene. A tree survey and tree protection plan has been provided which shows that the development would be located outside of the root protection area of these trees and that the trees would be protected during development.

6.63 The site is entirely covered in hard surfacing and therefore the proposal creates the opportunity to greatly improve the landscape quality of the site. The landscaped communal garden is strongly welcomed and additional soft landscaping is proposed in the proposal parking areas.

6.64 Major residential schemes are required to meet Zero carbon. Non-residential buildings should achieve a 40% carbon dioxide emissions reduction over the Target Emissions Rate (TER) set out in the Building Regulations (2010). The London Plan Sustainable Design and Construction SPG (2014) sets out that this is broadly equivalent to a 35% reduction over the 2013 Building Regulations Part L, which is the most up-to-date standard. New build non-residential developments of 500sqm or above will be expected to achieve a minimum of BREEAM Excellent.

Mitigation

6.65 At this stage it is envisaged that planning obligations will be required to mitigate the impacts, with the following Heads of Terms:

- Affordable housing (30% on-site at 50/50 split)
- Employment and training (contribution and commitments both construction and operation)
- Air quality contribution (£500 per unit)
- Zero carbon off-setting (if required, dependant on energy strategy)
- Car club bay in vicinity of the development with first 3 years operating costs and membership for all occupants
- Car parking permit free for future occupiers (if required)
- Highway s278 works including contribution towards implementation of CPZ in and around the site
- Travel Plan monitoring

7. PRELIMINARY CONCLUSIONS ON KEY ISSUES

- 7.1 The proposed development would result in the loss of a non-protected sui-generis use (car show room) and there is no policy objection to this. The site is within the Area of Focussed Intensification whereby the proposed residential development and an active ground floor commercial frontage is welcomed.
- 7.2 An affordable housing offer which complies with the policy minimum is proposed at a tenure mix that has been preliminarily agreed with a registered housing provider. Further testing is required to be satisfied with the affordable housing provision. The scheme provides a policy compliant amount of family units and the accommodation for future occupiers is good.
- 7.3 Overall the proposed bulk, mass and appearance of the development is acceptable. The detailed design of the development has progressing in an appropriate manner and discussions are ongoing.
- 7.4 The development can likely be accommodated without causing an undue harm to the amenities of the adjacent residential properties, and without prejudicing the future development of the immediate commercial site on Brighton Road.
- 7.5 Assessment of flood risk is ongoing with the LLFA.
- 7.6 The level of on-site parking proposed is appropriate in this area and would be mitigated by contributions towards the introduction of a CPZ in the vicinity of the site, a car club bay and Travel Plan.

8 SPECIFIC FEEDBACK REQUESTED

- 8.1 In view of the above, it is suggested that Members focus on the following issues:
- The initial design approach of the scheme in particular height (but also siting, scale, mass, use of materials) and treatment of south west corner.
 - The affordable housing offer and split
 - Whether car parking provision indicated is appropriate.
 - Any other matter that Members see as important to secure if this development was to come forward.

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

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.

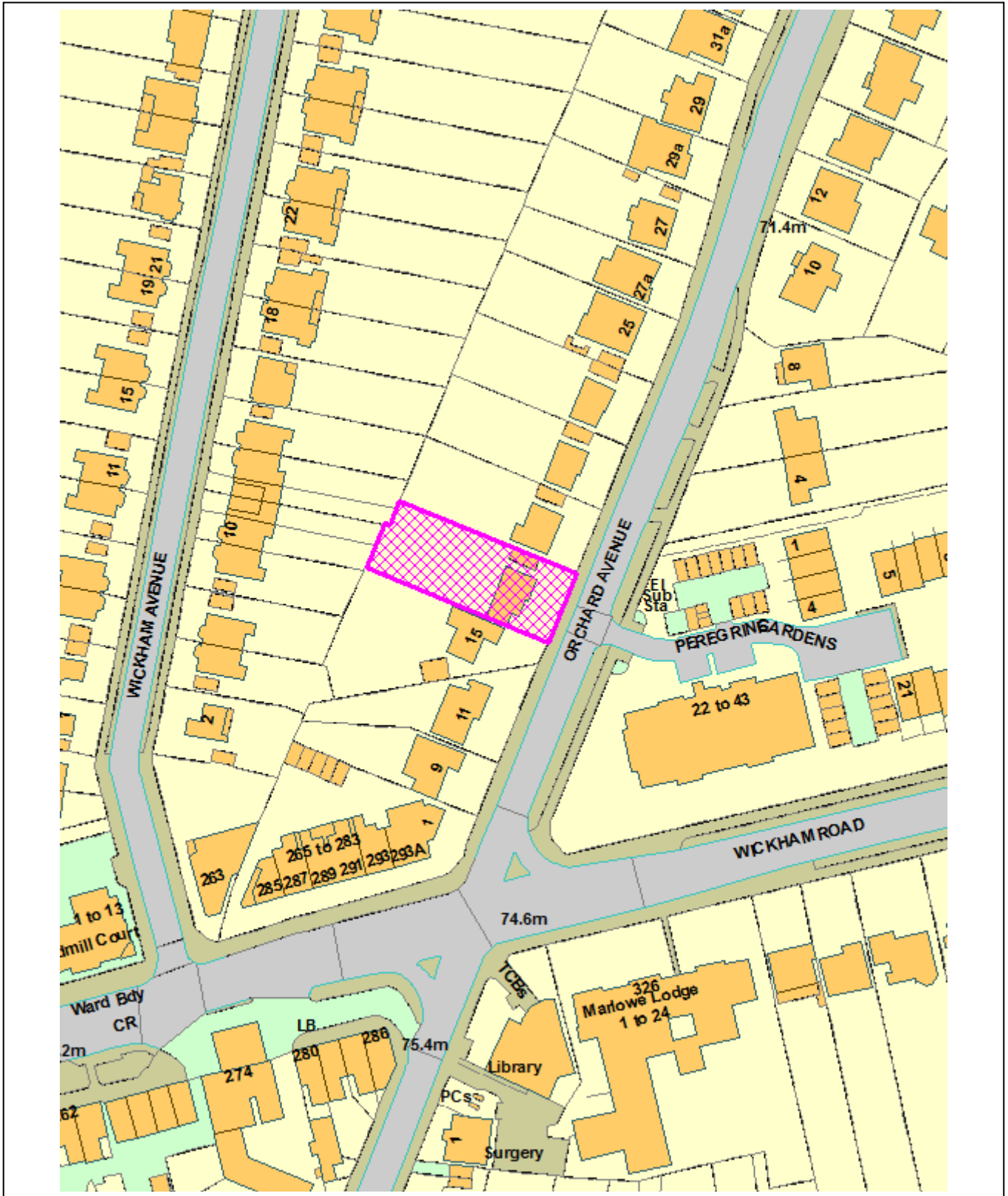
8. BACKGROUND DOCUMENTS

- 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 SUMMARY OF APPLICATION DETAILS AX10+15-53-101

Ref: 19/00131/FUL
 Location: 17 Orchard Avenue CR0 8UB
 Ward: Shirley North
 Description: Demolition of existing detached house erection of three-storey building with further accommodation in roofspace comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage.
 Drawing Nos: P100B, P101B
 Applicant/Agent Mr Alan Gunne-Jones
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
Houses	0	0	0	0
Flats	3(2 person)	4(3 person)	1(5 person)	0
Totals	3(50-54sqm)	4 (64sqm-68sqm)	1 (92sqm)	0

Type of floorspace	Existing Floorspace	Proposed Floorspace	Net gain
Residential	170Sq.m	585Sq m	415Sq m
Number of car parking spaces		Number of cycle parking spaces	
4 (including 1 disabled space)		14	

1.1 This application is being reported to Planning Committee because the North Shirley Ward Councillor (Cllr Richard Chatterjee) has requested it be referred to committee and objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission.

2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters:

Conditions

- 1) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) Details to be provided:-
 - a) Hard and soft landscaping – including paving surfaces, parking spaces, playspace, planting and species to be submitted
 - b) Boundary treatment –
 - c) Vehicle site lines along Orchard Avenue including point of entry/exit
- 4) Refuse Storage Area to be submitted
- 5) Cycle storage Area to be submitted
- 6) Parking to be provided as specified (including active and passive charging points)
- 7) Details of land levels prior to occupation
- 8) Demolition and construction method statement
- 9) 19% reduction in carbon emissions
- 10) 110 litre water consumption target
- 11) Details of security lighting
- 12) Details of Suds measures
- 13) Details of maintenance and new tree planting scheme
- 14) Windows in flank elevations of the building to be obscure glazed and fixed shut up to 1.7m above the internal floor level at first floor.
- 15) 1 ground floor unit to comply with M4(3) accessibility requirements
- 16) Commence within 3 Years

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

Informative

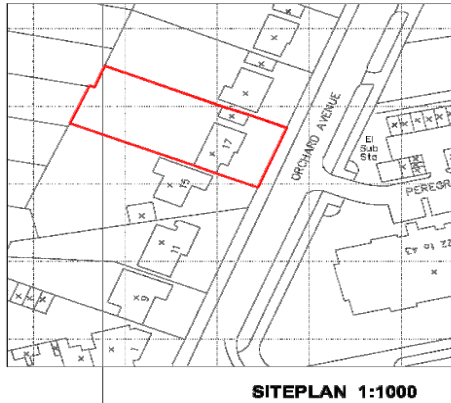
- 1) CIL -
- 2) Code of Practice regarding small construction sites
- 3) Highways works and or/damage to the existing highway during the construction phases to be made good at developer's expense
- 4) Any [other] informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal involves the demolition of the existing house, garages and store and the construction of a three-storey building with further accommodation within the roofspace to provide 8 flats.



- 3.2 The proposed development would be accessed off Orchard Avenue involving new central vehicle access point. The proposed building would be 12.7m high, 14m wide, 14m deep. It would be constructed of the following materials: - red brickwork to the ground floor, render to the upper floors and red roof tiles.
- 3.3 The proposal would include 4 car parking spaces (including 1 disabled space, 14 bicycle spaces and refuse store).
- 3.4 The proposal includes the removal of a single tree to the south boundary and a number of trees along the boundary with the north. The applicant is proposing the provision of new extensive landscaping. Each flat would benefit from private balconies and garden areas, with a large communal and children playspace to rear. A variety of tree/shrub planting in and surrounding the site boundary.
- 3.5 The proposal has been amended from a two storey building with accommodation in the roofspace to provide 5 flats (1 x 1 3 x 2 and 1 x 3 bedroom), to a three storey building with accommodation in the roofspace to provide 8 flats. The development incorporates recessed balconies in the design and a, new vehicle layout which includes 1 disabled parking space and child playspace

Site and Surroundings

- 3.6 The application comprises a 0.07 ha site consisting of a large detached mock Tudor house with garages and store at either end located on the west side of Orchard Avenue.
- 3.7 To the north of the site is a detached two storey similar mock Tudor style house. To the south is an 80's style two storey house; to the west are the rear gardens of two storey houses in Wickham Avenue. Opposite is a vehicle access serving a two storey mews style development in Peregrine Gardens. The surrounding area is residential in character with pitched roof forms and brick construction.
- 3.8 Whilst there are a number of trees on the site, there are no protected trees identified within the site or immediate surroundings and no other designations

for the site identified on the Croydon Local Plan Policies map. The site is located within an area of focused intensification and surface water (1:100yr) flood risk.

Planning History

3.9 The following planning decisions are relevant to the application:-

16/01040/P Refused permission for demolition of existing house and erection of new two storey building with accommodation in roof space to provide 5 two bedroom flats; formation of vehicle access and provision of associated parking for the following reasons;-

- The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its design and extent of hardstanding to the frontage,
- The development would be detrimental to the amenities of the occupiers of adjoining property by reason of visual intrusion
- The development would result in an unsatisfactory residential environment being provided for the occupiers of the proposed dwellings by reason of the lack of private amenity space for all the dwellings

17/04286/FUL (Withdrawn application): Demolition of existing building, erection of two storey plus roof level replacement detached property containing five self contained residential flats (C3) with associated car parking, bin store and cycle parking.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed development would provide an appropriate scale for a development making effective use of the residential site and increasing the Council housing stock.
- 4.2 The proposed new building would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings
- 4.3 The proposed new building would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would provide an appropriate level of parking for the proposed development, encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability technics as part of the overall drainage strategy.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

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

No of individual responses: 16 Objections: Supporting: 1

No of Petitions; 1 (23 Signatures from Residents of Peregrine Gardens)

The same neighbours were consulted on revised proposal

- 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>	
3 or more blocks already built in the area; loss of family sized house; outside intensification area; set undesirable precedent.	The principle of residential development on this site is considered to be acceptable and would make effective use of a brownfield site. The development would not result in the loss of family sized accommodation. Refer to paragraphs 8.2 to 8.7 of this report.
<i>Scale and massing</i>	
Height and scale of housing not in keeping and would far exceed what is currently in place; disregard of local character; massing too much ; 50% of garden developed	The application site is located in an area of Focused intensification and Officers consider that the proposal in terms of scale, massing and creates an acceptable transition in scale between the application site and the surrounding buildings. Refer to paragraph 8.8 to 8.9 of this report.
<i>Appearance</i>	
Appearance out of keeping with area; no other properties along this side of road 4 storeys in height; destroy character of Orchard Avenue; set	The proposed design of the buildings are considered to be acceptable. The details to be secured by condition. Refer to paragraph 8.9 of this report.

unwarranted precedent of buildings 4 to 5 storeys; front garden mass of hardstanding	
<i>Density</i>	
Increase in density of residents to 15-20 plus; difference in comparative housing densities and not acceptable;	The development would maximise the potential site whilst ensuring a suitable scaled buildings limited any physical impact. Refer to paragraph 8.6 of this report.
<i>Daylight and sunlight, privacy, outlook</i>	
Loss of daylight to neighbours rear lounge; loss of privacy to rear garden from first floor balconies; Unacceptable overlooking of properties in Wickham Road; intrusiveness of development; 1m deep from neighbours wall; light intrusion; loss of light to neighbours living room and side windows	Officers consider that due to the position and height of the buildings the resultant levels of daylight/sunlight are acceptable within an urban setting. The proposal would not result in undue overlooking or loss of privacy. Refer to paragraph 8.13 – 8.18 of this report.
<i>Noise and Environment</i>	
Extend to neighbours garden and Increase in noise, music, traffic noise, dust, disturbance during construction.	Officers consider that the introduction of an intensified residential use in the residential area would not lead to an unacceptable level of noise; disturbance during construction to be minimised through the submission of a Construction Logistics Plan. Refer to paragraph 8.13-8.18 of this report.
<i>Standard of accommodation</i>	
No disabled accommodation; no childrens playspace provision;	Officers consider the proposal would provide a reasonable level of accommodation including communal amenity playspace in excess of London Plan standards. Refer to paragraph 8.11 – 8.12 of this report.
<i>Trees</i>	
Loss of established trees	A condition requiring details of new landscaping tree planting and protection measures should ensure that suitable planting is provided and suitable ecological measures are secured by condition; Refer to paragraphs 8.24 to 8.25 of this report.
<i>Transport</i>	
Lack of parking; provision of 4 cars increase pressure on on-street parking make parking difficult; Busy road with bus route would make pedestrian movement by many elderly residents difficult; no disabled	Officers consider the level of on-site parking and bicycle provision to be appropriate and that detailed planning conditions would secure suitable and safe vehicle movement and fire safety. Refer to paragraphs 8.19 to 8.23 of this report.

parking; proposal would make access to Peregrine Gardens even more difficult than at present; highway concerns during building process for elderly residents in Peregrine Gardens which could lead to accidents, delays to emergency vehicles and prevent pedestrian movement.	
<i>Party wall</i>	
Party wall issues on boundary; impact on neighbouring boundary;	Issues relating to the Party wall Act are a civil matter and outside of the remit of the Planning System. Refer to paragraph 8.18 of this report.
<i>Flooding</i>	
Lead to flooding; result in drainage problems;	Officers consider that the applicants have addressed issues of flooding and sustainable discharge measures the details to be subject to a condition Refer to paragraphs 8.26 to 8.27 of this report.

6.4 Councillor Richard Chatterjee has made the following representations

- The residential density of the development in excessive for the PTAL rating for the locality
- Units 2-5 have insufficient storage space and private amenity space.
- Insufficient parking space for 5 flats with only 4 parking spaces provided with no designated as disabled
- Only a single commuter bus passes the site and therefore only occupiers will rely on cars.
- Insufficient communal outdoor space
- 45 degree rule is not clear from plans
- Insufficient recycling storage
- Overdevelopment for the locality and does not respect the existing residential and housing densities

6.5 Monks Orchard Residents Association (MORA)

- The proposed development is in PTAL 2 location and significantly greater than 800m from the nearest rail station and therefore is considered outside the requirement of intensification
- Significant overdevelopment for the locality with residential density 422.54hr/ha and housing density of 112.68 units/ha
- Excessive residential and housing density for suburban setting at locality of PTAL 2 where densities would require PTAL's exceeding the maximum

- Does not meet minimum space standards for storage space and private amenity space should be refused on deficiencies to living conditions
- Inadequate of-street parking at a locality of Red Route restricted parking which will require overspill on-street parking to be significant
- Inadequate parking provision of 4 bays with allocation of 0.17 bays per occupant in a locality of PTAL 2 at a location of high parking stress.
- Parking should equate to 12 spaces for 8 dwellings, the proposed 4 parking spaces and zero disabled bays is unacceptable in this location.
- There is no allocated play space for children of the future occupants.
- Not clear 45-degree elevation line complies with SPD2
- No quantifiable definition in current CLP provided to allow most efficient use of available infrastructure or capacity for growth when resulting in overdevelopment as define by London Plan and emerging London plan.
- Does not meet the requirements of DM13 on refuse and recycling for new developments with regard to storage are capacity, access and location.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (2018)
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018 (Amended 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:
- Achieving sustainable development (Chap 2)
 - Delivering a sufficient supply of homes (Chap 5)
 - Promoting sustainable transport (Chap 9)
 - Achieving well designed places (Chap 12)
 - Meeting the challenge of climate change, flooding and coastal change (Chap14).
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:
- 3.3 Increasing housing supply
 - 3.4 Optimising housing potential
 - 3.5 Quality and design of housing developments
 - 3.8 Housing choice
 - 3.9 Mixed and balanced communities
 - 5.2 Minimising carbon dioxide

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

Croydon Local Plan: Strategic Policies 2018:

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

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM45 Shirley

There is relevant Supplementary planning Guidance as follows

- London Housing SPG, March 2016.
- National Technical Housing Standards, 2015.
- National Planning Practice Guidance, 2014.
- Supplementary Planning Document (SPD2) Suburban Design Guide 2019.

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact and consideration of density
3. Housing Quality for future occupiers
4. Residential amenity/Daylight & Sunlight, Overlooking Privacy for neighbours

5. Transport
6. Trees
7. Sustainability and flooding
8. Waste

Principle of Development

- 8.2 In considering this proposal the local planning authority has had regard to delivering a wide choice of homes in favour of sustainable development in line with the principles of the NPPF, Policy 3.3 of the London Plan relating to increase housing stock; policies SP2.1 of the Croydon Local Plan in providing a choice of housing for all people at all stages of life and DM1 in supplying new housing.
- 8.3 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 will play in resolving the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and suburban intensification, in order to protect areas such as Metropolitan Green Belt. The site is located within an area of Shirley which is defined for focussed intensification within the Suburban Design Guidance adopted in 2019. The general guidance in relation to Areas of Focussed Intensification states that development maybe significantly larger than the existing and amongst other things be up to double the predominant height of buildings in the area. The SDG goes on to state in relation to the Shirley Area of Focussed intensification that the redevelopment of 2 storey detached properties into small blocks of apartments may be acceptable, such developments should typically be 4 storeys in height with some scope for additional accommodation in the roof space.



Extract from the Suburban Design Guide showing the site within the Shirley Intensifications Area

- 8.4 The proposal would replace an existing 4 bedroom two-storey house with a three- storey building with accommodation in the roofspace to provide 8 flats. The proposal would be in line with SDG which states that the redevelopment of 2 storey detached properties into small blocks of apartments may be acceptable. These developments should typically be 4 storeys in height. There may be some scope for additional accommodation in the roof space.
- 8.5 A previous proposal involving the loss of the existing house was refused in 2016 due to poor design, impact on amenity and poor standard of accommodation. The current proposal is for an alternative design which would include a single family sized unit at ground floor level as part of the new residential accommodation. Therefore there would be no- net loss of family accommodation on the site. The remainder of the proposal would include a combination of 2 and 3 bedroom properties with 5 of the 8 flats providing 1 bedroom (2 person) accommodation and the further 2 flats 1 bedroom 3 person accommodation. The proposal would therefore provide a reasonable mix of units in this location with regard to surrounding residential character while maximising the sites potential.
- 8.6 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 2 and as such, the London Plan indicates that the density levels ranges of 150-250 habitable rooms per hectare (hr/ha) with 50–95 u/ha; the proposal would be above this range at 309 hr/ha and 112u/ha (with 22 habitable rooms (not 30 as stated by objectors) on a site area of 0.071). Paragraph 3.4 of The London Plan however identifies that density is only the start of the planning housing development and not the end. The range, for a particular location, is broad enabling account to be taken of other factors including local context, design and transport capacity which, where appropriate, can provide a tool for increased density in certain situations. It is considered that the sites location, design, transport capacity and parking provision density is justified. The proposal would therefore accord with London Plan requirements in promoting housing.
- 8.7 Therefore subject to an appropriate scale of sustainable development, good design, a full assessment of amenity considerations, conserving the natural environment and assessment of traffic considerations, there is no objection in principle to the introduction of further residential accommodation in this location. It is considered that the proposed development is appropriate in line with Council aspirations for the site and surrounding area .These additional matters are considered in more detail below.

Townscape and Visual Impact



- 8.8 The existing property is characteristic of a range of styles an architecture which defines the area. The property is not listed or protected from demolition by existing policies and its demolition is deemed acceptable subject to a suitably designed replacement. A previous proposal in 2016 to replace the existing building was refused on design grounds. Neighbours and local groups have objected to the proposal due to massing appearance and impact on character on Orchard Avenue. The Croydon Local Plan has a presumption in favour of developments complementing the existing predominant building heights of 2 storeys up to a maximum of 4 storeys.



- 8.9 At 3-storeys in height with accommodation within the roof, the proposed development would be higher than the existing properties immediately surrounding the site. However the development has been designed to pick up on features within the surrounding area and is in line with Council policy and future aspirations which seeks to intensify residential development within this location. The pattern of development in surrounding residential area is regular, with a mix of dwellings ranging between 1 and 3 storeys (including 3 storey blocks of flats). This varied character and varying plot sizes means that the proposal would respect the development pattern of the surrounding area. The proposed building would occupy a larger footprint than the current house and extend almost the entire full width of site but the scale and mass as viewed from the front is considered acceptable. The height of the building

would be similar to a neighbouring block directly opposite in Peregrine Gardens. The front building line would relate to the neighbouring properties either side. The proposal would be in line with the Council design guidance for the area and would reference the hipped roof form while making more of the roofspace to provide further accommodation. The new building would relate to the mock Tudor form of the current building and would include a pair of gables to the front and create an acceptable relationship with the street. The applicant has simplified the form of the building towards the rear with a simple set back addition while integrating balconies into the overall massing whilst ensuring that the development complies with the 45-degree line from the neighbours windows in line with design guidance. The design language, roof space, and mix of materials to be used on the proposed buildings, would give the impression of a large semi-detached house, and provide both symmetry and balance to the site form.

- 8.10 Based on the above when compare with the 2016 refused scheme the design of the proposed building would be more in keeping with the immediate surroundings in terms appearance, scale and massing. The materiality of the proposed building would constitute of brick, render with timber detailing an approach which is supported, subject to further details being secured via condition. Included in the 2016 reason for refusal was the extent of hardstanding within the frontage. The applicants have included with this scheme hedging on all sides to a height of 2m which would provide screening and softening to the parking area and bin storage. Towards the rear extensive landscaping including playspace, cycle enclosure, surface covering and the type of species planting should ensure that the communal garden area is multifunctional and of a high quality. The full details to be secured by condition. The proposed scheme is considered to be a sensitive intensification of this site. The design would preserve this site and local character in line with national, regional and local policies.

Housing Quality/Daylight and sunlight for future occupiers.

- 8.11 The proposed flats would accord with the National technical housing standards guidelines in terms of floor space requirements including areas for storage. Each property would have dual aspect and would receive good levels of sunlight and daylight. The applicants have demonstrated through section drawings that sufficient head height would be afforded to the accommodation within the roof space. This arrangement is, therefore acceptable.

Each of the flats would have their own private external amenity area. The two ground floor flats would have sizeable garden areas in excess of minimum amenity guidelines for dwellings. The balconies to the upper floor flats at 4.5sq.m and 5 sqm would be 0.5-1sqm below the required space for non-family accommodation. However the proposal provides an extensive rear communal garden (150sq.m) with 14sqm of playspace which would be accessible by all users of the flats and would provide playspace in excess of London Plan standards. The landscaping and planting the details to be secured by condition. The proposal would therefore be in accordance with the principles of the NPPF in delivering a wide of choice of quality homes and London Plan Policies, and Croydon Local Plan 2018.

- 8.12 In terms of accessibility, level access would be provided from the front door to the ground floor units (which include the 1 x three bed and 1 x one bed units). London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint to provide the required accommodation, it is considered that one of the ground floor units should be M4(3), this can be secured by condition. A disabled space is proposed for the parking area.

Residential Amenity Daylight/Sunlight, Overlooking, Privacy for neighbours

- 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 and a loss of outlook.
- 8.14 The proposed building would be 1m in from the northern boundary with no.19 Orchard Avenue. No windows exist within the flank elevation of the main building of no.19 which has a single-storey extension and first floor balcony to the rear. The proposed building would be 2.3m from no.19s flank elevation and protrude 2.1m from beyond the rear of no.19 at its nearest point. Taking a 45-degree line from the nearest rear windows of no.19 the proposed building including the depth of its rear addition would be no greater than 45 degrees and therefore the proposal would have minimal impact visually when viewed from no.19. This impact would be further reduced with the proposed 2m high boundary wall and planting at ground floor level. The proposed building would be south of no.19 and while there would be some impact in terms of light to the rear of this neighbours property this would only be for a short period and therefore unlikely to result in any significant loss of light for this occupier. The proposed building would include windows in the flank elevation facing no.19 at ground and first floor level. However these would be high level in obscured glass and form secondary means of light to no.17. The details to be secured by condition. The proposal has been amended to include recessed balconies at first and second floor levels. The proposal would therefore not result in any undue overlooking towards no.19.
- 8.15 The proposed building would be 1.8 -2.8m in from the flank elevation (1m-1.8 in from the boundary) with no.15 Orchard Avenue. No 15 contains a single high level ground floor window in its north facing flank elevation and a single storey extension with windows towards the rear garden. The proposed building would extend 3.6m beyond the main rear elevation and 0.6m beyond the single storey extension of no.15. Taking a 45-degree line from the nearest rear windows of no.15 the proposed building including the depth of its rear addition would be no greater than 45 degrees and therefore the proposal would have minimal impact visually when viewed from no.15. This impact would be further reduced with the proposed 2m high boundary wall and planting at ground floor level. The proposed building would be north of no.15 and therefore would not impact in terms of sunlight and in view of the distance between these properties would have minimum impact on daylight for this occupier.

- 8.16 A distance of 41m would exist between the proposed building and the rear neighbouring buildings in Wickham Road. Due to separation distances the proposal would not result in overlooking, loss of privacy or loss of light for these neighbours which have extensive depth gardens.
- 8.17 Several neighbours have raised concerns over the impact of the construction of the development being opposite Peregrine Gardens to the east. It is acknowledged that there will be some noise and disturbance during the construction process, with pollution and vehicle access also a concern expressed by neighbours. A planning informative is recommended to advise the applicant to follow the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites". A Construction Logistics Plan would need to be submitted and approved prior to the start of building works. It is also recommended that a demolition / construction logistics plan be provided in order to reduce amenity considerations, traffic impacts and safeguard the development during the build; the detail of which is to be controlled by condition. Further informatives would ensure the reinstatement of the highway with developers to meet the cost of reinstatement of any work
- 8.18 A condition requiring details of lighting and illuminance to the rear and along the vehicle parking at the front would ensure that neighbours amenity is protected. Concerns of works along the neighbouring boundary with the site would be a matter for Party Wall issues. The actual demolition would be responsibility of either Building Control or an independent approved building surveyor in respect to ensuring the appropriate Building Regulations are followed. The proposal is therefore considered to be acceptable and would be in line with London Plan policy 7.6 Architecture for good design and Council policy DM10 protecting residential amenity.

Transport

- 8.19 The site is located in an area with PTAL level of 2 (on a scale of 1 to 6b), which is considered to be a poor level of public transport accessibility. There is no Control Parking Zone within the area and the site is located on a Red Route. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development would need to provide up to a maximum of 8.5 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.20 Transportation Officers examination of the census data (2011) for car ownership associated with flats in the Shirley ward indicates the average car ownership for flats to be 0.58 cars per unit. Officers recognise that since 2011 information has come forward in the Mayors Transport Strategy evidence

base that shows that car ownership in Croydon has grown. The applicants have produced their own Transport Statement which acknowledges the increase in car ownership between 2011-2019. Officers recognise the provision of 8.5 spaces to be the maximum and based on the above examination of car ownership trends find the provision of 4 car parking spaces (including one disabled space) to be appropriate

- 8.21 The Draft London Plan states that for PTAL 2 up to 1 parking space per dwelling can be provided. Assuming that each flat will be able to have at least 1 car; officers consider that the proposal could lead to 4 overspill cars from the site. To demonstrate the impact of any possible overspill of parking from the development the applicants have undertaken a parking stress survey of the streets within a walking distance of 200 metres from the site. This catchment area has been used as it defines the extent to which a typical car driver considers a reasonable distance to park the car and walk to the destination. A 200 metres walking distance is also in line with the widely accepted industry standard "Lambeth Council Parking Survey Guidance Note". The survey was undertaken on 2nd and 4th July 2019 at 04:00 hours and 03:30 hours respectively. The parking survey data shows that there is a total of 79 unrestricted on-street parking spaces on streets within 200 metres walking distance from the site. Out of these 79 spaces, on average 18 spaces were occupied and therefore 61 unrestricted on-street spaces were unoccupied during study period resulting in an overall percentage of 22.8% occupation in surrounding roads. Officers are therefore satisfied that the parking stress survey therefore demonstrates that there is sufficient on-street (unrestricted) car parking spaces available to accommodate any potential parking overspill associated with the proposed development.
- 8.22 The proposed parking situation would be supplemented by the inclusion of 14 cycles within the rear communal garden and is considered in line with London Plan standards. Details of cycle parking would need to be approved by the Council prior to occupation. The applicants have amended the car parking layout to achieve suitable turning space within the front approach and demonstrated suitable boundary treatment and landscaping in sightline areas must be 0.6m or less. Conditions on further details for these two elements can be appended to any approval granted. Refuse storage would be within suitable point of collection.
- 8.23 The application proposes that the two existing cross overs be replaced with one central vehicle crossover. It is the responsibility of the applicant to enter into an agreement with the Council's Highways team to ensure these works are undertaken. It is recommended that an informative to this effect be attached to any planning permission. The proposal is therefore considered to be in accordance with London Plan policies and Croydon Local Plan policies in respect to traffic and highway impacts.

Trees

- 8.24 A single large tree exists in the rear garden of the site close to the boundary with no.15. There also exist a number of smaller trees and shrubs along the boundary of the site with no.19 which act as primarily soft landscaping along

the boundary with no.19. The applicant has acknowledged the removal of the single tree which is not protected and its removal would be required to enable the development. The remaining trees along the northern boundary of the site have limited amenity value in the context of the wider area. The trees along the boundary with No 19 are largely overgrown and in need of pruning. More sensitive tree planting is therefore proposed to this boundary the details of which would be controlled by condition.

- 8.25 Council Tree Officers do not raise any objection to the proposal provided a suitable replacement planting scheme is introduced. Measures to introduce lower shrubs along the north boundary should offer some screening of the development for this neighbour. New tree planting will help to preserve the site and screen and help soften the development when viewed from neighbouring properties. The details of which would be secured by condition.

Sustainability and Flooding

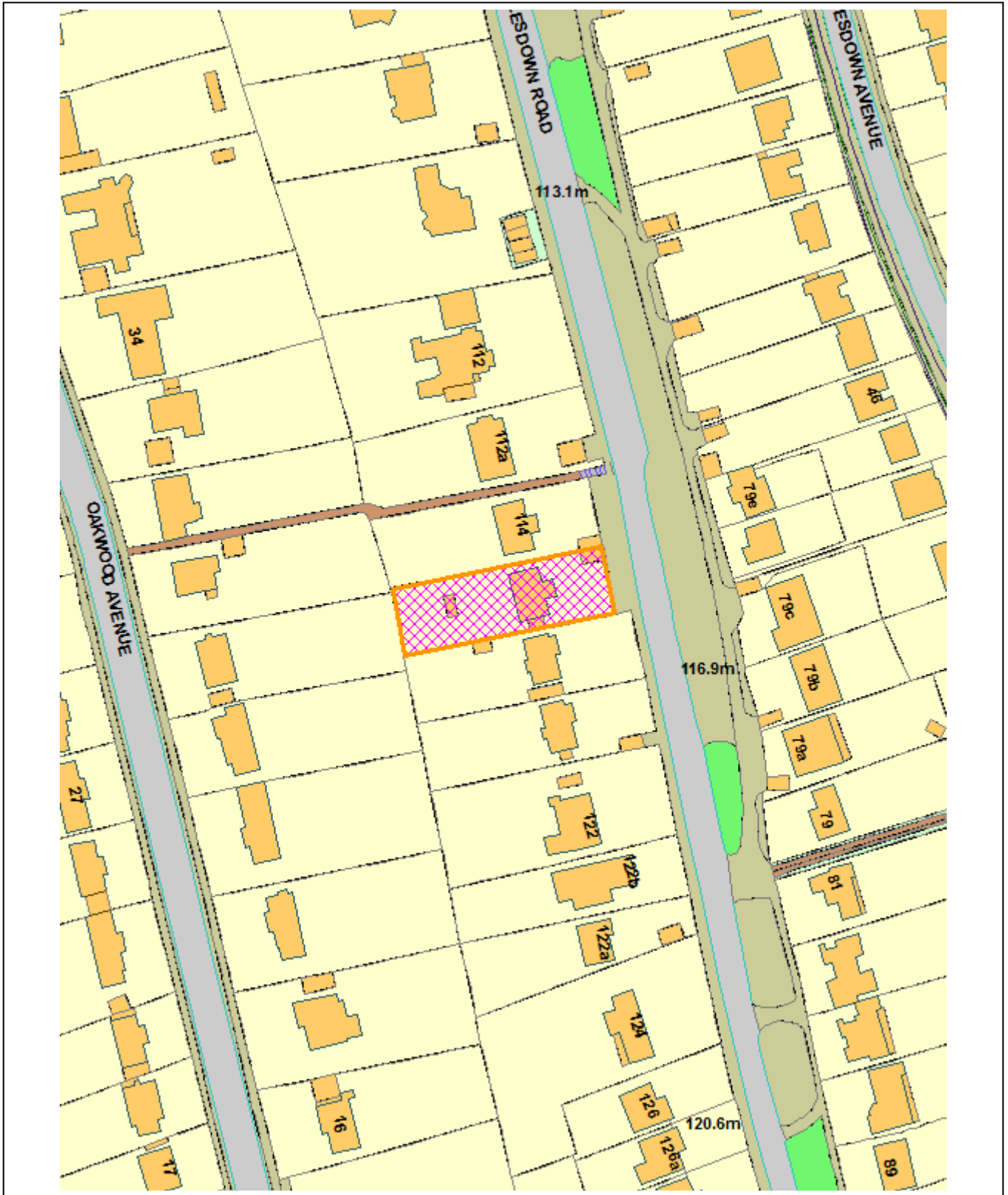
- 8.26 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. In addition, the Council would require the development to achieve a water use target of 110 litres per head per. Subject to conditions the development would need to achieve sustainable requirements in line with national, regional and local level. The applicants have submitted a flood risk statement which identifies the site to be in Flood Zone 1.
- 8.27 In terms of sustainability and flooding the proposal will be designed so that all new surface water connections from the roof will be directed to the existing local drain. All connections will be made in accordance with the building regulation requirements and those of Thames Water including retention and slow release systems (SUDS) to reduce the outflow to limit the risk of adding to flooding elsewhere in the vicinity. The details to be secured by condition.

Waste

- 8.28 The proposed plans indicate waste storage facilities within the front of the site. Officers have identified that the proposed development would be within an acceptable distance for collection. Residents have expressed concerns over the capacity of the bin storage and its likely appearance. The applicant has designed the bin store to the Council's capacity requirements minimising the number of bins in place of wheelie bins for general waste and recycling with food storage. Final details of the bin enclosure including boundary treatment and screening should ensure suitable capacity and protection to the enclosure. The details to be secured by condition to ensure suitable facilities are provided in line with the principles of London Plan policy 5.17 waste capacity; CLP policies SP6 and DM13.

Conclusions

- 8.29 The recommendation is to grant planning permission. All other relevant policies and considerations, including equalities, have been taken into account.



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PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: 19/03203/FUL
 Location: 116 Riddlesdown Road, Purley, CR8 1DD
 Ward: Purley Oaks and Riddlesdown
 Description: Demolition of existing 4 bedroom, two storey detached house and the erection of new 4 storey building including basement and roof accommodation to provide 8 units including associated access, parking, landscaping, as well as internal refuse and cycle storage.
 Drawing Nos: 001 Rev A, 002, 003, 004, 005, 006, 302 Rev B, 303 Rev B, 304 Rev B, 305 Rev A, 306 Rev B, 307 Rev A, 308 Rev B, 309 Rev B, 310 Rev B, 311 Rev B, 312 Rev A, 313 Rev B, 23523se-01
 Agent: Mrs Victoria Mustard
 Applicant: Mr Aaqib Rashid
 Case Officer: Tim Edwards

	1b,1p	1b2p	2b3p	2b4p	3b4p	3b5p	4b, 7p	Total
Existing							1	1
Proposed	5			1		2		8

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
7 (including 1 wheelchair accessible bay)	12

1.1 This application is being reported to Planning Committee because the Ward Councillor (Cllr Simon Hoar) has made representations in accordance with the Committee Consideration Criteria and representations in excess of the Committee Consideration Criteria have been received.

2 RECOMMENDATION

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

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Full landscaping to be provided prior to occupation for approval and maintained for 5 years (including specific response to ecology recommendations)
- 3) Details of materials to be submitted and approved (including samples if requested)

- 4) Detailed design drawings highlighting the key junctions between materials to be submitted and approved.
- 5) Step free level access to the building be provided and retained
- 6) All units (internal arrangements) to be provided as M4 (2)
- 7) Further details in relation to internal cycle storage to be submitted.
- 8) Tree protection plan to be submitted and approved prior to commencement of any works.
- 9) Parking, Dropped Kerbs, Pedestrian Visibility Splays, Active/Passive charging, internal refuse to be provided prior to occupation.
- 10) One parking space within the development to be allocated to each family unit.
- 11) Demolition and Construction Logistics Plan to be submitted
- 12) The development must achieve 19% CO2 reduction beyond Building Regulations
- 13) The development must achieve 110 litres water per head per day
- 14) Flank facing windows to be obscure glazed/non-opening up to 1.7 metres from internal floor levels.
- 15) Detailed SUDs strategy to be submitted and approved.
- 16) Time limit of 3 years
- 17) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

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

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for:

- Demolition of an existing two storey building and erection of a four storey building including basement and accommodation within the roof-space to provide 8 units.
- Provision of 7 parking spaces at the front of the site.
- Multi-functional communal/child play-space to be provided at the rear of the proposed building.

Site and Surroundings

- 3.2 The application site lies on the western side of Riddlesdown Road, in an area which is at risk from both surface water and ground water flooding. Land levels rise significantly from east to west (7 metres in total) with the level of Riddlesdown Road being set below the existing house (with a landscaped rockery type front garden layout with pathways and steps leading to the raised front door level).
- 3.3 The site is located in PTAL 1a, although approximately only 450 metres walk from Riddlesdown Station - via the footpath from Riddlesdown Road to Riddlesdown Avenue. However, in view of the sloping topography accessibility via this route might well be more limited for some.



Figure 1: Site Location

Planning History

- 3.4 Whilst there is no relevant planning history related to the site itself, the following planning history associated with neighbouring sites is of some relevance:

80 Riddlesdown Road

- 18/00812/FUL - Demolition of existing building: erection of a three storey building comprising 6 two bedroom, 2 three bedroom and 1 one bedroom flats: formation of associated vehicular access and provision of 9 parking spaces, cycle storage and refuse store: **Permission Granted.**

88 Riddlesdown Road

- 19/04371/FUL - Demolition of existing house and erection of a block of flats comprising of 21 units with parking, landscaping and other associated works: **Pending Consideration.**

96a Riddlesdown Road

- 17/04385/FUL - Demolition of one existing building: erection of a two storey building including basement and with additional accommodation in roof-space comprising of 5 x two bedroom flats and 3 x three bedroom flats: formation of associated access, and provision of 8 parking spaces, cycle storage and refuse store at 96a Riddlesdown Road, Croydon, Purley, CR8 1DD: **Permission Granted**

98 Riddlesdown Road

- 18/05154/FUL - Demolition of a single-family dwelling and erection of a three-storey block, including basement accommodation for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store: **Permission Granted.**

122 Riddlesdown Road

- 17/02724/FUL - Demolition of one existing building: erection of a two storey building including basement and with additional accommodation in roof-space comprising of 2 x one bedroom flats, 4 x three bedroom flats and 2 x two bedroom flats: formation of associated access, and provision of 8 parking spaces, cycle storage and refuse store: **Permission Granted**

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is a sustainable location for new dwellings and the principle of redevelopment to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 7 additional units on site.
- The scale and layout of proposed built form is considered to be appropriate for the site executed with high quality materials and finishes which would respect the surrounding character of the area.
- The proposal avoids unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed would be suitable, providing an appropriate quantity for the proposed unit mix.
- Other matters including flooding and sustainability can be appropriately managed through condition.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

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

No of individual responses: 39 Objecting: 33 Supporting: 6
 No of group responses: 1 Objecting: 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:

Objection	Officer comment
<i>Principle of development</i>	
Cumulative impact of flatted developments within the area.	Whilst each application is assessed on its own merit, cumulative impact is further addressed (in terms of transportation effects) within section 8.29 of this report.
Loss of a large family home.	The proposal provides three family homes in accordance with local policy. This point is further addressed within section 8.2 to 8.4 of this report.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – flats, design, character, height, bulk, building line, materials, density, overbearing scale and mass.	This is addressed in section 8.5 and 8.7 to 8.11.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, noise from external amenity areas/play-space, daylight and sunlight.	This is addressed in section 8.12 to 8.21 of this report.
Impact upon adjoining occupiers during construction period.	This point is acknowledged and a construction logistics plan is proposed to be conditioned. The applicant is also reminded of the Council's Code for Construction which is proposed to be added as an informative to the proposal.

<i>Amenities of future occupiers</i>	
Small poor quality units are provided.	All units, external amenity areas and floor to ceiling heights meet the minimum standards as addressed in section 8.22 to 8.25 of this report.
<i>Highways and parking</i>	
Inadequate parking provision and impact on the existing highway network.	This is addressed in section 8.27 to 8.32 of this report.
<i>Other material considerations</i>	
There is no affordable housing provided.	The proposal falls below 10 units and therefore there is no policy requirement to provide affordable housing units. It is considered that the proposed application provides the most effective use of the land as proposed and is not of a sufficient size or scale to provide additional units without detrimentally impacting on the amenity of the adjoining occupiers. Moreover, a larger scheme (in excess of 10 residential units – thereby triggering an affordable housing requirement) would not be able to provide the required proportion of family units for a major application – nor would it be able to accommodate sufficient on site car parking and would lead to an increase in on-street car parking pressure.
Local transport, schools and health services are already over stretched.	The development will be CIL liable. This is addressed at section 8.40 of this report.
<i>Non-material considerations</i>	
Impact upon party walls	This is a civil matter and not a planning consideration.
There is a restrictive covenant on the site	This is not a planning consideration.
Detrimental impact upon property prices.	This is not a planning consideration.

6.3 Six representation in support of the application were also received for the scheme stating the following:

- Takes pressure off the Green Belt by making better use of existing properties that are unaffordable to many.

- Provides affordable housing for young people via help to buy schemes. (Officer Comment) – A number of the proposed residential units would be suitably sized for use as single person units.

6.4 Councillor Simon Hoar has objected to the scheme and referred it to Planning Committee, making the following representations:

- Overdevelopment of the site leading to a detrimental impact on surrounding neighbours.
- Negative impact on Riddlesdown Road with additional on street parking likely to add to the blockage of a key distributor road for emergency services.
- Excessive overdevelopment of the site with a basement extension is out of keeping with the area
- Insufficient off street car parking with seven spaces for a building designed to house 19 new residents.

6.5 The Riddesdown Residents Association have also objected to the scheme on the following grounds:

- Errors within the proposed documents submitted. *[Officer Comment: Whilst this is noted, these error mainly relate to the documents including the design and access statement incorrectly labelling Oakwood Avenue as Oakfield Avenue. These documents would not form part of any subsequent planning permission and therefore are not considered material to the wider planning merits].*
- Over intensification of the development.
- Impact upon parking and the highway network.
- On-street parking on a highway is an offence under the Highways Act and Road Traffic Act. *[Officer Comment: This legislation falls outside the considerations of the planning system and are therefore not material planning considerations which can be taken into account].*
- Loss of a family home.
- No improvement in the provision of public services or infrastructure.
- Detrimental impact upon surface water and ground water flooding in the area.
- Refuse bins being stored within the building are at risk of fire and the gradient of the site impact upon the ability of refuse trucks to pick up waste. *[Officer Comment: The Croydon Local Plan 2018 requests that refuse stores are located within the building, where practical and possible. Owing to the land levels on site, the proposal provides the opportunity for this take place and ensures that additional parking spaces can be accommodated. The gradient of the slope and distance from the road meets the waste collection teams' requirements. In terms of building construction and how it is protected from fire (including the internal refuse store) is a matter for subsequent approval/consideration in compliance with the Building Regulations. This is solely a building control matter, with the proposed refuse store located within the building and comprised of brick not timber].*
- *Restricted Covenants. [Officer Comment: This is not a planning consideration].*

- 6.6 Amended plans have been received for the proposal, responding to the objections created in relation to the balcony for Unit 7, as well as altering Unit 3 from a three bedroom to a two bedroom unit - owing to the sites location within a ground water area.

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 (CLP) 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:
- Requiring good design.
 - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character

- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (2019)

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of Development;
- Townscape and Visual Impact;
- Residential Amenity;
- Living Conditions of Future Occupiers;
- Parking and Highway Safety;
- Cycle and Refuse Storage;
- Trees and Biodiversity;
- Flood Risk;
- Other Planning Matters

Principle of Development

- 8.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Approximately 30% of future housing supply may be delivered by windfall sites which provide sensitive renewal and intensification of existing residential areas and play an important role in meeting housing needs, helping to address overcrowding and affordability issues.
- 8.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized. The proposed unit mix includes 2 x three bedroom (5 person) units and a 2 bedroom (4 person) unit. It would therefore provide two additional family units on site and would therefore meet the strategic target of 30%.
- 8.4 Policy DM1.2 prevents the loss of small family homes by restricting the net loss of units with three bedrooms or a floor area of less than 130sq.m. As the existing dwelling is not smaller than 130sq.m or a 3 bedroom property and the proposal would provide a significant amount of family accommodation overall, the proposal is considered to be in accordance with Policy DM1.2.
- 8.5 The site is in a suburban setting with a PTAL rating of 1b and as such the London Plan indicates that the density levels could range from 150 - 200 habitable rooms per hectare (hr/ha). The proposed density of this development falls above this range at 265hr/ha. Although this is above the levels sets out, the London Plan states that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to account for other factors relevant to optimising potential – such as local context and design. In these circumstances it is considered that the proposed development is appropriate for the site and surrounding area taking into account the proposed massing and design as well as the proposed unit mix and the level of on- site car parking proposed.
- 8.6 The site is located within an existing residential area and subject to policy compliance in other respects, the principle of redevelopment is supported.

Townscape and Visual Impact



Figure 2: Proposed Front Elevation

- 8.7 The existing dwelling is not statutorily or locally listed and therefore there is no objection in principle to its demolition and replacement with a proposed flatted scheme. The site would encompass a four storey building (including semi basement accommodation as well as accommodation in the roof-space) utilising the existing land levels which rise significantly from Riddlesdown Road towards the rear of the site (including the rear garden).
- 8.8 Figure 2 (above) shows that by utilising the land levels within the site, the building can make not only efficient use of the plot, but also respect the existing character of the street-scene, with the proposed buildings proportions following the guidance set out by the SDG. Also, by utilising the land levels the development would allow for step-free access from Riddlesdown Road, with only landscaping and the refuse store located at ground floor level fronting onto the street. This would allow for the proposal to respect the existing pattern of development throughout the street, whilst providing improved accessibility as well providing enlarged duplex family units at lower ground and ground floor level – with access to private rear garden areas.
- 8.9 The Riddlesdown Road character continues to evolve with a number of schemes, highlighted above likely to come forward following a grant of planning permission. However, the built form and general street-scene is varied with front projecting gables and hipped roof forming key characteristics. The proposed development in terms of form, scale and mass would integrate and reflect these key characteristics, whilst sensitively introducing front facing recessed balconies which would not overly dominate the wider street scene.
- 8.10 Whilst the proposal takes cues from the surrounding street scene, it proposes to utilise contemporary materials with the predominant materials proposed to be brick laid both horizontally and vertically, as well as hit and miss brickwork, slate roof tiles and metal balustrading/fenestration. Overall, the choice of materials palette is supported, with further details of key junctions and materials to be considered in detail at a later date through the discharge of planning conditions.
- 8.11 Overall, the proposed development would represent a high quality addition to the wider street scene that would suitably respect local character, in a contemporary manner whilst intensifying the site to provide additional residential units.

Impact on Neighbouring Residential Amenity

- 8.12 The properties most affected by the development would be the immediate neighbours at 114 and 118 Riddlesdown Road as well as 79c), d) and e) Riddlesdown Road located directly opposite the site. To the rear of the site are 26 and 28 Oakwood Avenue which should also be in scope.

114 Riddlesdown Road

- 8.13 As seen by Figures 4 and 5 (below), the proposed development would utilise the land levels on site. This would allow the proposal to sit comfortably within the site without detrimentally impacting the amenities of this adjoining occupier. The two closest windows (as shown by Figure 4) would not be detrimentally impacted,

with the proposed ground floor patio doors located within a dual aspect living room and at first floor level, the window shown lighting a bathroom.

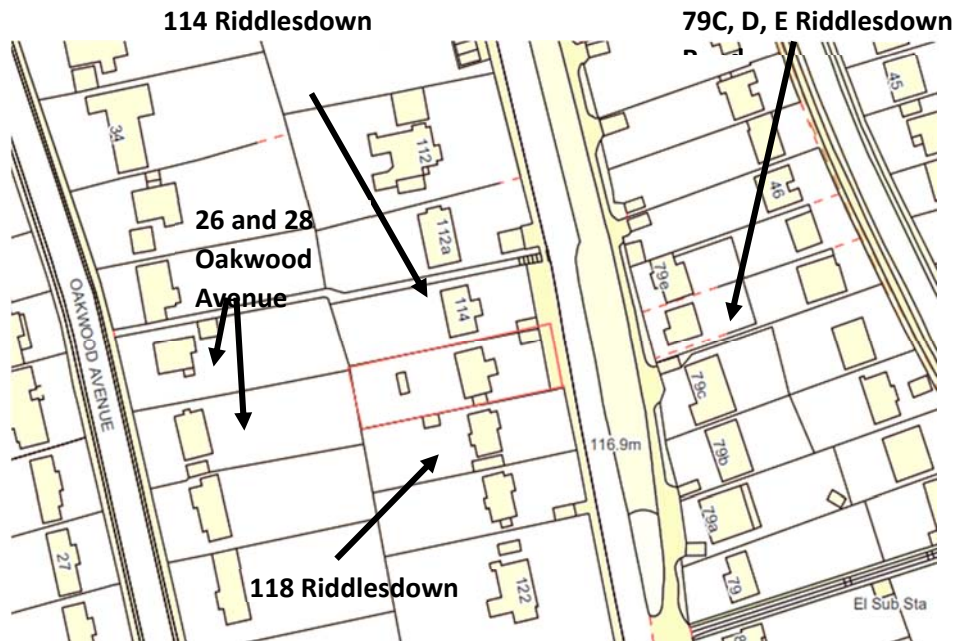


Figure 3: Site Location Plan with adjoining occupiers

8.14 The proposal would also create an approximate 2 metre separation between the building and the boundary fence shared by this adjoining occupier. Taking these points and the land levels into consideration, overall the proposal is not considered to create an overbearing impact upon the amenities of this adjoining occupier.



Figure 4: Rear Elevation detailing basement and adjoining occupiers

118 Riddlesdown Road

8.13 Whilst there would be an approximate 1.5 metre separation between the proposed building and this adjoining occupier, there is a secondary side facing window which lights a kitchen - facing onto the development site. However, as this is secondary with the principle window located within the rear elevation facing into the rear garden, overall there is not considered to be a detrimental impact on the outlook enjoyed by this neighbouring occupier.

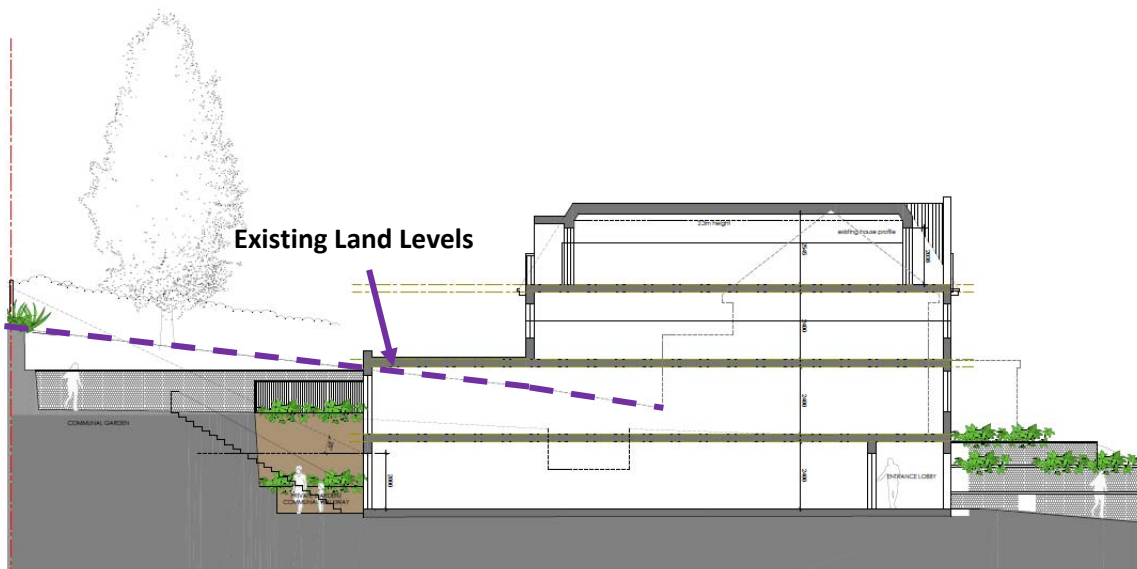


Figure 5: Proposed Southern Section

8.14 As Figure 6 shows, whilst the lower ground and ground floor levels would project beyond the 45 degree line shown within Figure 4, these would only marginally be set above the existing land levels, with existing boundary fencing not shown completely screening the depth of the building at lower/ground levels. The proposed upper floors would be substantially set back and as shown by Figure 6 are appropriately located within the site, to adhere with the SDG and minimise any detrimental impact upon neighbouring amenities.

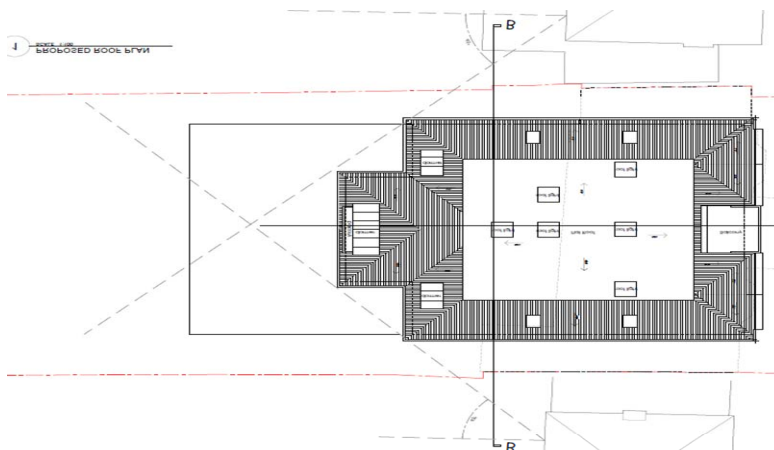


Figure 6 – Roof plan and horizontal relationships

79c), d) and e) Riddlesdown Road

- 8.15 Located directly opposite the front elevation of the site are the in-fill single/two storey developments located at the rear of the properties fronting Riddlesdown Avenue. There is an approximate 27 metre separation from the proposed front elevation across Riddlesdown Road, the grass verge and access road. Overall, considering these factors there is not considered to be any detrimental impact upon the amenities of these adjoining occupiers.

26 and 28 Oakwood Avenue

- 8.16 The proposed site is located below the land levels of these adjoining occupiers to the rear. At the buildings closest point there would be an approximate 12 metres separation from the rear elevation of the development to the boundary shared with these properties. It should be noted that this separation distance has been taken from the rear of the ground floor, which would be dug into the existing land levels and therefore set well below the boundary shared with these occupiers. Therefore, the most relevant separation would be from the proposed first floor rear elevation – with an 18 metre set back from the rear boundary. Taking into account the land levels, the separation from the building to the rear boundary of the site and the deep garden of 26 and 28 Oakwood Avenue (approximately 36 metres in depth) the window to window separation would far exceed recognised distances.

General

- 8.17 All side facing windows are proposed to be obscured glazed and non-opening up to 1.7 metres from the internal floor height to restrict overlooking.
- 8.18 The development has been amended to incorporate the proposed recessed balcony for Unit 7 within a rear facing dormer, rather than projecting from the roof form. This and the other recessed balconies should suitably restrict overlooking to the rear of the site and limit any potential detrimental impact upon this adjoining occupiers amenities.
- 8.19 Whilst the proposed development is likely to generate additional comings and goings to/from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas.

The Standard of Accommodation for Future Occupiers

- 8.20 The proposal would comply with internal dimensions and minimum GIA required for units, bedrooms sizes and floor to ceiling heights specified by the Nationally Described Space Standards. All units would have primary outlook both to the front or rear of the site, barring bedrooms located at ground floor level. Considering the separation of the building from the boundaries and proposed boundary screening, this approach at ground floor level is acceptable with only secondary/non-habitable windows located within the flank elevations from the first floor level and above.

- 8.21 All units would be provided with external private amenity space which adheres with the London Housing SPG and subsequent Croydon Plan Policy. Units 1, 2 and 3 being family units are afforded larger private amenity areas which are in excess of the standards. A through route is proposed at lower ground floor level with external stairs provided to access the rear communal space.
- 8.22 An indicative site layout plan is included showing how the rear communal area may work including child play space. Overall this approach is supported and a detailed landscaping scheme is proposed to be conditioned accordingly.
- 8.23 In terms of accessibility, level access would be provided from the front door with lift provided and all floors. Whilst it is not possible for the scheme to be fully M4(2) compliant, as all residents would not be able to access all of the rear garden (in view of topographical changes) the presence of a lift should ensure that the internal arrangements would be M4(2) compliant.
- 8.24 The development would provide high quality accommodation including small family sized housing all with adequate layout, space and amenities for future occupiers.

Parking and Highways

- 8.25 The site has a PTAL rating of 1b and whilst this would normally detail a poor access to public transport, the site is approximately 450 metres walk from the Riddlesdown Railway station. It is however acknowledged that the challenged topography may have some implications for ease of walking and cycling.
- 8.26 The applicants have submitted a detailed transport statement alongside a parking stress survey which has considered overnight on-street parking availability. The London Plan sets out that the maximum car parking standards for residential developments are based on public transport accessibility levels and local character. It 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. Based upon this ratio and the unit mix proposed, a maximum of 9 parking spaces should be provided. However, using 2011 Census data the proposed development would generate a demand of 4.96 car parking spaces.
- 8.27 Whilst the application proposes 7 on-site parking spaces for 8 units, taking into account the already consented schemes within the street, there is a need to consider the cumulative impact of development. Based upon maximum London Plan standards there is potentially a shortfall of 7 spaces within the approved and this now proposed scheme. As such, the applicant has submitted a parking stress survey which has been undertaken in accordance with the Lambeth Methodology. This indicates that there is an average overnight parking stress within 200 metres of 34% with at least 46 parking spaces available throughout primarily Riddlesdown Road and Oakwood Avenue. Therefore, even in the worst case scenario where the shortfall of seven spaces across this scheme and those approved were to be accommodated on street, there would be sufficient capacity on street to accommodate any displacement as a consequence of this proposed development.

- 8.28 Concerns have been raised by local residents with regard to the safety of additional vehicles parked on Riddlesdown Road and their impact upon highway safety and emergency access. As detailed, there is considered to be available unrestricted on street car parking capacity which should allow for any overspill parking to take place without detrimentally impacting highway safety of the free flow of traffic. Representations have also raised concerns around a serious road accident which occurred in the 1970's in close vicinity of the site and how this development may further increase this risk. Whilst this point is acknowledged, there have been no recent accidents which indicate a significant highway issue which would be detrimentally impacted by the proposed development.
- 8.29 Whilst the existing site does have a small crossover to facilitate access to a garage, there is an existing hard standing area adjacent to this which has clearly been used for parking. A new central crossover is proposed and would replace the existing crossover. The proposal would provide acceptable sightlines, pedestrian visibility splays as well as allowing for all vehicles to enter and exit in forward gear which is considered acceptable.
- 8.30 Taking into account the site's accessibility to public transport, relevant car ownership data and capacity for on street parking to accommodate any overspill, overall the proposal would provide for an appropriate number of parking spaces which would not detrimentally impact highway safety within the surrounding area. To ensure parking spaces are allocated appropriately, a condition is proposed to be added to ensure that one space is allocated for each family unit on site
- 8.31 It is recommended that all works associated with raising the dropped kerbs are completed prior to the first occupation of the units and that a Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, given the site's location in a residential area and to ensure minimal impact upon the highways network.

Cycle and Refuse Storage

- 8.32 The proposed cycle store is proposed internally within the building which is considered an effective use of space. Opportunities to relocate the cycle parking elsewhere is limited although the final details of the internal cycle stores would need to be approved through discharge of recommended planning conditions.
- 8.33 The proposed refuse store is located within the building in an acceptable location for all future occupiers as well as for waste personnel in collecting refuse.

Trees and Biodiversity

- 8.34 A number of low grade trees/hedges located at the front of the site will require removal to facilitate development. Overall their removal would be acceptable as they are not protected nor considered worthy of formal protection. It is considered that their loss can be appropriately mitigated through the landscaping scheme which will allow for new soft landscaping to be planted. There are noted to be a large Cypress and Sycamore Tree towards the rear of the site. However, considering the land levels and the separation of the trees from the development,

they should not be put at risk as a consequence of the proposed development. A formal tree protection plan is proposed to be conditioned prior to the commencement of works on site to ensure acceptable protection is in place.

- 8.35 The site is reasonably separated from all Sites of Nature Conservation Importance and/or Special Scientific Interest, does not include the removal of any existing water source (i.e. pond) and although five trees and group of hedges are noted to be removed at the front of the site, the development is considered unlikely to affect protected species/habitats on site. It is also important to note that other legislation provides protection to these species to which the applicant should be aware of. A condition is proposed to be attached to ensure that trees are removed outside of the bird nesting season.

Flood Risk

- 8.36 The application lies within area at risk from both surface water and ground water flooding. A Flood Risk Assessment (FRA) has been provided outlining the existing on-site specifics alongside proposed situation including the potential for climate change and taking into account the sites location removing the proposed bedroom space for Unit 3 at lower ground floor level. The assessment has outlined that the development would not increase on or off-site flood risk. However, as no on site investigations have been carried out, further work is necessary to determine a detailed drainage strategy – including the use of SUDs techniques.

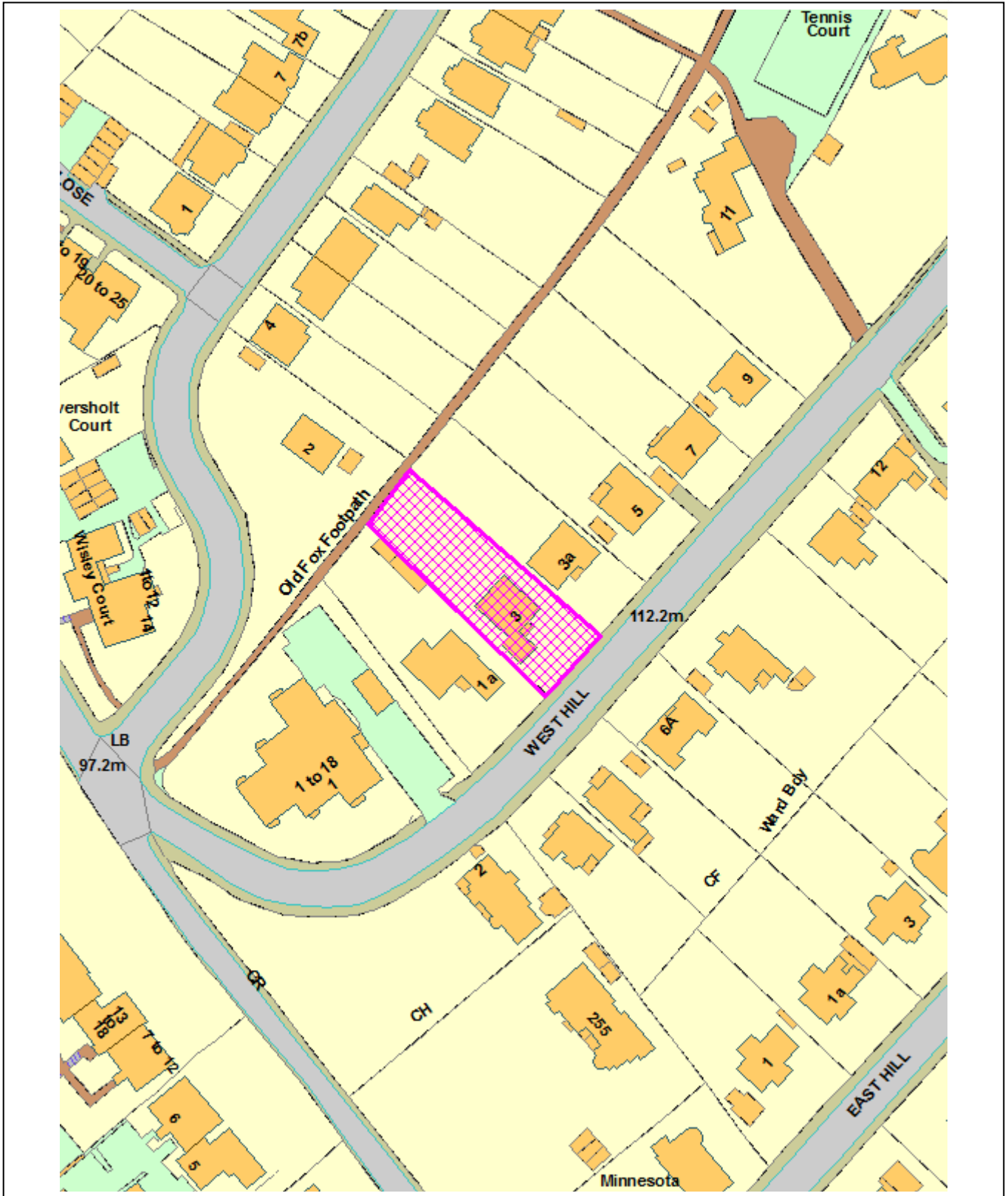
Other planning matters

- 8.37 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.
- 8.38 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusion

- 8.39 The site is in a sustainable location for new housing development and the scale, size and amount of development is appropriate for its setting. The new dwellings would provide a good quality and appropriate mix of family sized housing types, supported by car parking and internal cycle storage and refuse 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.
- 8.40 The proposal is considered to comply with the Croydon Local Plan 2018 and would be therefore acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.41 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal

agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



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PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 19/03118/FUL
 Location: 3 West Hill, South Croydon, CR2 0SB
 Ward: Sanderstead
 Description: Demolition of existing 2 storey detached house & garage. Erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, cycle and refuse storage.
 Drawing Nos: 2017.164.01, 2017.164.03 Rev C, 2017.164.04 Rev B, 2017.164.05 Rev A, 2017.164.06 Rev B, 2017.164.07 Rev B, 2017.164.08 Rev C, 2017.164.09 Rev A, 2017.164.10 (Received by the LPA on 22nd July 2019), 2017.164.11 Rev D, 2017.164.12, 2017.164.13 Rev A, 2017.164.14 Rev A, 23383se-01, 1951-001.
 Agent: Mr Patrick Stroud
 Applicant: Mr Dipen Patel
 Case Officer: Tim Edwards

	1b,1p	1b2p	2b3p	2b4p	3b4p	3b5p	4b, 7p	Total
Existing							1	1
Proposed		2	2	2	1	2		9

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
6	17

1.1 This application is being reported to Planning Committee because the ward councillor (Cllr Yvette Hopley) made representations in accordance with the Committee Consideration Criteria and representations in excess of the Committee Consideration Criteria have been received.

2 RECOMMENDATION

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

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Full landscaping to be provided prior to occupation for approval and maintained for 5 years
- 3) Details of materials to be submitted and approved (including samples if requested and details of retaining walls)

- 4) Detailed design drawings highlighting the key junctions between materials to be submitted and approved.
- 5) Step free level access to the building and rear communal area to be provided and retained
- 6) Unit 1 shall be provided as an M4 (3) unit and unit 2 shall be provided as an M4 (2) unit.
- 7) Further details in relation to the tree pits to be submitted and approved.
- 8) Trees – in accordance with the arboricultural assessment and tree Protection Plan and Landscaping scheme. Trees to be removed out of bird nesting season only.
- 9) Written Scheme of Investigation relating to archaeology shall be submitted and approved.
- 10) Parking spaces as allocated, Dropped Kerbs, Pedestrian Visibility Splays, Active/Passive charging, refuse and cycle storage to be provided prior to occupation.
- 11) Demolition and Construction Logistics Plan to be submitted
- 12) The development must achieve 19% CO2 reduction beyond Building Regulations
- 13) The development must achieve 110 litres water per head per day
- 14) Flank facing windows to be obscure glazed/non-opening up to 1.7 metres from internal floor levels.
- 15) Detailed SUDs strategy to be submitted and approved.
- 16) Time limit of 3 years
- 17) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

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

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for:

- Demolition of an existing two storey building and erection of a four storey building to provide 9 units.
- Provision of 6 parking spaces at the front of the site.
- Multi-functional communal/child play space to be provided at the rear of the proposed building.

3.2 Amended plans have been received for the proposal responding to comments proposed in regards to the brick colour originally proposed. Further clarification has also been provided in relation to the proposed replacement trees. This alterations are considered to be non-material to the original application consulted upon and therefore are reviewed accordingly.

3.3

Site and Surroundings

3.4 The application site lies on the north-western side of West Hill, in an area which is at risk from both surface water and ground water flooding. Land levels rise from south-west to north-east within the surrounding area.

3.5 The site is located within an Archaeological Priority Area Tier II location (Hook Hill). There is also a Tree Preservation Order, TPO 42, 1983 which covers two horse chestnut trees on site as well as trees located within the front garden of 3a West Hill.

3.6 The site is located within a PTAL 2 area, being approximately 500 metres walk from Sanderstead station as well as being in close proximity to local bus stops.



Figure 1: Site Location

Planning History

3.7 The planning history relevant to the site is highlighted below:

84/00626/P – Erection of two detached houses each with double garage. **Permission Granted and Implemented.** (*N.B – These replaced a single dwelling and one of these is now the application site.*)

- 3.8 The following planning history associated with the surrounding sites is also relevant to the proposal:

1 West Hill

10/00913/P - Erection of three storey building comprising of 15 two bedroom and 3 three bedroom flats; provision of associated parking (renewal of planning permission 06/04886/P): **Permission Granted.**

13/02464/P - Erection of three storey building comprising of 15 two bedroom and 3 three bedroom flats; provision of associated parking (without compliance with conditions 4 & 6 - landscaping details to be submitted prior to commencement-attached to planning permission 10/00913/P): **Permission Granted and implemented.**

1A West Hill

17/05708/FUL - Demolition of existing dwelling and erection of two storey building with accommodation in roofspace and basement comprising 7 two bedroom, 1 three bedroom and 1 one bedroom flats : formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage: **Permission Granted.**

18/01005/CONR - REVISED DESCRIPTION: Section 73 application seeking to vary condition 1 (approved drawings) attached to 17/05708/FUL for the demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, comprising 8 two bedroom flats and 1 three bedroom flat: formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage: **Permission Granted and part-implemented.**

19/01642/CONR - Section 73 application seeking to vary condition 1 (approved drawings) attached to 18/01005/CONR for the demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, comprising 8 two bedroom flats and 1 three bedroom flat: formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage. (Amended Plans): **Pending Determination.**

2 West Hill

18/03158/FUL - Alterations and formation of basement accommodation to include light wells and erection of a single/two side/rear extensions. Construction of roof extension to include raising the ridgeline, formation of roof gables and installation rooflights. Conversion to form 5 x two bedroom and 2x one bedroom flats and provision of associated landscaping, refuse and cycle parking: **Permission Granted and part-implemented.**

Land Adjacent to 2 West Hill

17/02918/FUL - Erection of part three/four storey buildings comprising 9 three bedroom flats with associated basement parking and cycle storage Formation of

vehicular access and provision of refuse storage (shown in figure 2): **Permission Granted and part-implemented.**

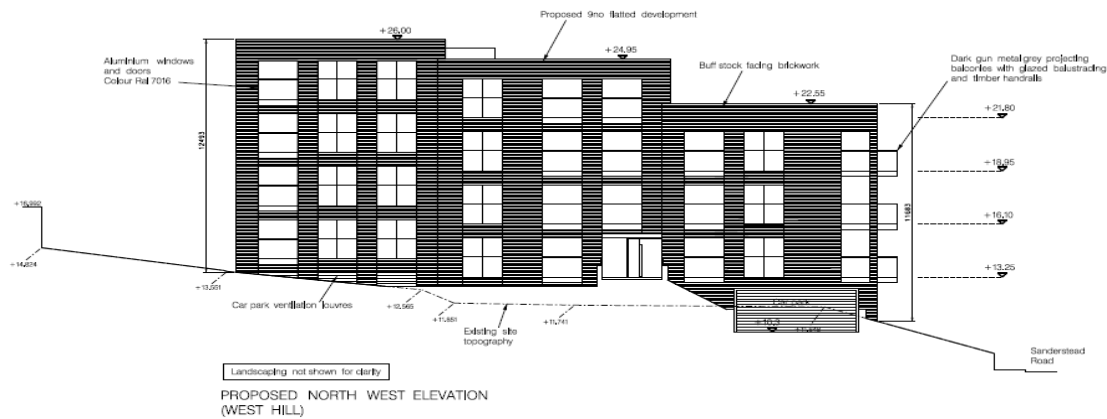


Figure 2: Front Elevation of the redevelopment of Land Adjacent 2 West Hill

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is a sustainable location for new dwellings and the principle of redevelopment to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 8 additional units on site.
- The scale and layout of proposed built form is considered to be appropriate for the site which would respect the evolving character of the surrounding area.
- The proposal avoids unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed would be suitable, providing an appropriate quantity for the proposed unit mix.
- Other matters including flooding and sustainability can be appropriately managed through condition.

5 CONSULTATION RESPONSE

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

Historic England (statutory consultee)

5.2 Owing to the site's location within an Archaeological Priority Area, Historic England have been consulted. They have recommended a condition is added to

the proposal requiring the developer to submit further evidence prior to undertaking any works.

6 LOCAL REPRESENTATION

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

No of individual responses: 29 Objecting: 29 Supporting: 0

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

Objection	Officer comment
<i>Principle of development</i>	
Cumulative impact of flatted developments within the area.	Each application is assessed on its own merit, however this point is further addressed in regards to the cumulative impact on transport within section 8.29 of this report.
Loss of a large family home.	The proposal provides three family homes in accordance with local policy. This point is further addressed within section 8.2 to 8.4 of this report.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – flats, design, character, height, bulk, building line, materials, density, overbearing scale and mass.	This is addressed in section 8.5 and 8.7 to 8.11.
The proposal goes against the councils prior insistence that such small apartment developments replacing detached home must be designed to retain the appearance of a single dwelling.	There is no policy or guidance which restricts development in this manner as seen by both the approved scheme at 1 West Hill and the land adjacent to 2 West Hill, neither of which appear as single detached dwellings.
<i>Impact on amenities of neighbouring properties</i>	

Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, noise, daylight and sunlight.	This is addressed in section 8.12 to 8.21 of this report.
Impact upon adjoining occupiers during construction period.	This point is acknowledged and therefore, a construction logistics plan is proposed to be conditioned. The applicant is also reminded of the Councils Code for construction which is proposed to be added as an informative to the proposal.
Impact upon Local Area of Special Character.	The site is no longer designated as a Local Area of Special Character, with this designation being removed during the Croydon Local Plan 2018 process.
<i>Amenities of future occupiers</i>	
Small poor quality units are provided.	All units, external amenity areas and floor to ceiling heights meet the minimum standards as addressed in section 8.22 to 8.27 of this report.
<i>Highways and parking</i>	
Inadequate parking provision and impact on the existing highway network.	This is addressed in section 8.28 to 8.32 of this report.
<i>Impact upon Trees</i>	
Detrimental impact upon trees.	This is addressed in section 8.35 to 8.36 of this report.
<i>Other material considerations</i>	
There is no affordable housing provided.	The proposal falls below 10 units and therefore there is no policy requirement to provide affordable housing units. It is considered that the proposed application provides the most effective use of the land as proposed and is not of a sufficient size or scale to provide additional units without detrimentally impact the amenity of the adjoining occupiers, would not be able to provide the required amount of family units for a major application or potentially meet the parking demand that this could create.

Local transport, schools and health services are already over stretched.	The development will be CIL liable. This is addressed at section 8.40 of this report.
The existing plans for the site are incorrect.	It is noted that the existing elevations were incorrectly labelled. These have been amended accordingly.
The proposed building has already been demolished.	The proposed building has not been demolished however, the building previously located at 1a West Hill, and the adjacent building, has been demolished during the application process.
Impact upon the local school.	The site is located approximately 500 metres from the closest school. The development is for a residential use within a residential area and is therefore considered to have a negligible impact upon the existing school.
<i>Procedural or Non-material considerations</i>	
There is a restrictive covenant on the site	This is not a planning consideration.
Detrimental impact upon property prices.	This is not a planning consideration.
Impact upon right to light.	Whilst the potential impact of daylight and sunlight is considered, the right to light is a civil matter, not a material planning consideration.
Impact upon foundations of adjoining properties.	This is not a planning consideration.

6.3 Councillor Yvette Hopley has objected to the scheme and referred it to Planning Committee, making the following representations:

- Completely out of character with the area.
- An overdevelopment of the plot.
- The initial proposal submitted was far better than this application having a pitched roof. This flatted development is not in keeping. Why did officers suggest a more contemporary design – it is not what appeals to resident or indeed does nothing to enhance the character? *[Officer Comment: As shown within the applicant's submission, the original design presented to officers at pre-app stage included a pitched roof. However, the proposed design was considered inappropriate for the site due to the irregular proportions of the building proposed. The applicant re-designed the scheme utilising a contemporary design including flat roof to respond to initial feedback, which*

neither encouraged nor discouraged a contemporary building. As highlighted throughout this report, overall this approach is supported when considering the sites surrounding and evolving character of the area as highlighted by the section 3.4 of this report.

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 (CLP) 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:
- Requiring good design.
 - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character

- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (2019)

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Cycle and refuse storage;
- Trees and biodiversity;
- Flood risk;
- Other planning matters

Principle of development

- 8.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Approximately 30% of future housing supply may be delivered by windfall sites which provide sensitive renewal and intensification of existing residential areas and play an important role in meeting demand in the capital, helping to address overcrowding and affordability issues.
- 8.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized. The proposed unit mix includes 3 x three bedroom units and 2 x 2b, 4p units. The proposal would therefore provide 5 family units on site, exceeding the strategic target of 30%.
- 8.4 Policy DM1.2 prevents the loss of small family homes by restricting the net loss of units with three bedrooms or a floor area of less than 130sq.m. As the existing dwelling is not smaller than 130sq.m or a 3 bedroom property and the proposal would provide family accommodation above the required amount, overall the proposal is considered to be in accordance with Policy DM1.2.
- 8.5 The site is in a suburban setting with a PTAL rating of 2 and as such the London Plan indicates that the density levels could range from 150 - 250 habitable rooms per hectare (hr/ha). The proposed density of this development falls above this range at 304hr/ha. Although this is above the levels sets out, the London Plan states that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to account for other factors relevant to optimising potential – such as local context and design. In this circumstances it is considered that the proposed development is appropriate for the site and surrounding area taking into account the site's land levels, proposed design as well as the proposed unit mix and parking quantities provided.
- 8.6 The site is located within an existing residential area and subject to policy compliance in other respects, however the principle of redevelopment is supported.

Townscape and Visual Impact

- 8.7 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition and replacement with a proposed flatted development. As detailed within the sites history, the existing building and 3a West Hill, shown in figure 3, previously replaced a single dwelling which encompassed both plots.



1A West Hill

Figure 3: Streetscene Elevation

This demonstrates how the suburbs have continued to evolve throughout time. This proposal introduces a four storey building with recessed fourth storey to fully utilise the land levels prevalent within the wider area and demonstrated by figure 3.

- 8.8 The proposed land levels on-site are approximately 3 metres below 3a West Hill, allowing the building's mass and scale to sit comfortably within the streetscene. Whilst concerns have been raised regarding the contemporary nature of the building, especially noting its flat roof overall this approach is considered acceptable with the wider streetscene being formed of multiple building types and roofs forms. Notably the approved development within the land adjacent to 2 West Hill incorporating a flat roof (as shown with figure 2) alongside the flatted development located to the rear within Beechwood Avenue shows how this can complement the existing character of buildings. As such, whilst there has been development in the area, this has sensitively evolved the character of the area, which this scheme continues to do.

8.9 As shown within figure 4 the site is located as West Hill curves. The applicant has responded to this by stepping the massing to respond to the approved building at 1a West Hill as well as 3a West Hill. This is considered to add interest and depth to the front elevation, responding to the stepped building line and further enhancing the varying building types seen throughout the local area. The proposed parking at the front of the site would ensure appropriate parking facilities proposed. Throughout West Hill parking is primarily positioned within front gardens. This proposed approach would follow this form and mirror the approved scheme at 1a West Hill in sensitively integrated parking forecourt, with instant impact trees and soft landscaping.

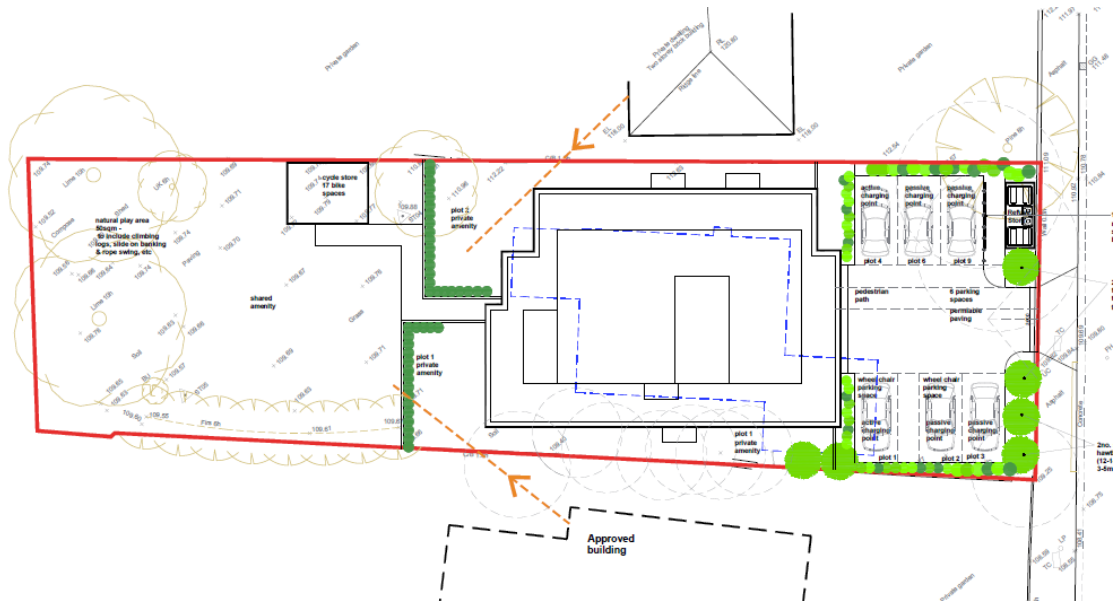


Figure 4: Proposed Block Plan

8.10 The proposal has been amended during the application process to respond to comments made in relation to the proposed materiality with the buff brick being replaced by red brick. This is considered to be a more appropriate tone for the proposed building, within this immediate context. The metal used on the recessed floor is a common residential building material in contemporary schemes. Overall, the choice of materials are supported, with further details in regards to the key junctions and materials proposed to be secured via condition.

8.11 Overall, the proposed development would represent a high quality contemporary addition to the wider street scene whilst providing additional residential units on-site.

Impact on Neighbouring Residential Amenity

8.12 The properties most affected by the development would be the immediate neighbours, 3a West Hill and the flatted development at 1a West Hill as well as 6 and 6a West Hill directly opposite the site. 2 Beechwood Road, Abbeyfield Residential Nursing Home is also of relevance being located to the rear of the site.

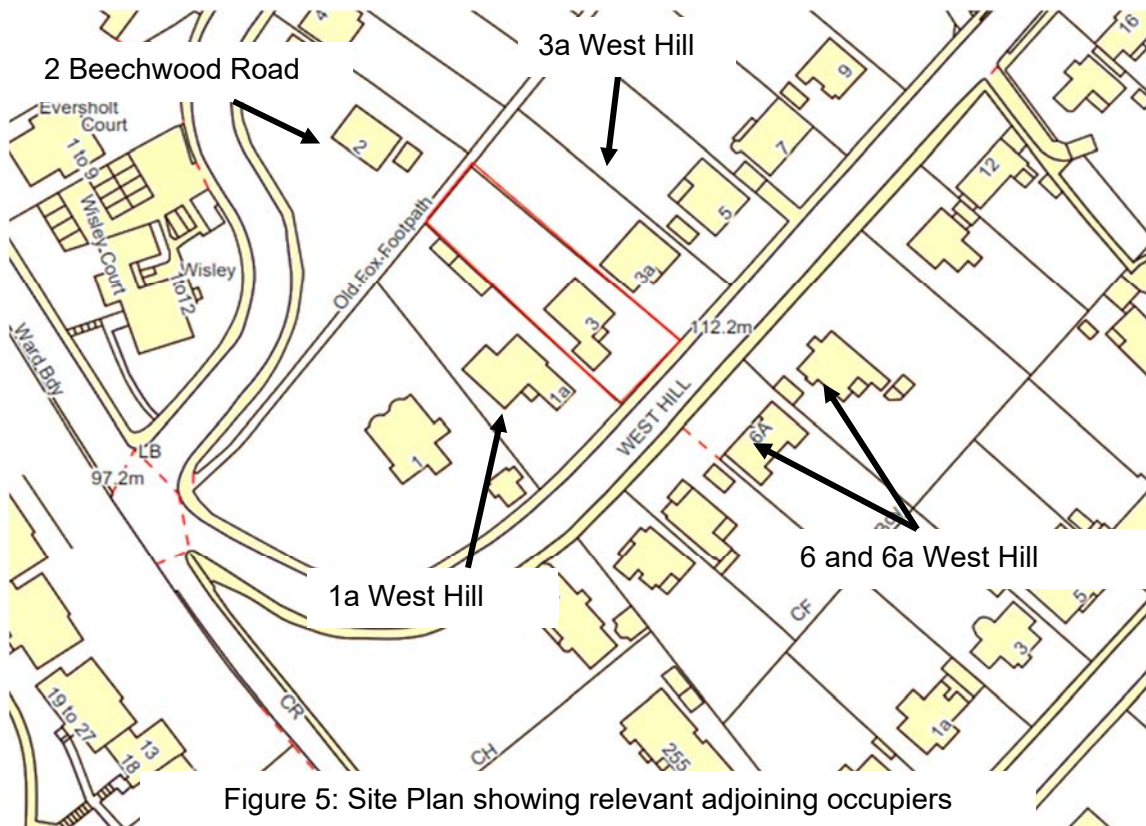


Figure 5: Site Plan showing relevant adjoining occupiers

1a West Hill

8.13 As highlighted within point 3.6 this adjoining site has previously gained consent to be demolished and for a building of three storeys to provide 9 units. The building at 1a West Hill has now been demolished and the construction of this development has now begun, although there are noted to be a number of section 73 applications linked to this site, some of which are currently under consideration. The approved scheme has a number of bedroom and living room windows at ground and lower ground floor. The proposal would break a line at 45 degrees from the nearest of these at ground floor. However this would generally be the case in this area given the topography. Given the site orientation and the natural level changes this relationship is considered to be acceptable.

8.14 The proposal is considered to have an acceptable impact upon this adjoining flatted development, with acceptable separation between the built forms and minimal overlooking between buildings. The proposed development has incorporated oriel windows within the design to improve outlook for future occupiers whilst minimising overlooking to the two adjacent buildings.

8.15 A retaining wall is likely to be required in the rear garden due to levels of each site; a condition is recommended to secure its details.

3a West Hill

8.16 As seen by figure 3, the proposed land levels step up from the south-western boundary to the north-eastern boundary by 3 metres. This step in the land allows the building to sit lower than these adjoining occupiers. The proposal would also not break the 45 degree line from the adjacent occupier's closest habitable room windows as detailed within figure 6. Whilst there are noted to be two high level windows located within the flank elevation of this adjoining occupier facing towards the development site, these are secondary windows. Taking into account the proposed step in the massing, centrally located fourth storey, balconies incorporated within the built form, and the land level change over approximately 3 metres, overall the proposal is not considered to detrimentally impact this adjoining occupiers amenities to an unacceptable degree.

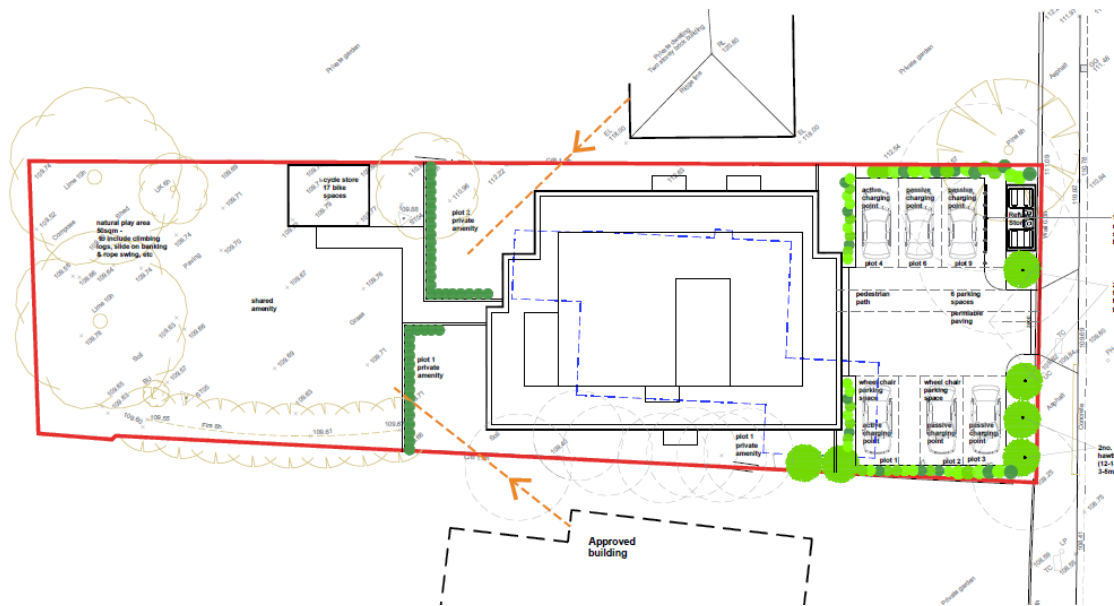


Figure 6: Proposed Block Plan with 1a and 3a West Hill

6 and 6a West Hill

8.17 There is approximately 33 metres separation between the proposed front elevation and the front elevation of these properties located across the street. Taking into account this separation, overall there is not considered to be a detrimental impact upon the amenities of these adjoining occupiers.

2 Beechwood Avenue

8.18 There is an approximately 24.9 metre separation between the proposed building and the rear boundary line. There is also noted to be further separation created by the existing bridleway positioned between the rear boundary of the site and the boundary for 2 Beechwood Avenue. Owing to this acceptable separation, overall there is not considered to be a detrimental impact upon the amenities of these residents.

General

- 8.19 All side facing windows located at first floor level and above are proposed to be obscured glazed and non-opening up to 1.7 metres from the internal floor height to restrict overlooking.
- 8.20 The development has been amended to incorporate all the proposed rear facing balconies within the built form rather than these be partially open. This approach is considered to restrict overlooking to the front or rear of the site, with acceptable separation to the adjoining occupiers which limits overlooking.
- 8.21 Whilst the proposed development is likely to generate additional comings and goings to/from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas.

The standard of accommodation for future occupiers

- 8.22 The proposal would comply with internal dimensions and minimum GIA required for units, bedrooms sizes and floor to ceiling heights by the Nationally Described Space Standards. All units have primary outlook both to the front or rear of the site, barring bedrooms located within the ground floor level units. Whilst these bedrooms would have limited outlook, taking into account the proposed unit mix and the strategic aims of the council to ensure 30% of units are 3 bedrooms overall this approach is accepted. A condition is recommended to secure details of the retaining wall opposite these windows.
- 8.23 Oriel windows are proposed throughout the flank elevations to provide improved outlook to the upper floor rooms and ensure appropriate outlook/daylight/sunlight.
- 8.24 All units are afforded external amenity space which adheres with the London Housing SPG and subsequent Croydon Plan Policy. Units 1 and 2 being family units are afforded larger private amenity areas at ground floor which are in excess of the standards, incorporating the areas to the side of the building.
- 8.25 A through route is proposed to allow step-free access via the building to the rear communal amenity/child playspace. An indicative site layout plan is included showing how the rear communal area may work including child play space. Overall this approach is supported and a detailed landscaping scheme is proposed to be conditioned accordingly.
- 8.26 In terms of accessibility, level access would be provided from the front door to the rear communal area. The London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. The applicant has proposed that one of the ground floor units would be provided as M4 (3) and the other as M4 (2) which is overall considered acceptable.
- 8.27 The development would provide high quality accommodation including small family sized housing all with adequate layout, space, and amenities for future occupiers.

Parking and Highways

- 8.28 The site has a PTAL rating of 2 being approximately 500 metres walk from Sanderstead station as well as being in close proximity to local bus stops, situated on Sanderstead Road. The London Plan sets out that the maximum car parking standards for residential developments are based on public transport accessibility levels and local character. It 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. Based upon this policy requirement and the proposed unit mix, a maximum of 9.5 parking spaces could be provided.
- 8.29 The development sets out 6 parking spaces (which are allocated parking spaces for the 2 and 3 bedroom units) for 9 units proposed. Two parking spaces are proposed as disabled spaces. Due to the sites location in close proximity to three surrounding schemes which intensify the residential units on-site, it is important to consider the cumulative impact of development upon the highway network, including parking availability. Based upon maximum London Plan standards there is potentially a shortfall of 15.5 spaces across this development and those previously consented at 1A, 2 and 2A West Hill. As such the applicant has submitted a parking stress survey which has been undertaken in accordance with the Lambeth Methodology. This indicates that there is a maximum overnight parking stress within 200 metres of 21% with at least 82 parking spaces available throughout West Hill, The Ridge Way and Beechwood Road. Taking into account the potential worst case scenario of an additional 15.5 parking need across this and the three approved schemes, overall there would continue to be 66.5 parking spaces available with a total parking stress of 38% which is considered acceptable.
- 8.30 A new central crossover is proposed and would replace the existing crossover. This would provide improved visibility to and from the site and follow the form of development approved at 1a West Hill. The proposal would also allow all vehicles to enter and exit in first gear which is overall considered acceptable.
- 8.31 Taking into account the sites accessibility to public transport and parking availability within the surrounding area overall the proposal is considered to provide an appropriate number of parking spaces which would not detrimentally impact highway safety within the surrounding area.
- 8.32 It is recommended that all works associated with raising the dropped kerbs are completed prior to the first occupation of the units and that a Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, given the sites location in a residential area and to ensure minimal impact upon the highway network.

Cycle and Refuse Storage

- 8.33 There is a proposed cycle store located within the rear communal amenity area, which is accessible through the building. This is considered to be appropriately located within the site being accessible for all residents as well as safe, secure and undercover.

- 8.34 The proposed refuse store is located adjacent to the front boundary and to be finished in brick. Whilst this would be noticeable within the wider streetscene it would integrate into the development, be formed in the same material as the proposed building and front boundary. Overall this is considered acceptable being in a good location for all future occupiers, waste personnel and not detrimentally impact the character of the wider area.

Trees and Biodiversity

- 8.35 The proposal recommends the removal of a number of trees located within the existing front garden area. The two existing horse chestnuts (protected by TPO 42, 1983) positioned along the front boundary are considered to be in poor condition and their removal is accepted considering the replacement tree planting proposed. A mature lime tree is also proposed to be removed which again is considered acceptable considering the replacement instant impact trees proposed to mitigate for its loss. The replacement trees (to be located on the front boundary) include 2 x Hawthorn Trees and 2 x Beech Trees which are proposed to have a girth of 12-14 cm and between 3 and 5 metres when planted. These semi-mature trees are considered appropriate for the site and of a scale that would have an instant impact within the streetscene. Details of the tree pits to which these new trees will be planted in are proposed to be conditioned.
- 8.36 The two B grade trees located at the rear of the site are proposed to be appropriately protected during construction and whilst a Hazel hedge located along the boundary is also proposed to be removed, this is not resisted. Due to the existing land level changes from the site to 3a, overall the proposal is not considered to detrimentally impact the trees located within 3a's front garden.
- 8.37 The site is reasonably separated from all Sites of Nature Conservation Importance and/or Special Scientific Interest, does not include the removal of any existing water source (i.e. pond) and although four trees and group of hedges are noted to be removed at the front of the site, the development is considered unlikely to affect protected species/habitats on site. Due to the existing condition of the attached garage on-site a bat emergence survey was also undertaken and concluded that no bats were observed. Regardless of the above, it is important to note that other legislation provides protection to these species to which the applicant should be aware of. A condition is proposed to be attached to ensure that trees are removed outside of the bird nesting season.

Flood Risk

- 8.38 The application lies within an area at risk from both surface water and ground water flooding. A Flood Risk Assessment (FRA) has been provided outlining the existing on-site specifics alongside detailing the proposed situation which can be appropriately managed by SUDs techniques. The assessment has outlined that the development would not increase on or off-site flood risk. However, as no on site investigations have been carried out, a detailed FRA is proposed to be conditioned accordingly which should include on-site testing and a detailed drainage strategy.

Other planning matters

- 8.39 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.
- 8.40 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusion

- 8.41 The site is in a sustainable location for new housing development, and the scale, size and design of the development is considered to respond to the sites constraints as well as the evolving character of the area. The new dwellings would provide a good quality and appropriate mix of family sized housing types, supported by car parking and external cycle storage and refuse 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.
- 8.42 The proposal is considered to comply with the Croydon Local Plan 2018 and would be therefore acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.43 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

6th November 2019

Part 8 Other Planning Matters

Item 8.1

Report of: Director of Planning and Strategic Transport Author: Pete Smith	Title: Weekly Planning Decisions and Performance
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1. Purpose

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

Planning Decisions

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 14th October and 25th October 2019.
- 1.4 During this period the service issued 204 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 4 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 204 decisions issued, 24 were refused (11.7%). Therefore the approval rate for last week was 88.3%.
- 1.6 Notable decisions are listed below
- Refusal of planning permission in respect of the erection of 3 storey detached building to the rear of number 30 Northampton Road comprising 3 x 2 bedroom and 1 x 1 bedroom flats (LBC Ref 19/02904/FUL). The reasons for refusal related to inappropriate scale and mass, failing to respect the character and appearance of the area and impacting negatively on the amenities of neighbouring residential occupiers.
 - Planning permission has recently been granted for the redevelopment of the existing community hall at St Marys Shenoda Coptic Orthodox Church – involving the erection of a replacement two storey community building (including basement) alongside changes in land level (LBC Ref 18/06196/FUL).
 - Details have been discharged pursuant to a previous planning permission to redevelop 17-21 Dingwall Road to deliver a part 24, part

9 storey building comprising 181 flats pursuant to planning permission (17/06327/FUL). It is understood that development is soon to commence on site.

- Details have been discharged in respect of a construction logistics plan in respect of the redevelopment of 1-9 Foxley Lane which involved the erection of a 5/6/7 storey building comprising 8x1 bedroom, 35x2 bedroom and 6x3 bedroom flats with the provision of associated amenity areas, cycle parking, refuse and recycling stores (LBC Ref 18/04742/FUL). This also suggests that development is due to commence on site.
- Advert consent has recently been refused in respect of high level signage in Thornton Heath High Street – following on from planning enforcement investigations. Officers are working with those in breach to remove the offending advertisements (LBC Ref 19/04192/ADV and 19/04193/ADV).

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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)

Ref. No. :	19/02904/FUL	Ward :	Addiscombe East
Location :	R/O 30 Northampton Road Croydon CR0 7HA	Type:	Full planning permission
Proposal :	Erection of 3.5 storey detached building to the rear of number 30 Northampton Road comprising 3 x 2 bedroom and 1 x 1 bedroom flats.		

Date Decision: 16.10.19

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : Discharge of condition 3 (Refuse and Cycle Parking) and condition 4 (Landscaping) of permission 19/02509/FUL - Alterations, conversion of single family dwellinghouse to 1 x 3 bedroom flat, 1 x studio, 1 x 2 bedroom flat and 1 x 1 bedroom flat and associated refuse and cycle storage and landscaping

Date Decision: 24.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04405/LP
Location : 18 Cheyne Walk
Croydon
CR0 7HJ
Proposal : PROPOSED HIP TO GABLE END AND EXTENDED LOFT ROOM
Ward : **Addiscombe East**
Type: LDC (Proposed) Operations edged

Date Decision: 16.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04477/CAT
Location : 8 Ashburton Gardens
Croydon
CR0 6AS
Ward : **Addiscombe East**
Type: Works to Trees in a Conservation Area

Proposal : Rear Garden - x1 Conifer - Fell. x1 ornamental maple - Fell.

Date Decision: 16.10.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/04575/LP
Location : 83 Dalmally Road
Croydon
CR0 6LY
Proposal : Loft conversion, provision of a rear dormer and roof lights to the front roof slope.
Ward : **Addiscombe East**
Type: LDC (Proposed) Operations edged

Date Decision: 16.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04817/LP
Ward : **Addiscombe East**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 52 Inglis Road
Croydon
CR0 6QU
Type: LDC (Proposed) Operations
edged
Proposal : Erection of rear dormer window and two front roof lights
Date Decision: 17.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04025/FUL
Location : 51 Warren Road
Croydon
CR0 6PF
Type: Full planning permission
Ward : **Addiscombe West**
Proposal : Use of dwelling as HMO for up to 8 occupiers
Date Decision: 17.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04796/LP
Location : 25 Laurier Road
Croydon
CR0 6JQ
Type: LDC (Proposed) Operations
edged
Ward : **Addiscombe West**
Proposal : Rear Dormer Extension and Loft Conversion, Provision of Rooflights to Front Roof Slope
Date Decision: 16.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02745/GPDO
Location : 73 Bensham Manor Road
Thornton Heath
CR7 7AE
Type: Prior Appvl - Class A Larger
House Extns
Ward : **Bensham Manor**
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.92 metres
Date Decision: 23.10.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03817/HSE
Ward : **Bensham Manor**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 101 Warwick Road
Thornton Heath
CR7 7NN
Type: Householder Application

Proposal : Alterations and additions to the existing dwellinghouse including single storey rear addition and associated internal modifications.

Date Decision: 17.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04115/GPDO
Location : 14 Braemar Avenue
Thornton Heath
CR7 7RG
Ward : **Bensham Manor**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out projecting out 6 metres with a maximum height of 3.2 metres

Date Decision: 23.10.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/04179/DISC
Location : 65 Brigstock Road
Thornton Heath
CR7 7JH
Ward : **Bensham Manor**
Type: Discharge of Conditions
Proposal : Details pursuant to Condition 2 (Landscaping and fencing) , 4 (refuse, cycle, boundary, security lighting) of planning permission (15/05448/P) granted for erection of a lower ground floor and upper ground floor side extension, rear extension at lower ground, ground and first floors and construction of dormer extension in rear roof slope, together with lower ground floor light wells; conversion to form 2 three bedroom, 1 studio flat, 3 one bedroom and 1 two bedroom flats.

Date Decision: 25.10.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/04184/HSE
Location : 39 Boswell Road
Thornton Heath
CR7 7RZ
Ward : **Bensham Manor**
Type: Householder Application

Proposal : single storey rear extension

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Date Decision: 23.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04204/GPDO **Ward : Bensham Manor**
Location : 98 Bensham Manor Road **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 7AU

Proposal : Erection of single storey rear extension projecting out 6 metres from the rear and a maximum height of 3 metres

Date Decision: 15.10.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/04221/LP **Ward : Bensham Manor**
Location : 28 Carew Road **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 7RE

Proposal : Use of the existing dwelling to provide care for four (4) adolescent residents, with one (1) permanent staff member, being a total of up to five (5) residents living together as a single household, consistent with Class C3(b) of the Town and Country Planning (Use Classes) Order 1987

Date Decision: 16.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04231/GPDO **Ward : Bensham Manor**
Location : 40 Braemar Avenue **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 7RG

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.75 metres

Date Decision: 15.10.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03945/HSE **Ward : Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 2A Therapia Lane
Croydon
CR0 3DH
Type: Householder Application
Proposal : Erection of single storey rear extension (retrospective)
Date Decision: 15.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04021/HSE
Location : 122 Wentworth Road
Croydon
CR0 3HW
Type: Householder Application
Ward : **Broad Green**
Proposal : Erection of loft conversion, with roof lights in front roof slope and a dormer in the rear roof slope.
Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04079/GPDO
Location : 4 Ringwood Avenue
Croydon
CR0 3DU
Type: Prior Appvl - Class A Larger House Extns
Ward : **Broad Green**
Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.2 metres
Date Decision: 15.10.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/04234/DISC
Location : 262 - 266 London Road
Croydon
CR0 2TH
Type: Discharge of Conditions
Ward : **Broad Green**
Proposal : Purpose of this application is to get full approval for a discharge condition that was partially approved. The condition we would like to discharge is condition 3 attached to planning permission 14/04401/P
Date Decision: 24.10.19

Not approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Level: Delegated Business Meeting

Ref. No. : 19/04389/GPDO
Location : 50 Midhurst Avenue
Croydon
CR0 3PR

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

Proposal : Erection of single storey rear extension projecting 6 metres from the rear wall with a maximum height of 2.5 metres

Date Decision: 25.10.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/04621/LP
Location : 56 Bensham Lane
Croydon
CR0 2RR

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

Proposal : Dormer Extension to the Rear Roof slope and and Loft Conversion

Date Decision: 16.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04642/NMA
Location : Vistec House
185 London Road
Croydon
CR0 2WN

Ward : Broad Green
Type: Non-material amendment

Proposal : Non-Material Amendment to Planning Permission 16/05414/FUL for Erection of roof extension and nine storey rear extension to provide additional accommodation in the form of one House in Multiple Occupation ('Super' HMO) totalling 90 letting rooms. Alterations to the existing building to provide fenestration changes and balconies for residential use, Excavation to the front of the property to provide light well and access to lower ground floor. Provision of associated parking, and cycle store and bin store to rear.

Date Decision: 16.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03723/HSE

Ward : Crystal Palace And Upper

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Norwood
Location : 67 Chevening Road
Upper Norwood
London
SE19 3TD
Type: Householder Application
Proposal : Erection of single storey side/rear extension; erection of dormer extension in side
roofslope

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03833/FUL
Ward : **Crystal Palace And Upper Norwood**
Location : 17 Carberry Road
Upper Norwood
London
SE19 3RU
Type: Full planning permission
Proposal : Continued use of building for use falling within Class D1 (Non-residential Institutions) as a day nursery. Erection of 1.8m high security fencing to front boundary, landscaping alterations and alterations to front facade.

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04141/DISC
Ward : **Crystal Palace And Upper Norwood**
Location : Land Between 137-181 Church Road
Upper Norwood
London
SE19 2PR
Type: Discharge of Conditions
Proposal : Details pursuant to conditions 3 (Landscaping), 4 (Tree protection), 5 (Landscape management plan), 6 (Boundary treatment) and 7 (Bin store and cycle parking) of permission ref 17/03010/FUL for Erection of part single/two storey building comprising 2 two bedroom flats, provision of associated cycle and refuse storage and landscaping

Date Decision: 25.10.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 18/06196/FUL **Ward :** **Coulsdon Town**
 Location : St Marys And Shenoda Coptic Orthodox Church
 Rickman Hill
 Coulsdon
 CR5 3DS **Type:** Full planning permission

Proposal : Demolition of the existing Community Hall at St. Mary and St. Shenouda Coptic Orthodox Church and the erection of a replacement Community Hall comprising a two-storey building (including a basement) with glazed roof lights, photovoltaic and solar-thermal panels at roof level, replacement car parking area with access ramp for 19 cars, 2 disabled car parking spaces, 2 cycle stands, alterations including an external staircase, external amenity spaces, boundary treatment, landscaping and changes to land levels.

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02060/DISC **Ward :** **Coulsdon Town**
 Location : Cane Hill Development Site
 Brighton Road
 Coulsdon
 CR5 3YL **Type:** Discharge of Conditions

Proposal : Part Discharge of condition 5 (1- charging points, 5- bus drivers toilet, 6- terrace and 7- green roof), Part Discharge Condition 6 (recording) and Part Discharge of Condition 8 (works to historic buildings) for reserved matters application 17/06316/RSM for: The proposal is for the following components of the former Cane Hill Hospital: 1) Refurbishment, rebuild and extension the administration building to create 14 apartments 2) Refurbishment of the chapel to provide a range of potential uses falling within Classes A1-A5, B1 and D1-D2 3) Conversion and extension to the water tower to create a single residential dwelling 4) Associated landscaping, access and parking (Legacy Buildings Phase) (approval of reserved matters in respect of hybrid planning permission 13/02527/P)

Date Decision: 16.10.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/02887/HSE **Ward :** **Coulsdon Town**
 Location : 34 Portnalls Road
 Coulsdon
 CR5 3DE **Type:** Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : Erection of single/two storey front/side/rear extensions and enlargement of the roof to facilitate a loft conversion (partially retrospective application).

Date Decision: 25.10.19

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 19/03068/DISC

Ward : Coulsdon Town

Location : 6A The Drive
Coulsdon
CR5 2BL

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (Materials) attached to planning permission 18/05858/FUL for, Demolition of existing 4 bedroom detached dwelling house and the erection of a part three/part four storey building with accommodation in the roof space and a basement area to provide 9 flats (comprising 2 x one bedroom, 5 x two bedroom and 2 x three bedroom), 6 parking spaces, private amenity space and landscaping including retaining walls. (Alternative proposal)

Date Decision: 16.10.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03232/HSE

Ward : Coulsdon Town

Location : 9 Browning Place
Coulsdon
Croydon
CR5 3FN

Type: Householder Application

Proposal : Alterations, erection of a single storey rear extension, new gates and change to the level of the rear garden

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03334/HSE

Ward : Coulsdon Town

Location : 86 Downs Road
Coulsdon
CR5 1AF

Type: Householder Application

Proposal : Demolition of existing conservatory to rear and single storey garage/utility areas. Erection of part 2/3 storey side/rear extension and single storey porch with alterations to existing fenestration, land levels/landscaping and roof alterations.

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03537/HSE
Location : 13 Bramley Avenue
Coulsdon
CR5 2DR
Proposal : Alterations, conversion of a garage to a habitable room, lower ground floor rear extension, ground floor rear extension, dormer extension, first floor side extension and additional raised decking
Ward : **Coulsdon Town**
Type: Householder Application

Date Decision: 23.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03589/HSE
Location : 409 Chipstead Valley Road
Coulsdon
CR5 3BU
Proposal : Alterations, erection of a rear extension
Ward : **Coulsdon Town**
Type: Householder Application

Date Decision: 22.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03674/FUL
Location : 18 Chipstead Valley Road
Coulsdon
CR5 2RA
Proposal : Erection of two storey building to create 1 x 2 bedroom residential unit, associated parking, cycle and refuse storage
Ward : **Coulsdon Town**
Type: Full planning permission

Date Decision: 17.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03877/FUL
Location : 112 Woodcote Grove Road
Coulsdon
CR5 2AF
Ward : **Coulsdon Town**
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : Change of use of single dwelling to 1 x 3 bedroom, 1 x 2 bedroom and 1 x 1 bedroom residential units, introduction of rooflights, provision of parking, cycle and refuse storage

Date Decision: 15.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03919/DISC

Ward : Coulsdon Town

Location : 76 Reddown Road
Coulsdon
CR5 1AL

Type: Discharge of Conditions

Proposal : Discharge of condition 12 (Construction Logistic Plan) attached to planning permission 19/03714/CONR for the the emolition of existing house and erection of a 2/3 storey building with accommodation in the roof to provide 9 units with associated parking/access, landscaping, cycle and refuse stores.

Date Decision: 25.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03921/LP

Ward : Coulsdon Town

Location : 3 The Netherlands
Coulsdon
CR5 1NG

Type: LDC (Proposed) Use edged

Proposal : Conversion of a garage into in to habitable room and erection of a car port

Date Decision: 25.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03986/DISC

Ward : Coulsdon Town

Location : 76 Reddown Road
Coulsdon
CR5 1AL

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (materials) attached to planning permission 19/03714/CONR for the demolition of existing house and erection of a 2/3 storey building with accommodation in the roof to provide 9 units with associated parking/access, landscaping, cycle and refuse stores.

Date Decision: 16.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03990/HSE
Location : 32 Portnalls Road
Coulsdon
CR5 3DE
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Alterations including demolition of existing detached garage and of existing single storey rear extension, erection of a two storey side extension, a single storey rear extension and a front porch.
Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04033/FUL
Location : 233 Chipstead Valley Road
Coulsdon
CR5 3BY
Ward : **Coulsdon Town**
Type: Full planning permission
Proposal : Erection of single storey rear extension, and conversion of unit to form 1 x 2 bed and 1 x 1 bed residential units, associated alterations
Date Decision: 17.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04104/LP
Location : 31 Portnalls Rise
Coulsdon
CR5 3DA
Ward : **Coulsdon Town**
Type: LDC (Proposed) Operations edged
Proposal : Construction of hip to gable roof extension and rear dormer. Installation of 2 x front rooflights.
Date Decision: 25.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04145/HSE
Location : 223 St Andrews Road
Coulsdon
CR5 3HN
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Erection of a single storey rear extension with external staircase.
Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04294/CONR
Location : Westport, 2A Warwick Road
(Formerly Known As 61 Woodcote Grove Road)
Coulsdon
CR5 2AH
Ward : Coulsdon Town
Type: Removal of Condition

Proposal : Variation of Condition 3 (Materials) attached to planning permission 18/00620/FUL for the Erection of detached two/three storey dwelling with extended vehicular crossover onto Warwick Road and new vehicle crossover at 61 Woodcote Grove Road onto Warwick Road.

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04579/DISC
Location : Cane Hill Park Development Site
Brighton Road
Coulsdon
CR5 3YL
Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge of condition 14 (piling) for planning application 13/02527/P for Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units). Class A1-A5, B1, C1, D1-D2 Uses. Car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5, B1, C3, D1-D2 purposes. Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse. Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site, a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses. Up to 473 new residential units (Class C3) and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane/Brighton Road (A237) Roundabout and associated infrastructure including drainage)

Date Decision: 16.10.19

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Level: Delegated Business Meeting

Ref. No. : 19/01333/FUL **Ward : Fairfield**
Location : 54 Surrey Street **Type: Full planning permission**
Croydon
CR0 1RJ
Proposal : Retrospective application for change of use to A3 and associated alterations to shopfront, and proposed extraction system
Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03271/ENV **Ward : Fairfield**
Location : Land Adjacent To Croydon College **Type: Environmental Impact Assessment**
College Road
Croydon
CR9 1DX
Proposal : Environmental Impact Assessment (EIA) Screening Opinion Request for redevelopment of the site to provide a building with heights up to part 49 (+149m) and part 34 (+105.8m) storeys, comprising up to 836 co-living units (sui generis) with communal co-living spaces, up to 120 residential units (Class C3), communal and commercial floorspace on ground to second floors, basement car parking, access, public realm, landscaping and other associated works
Date Decision: 18.10.19

Environmental Impact Assessment Not Req.

Level: Delegated Business Meeting

Ref. No. : 19/03602/DISC **Ward : Fairfield**
Location : 17-21 Dingwall Road **Type: Discharge of Conditions**
Croydon
CR0 2NA
Proposal : Partial discharge of Condition 20 (Energy Statement) attached to permission 17/06327/FUL for 'Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping'.
Date Decision: 25.10.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/03787/GPDO **Ward : Fairfield**
Location : Land To The North Of Hazledean Road Type: Observations on permitted
Croydon development
CR9 5AB

Proposal : Conversion of existing DC Traction Paralleling (TP) Hut to a new electrical traction substation, associated works and instalments of new substation structures

Date Decision: 15.10.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/04051/DISC **Ward : Fairfield**
Location : 17-21 Dingwall Road Type: Discharge of Conditions
Croydon
CR0 2NA

Proposal : Discharge of Condition 27 (Piling) attached to PP 17/06327/FUL for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.

Date Decision: 22.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04151/DISC **Ward : Fairfield**
Location : 17-21 Dingwall Road Type: Discharge of Conditions
Croydon
CR0 2NA

Proposal : Discharge of Condition 20 (connection to the District Heating Network) attached to permission 17/06327/FUL for 'Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.'

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Date Decision: 25.10.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/04177/TRE **Ward : Fairfield**
Location : 1 Mulgrave Road **Type: Consent for works to protected trees**
Croydon
CR0 1BL
Proposal : (T1) Beech tree - Reduce crown by 3m leaving at a height of 15m and width of 11m, Raise crown to 5m (max cut size of 50mm) by removing secondary lateral branches. (TPO no. 38, 1990)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04180/FUL **Ward : Fairfield**
Location : Unit 2, 3 And Part 4 Including R/O Unit 1 **Type: Full planning permission**
Norfolk House
Wellesley Road
Croydon
CR0 1LH
Proposal : Change of use at ground floor level from A1 (Retail) to D1 (Non-Residential Institution) and at first floor level in two parts, from A1 (Retail) and C3 (Residential), to D1 (Non-Residential Institution) use.

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03754/HSE **Ward : Kenley**
Location : 2 Driftwood Drive **Type: Householder Application**
Kenley
CR8 5HT
Proposal : Erection of a two storey rear extension and a carport to the front of the property.

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03910/HSE
Location : 187 Old Lodge Lane
Purley
CR8 4AW
Proposal : Single storey side/rear extension
Date Decision: 15.10.19

Ward : Kenley
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03995/FUL
Location : 64 Welcomes Road
Kenley
CR8 5HD
Proposal : Enlargement of the existing single storey front extension, construction of a first floor extension with a pitched roof to create additional floor and conversion of the internal garage into a habitable room.
Date Decision: 25.10.19

Ward : Kenley
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04361/TRE
Location : 28 Park Road
Kenley
CR8 5AQ
Proposal : Rear Garden
T1 - Beech - lift to approx 5 metres by reduction or removal to lower secondary branches retaining dominant limbs.
Front Garden
T2 - Yew
Reduce height and width by up to approx 2 metre of the branch length, sever ivy.
(TPO no. 3, 2007)

Ward : Kenley
Type: Consent for works to protected trees

Date Decision: 15.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04465/TRE
Ward : Kenley

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 25 Welcomes Road
Kenley
CR8 5HA
Type: Consent for works to protected trees
Proposal : T2: Lime Tree - Fell due to significant decay cavity.
(TPO no. 23, 1970)

Date Decision: 16.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04305/GPDO
Location : 179 Headley Drive
Croydon
CR0 0QN
Type: Prior Appvl - Class A Larger House Extns
Ward : **New Addington North**
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 23.10.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03132/CONR
Location : 48 Vulcan Way
Croydon
CR9 0BD
Type: Removal of Condition
Ward : **New Addington South**
Proposal : Retention of use for the open storage of vehicles, ancillary uses and operational development comprising, floodlighting, security fencing and portable cabins. (without compliance with condition 1 - With the exception of the vehicles stored the application premises shall not be used except (...) - attached to reference number: 19/01510/CONR) (alterations to hours of operation)

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04009/HSE
Ward : **New Addington South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 33 Shaxton Crescent
Croydon
CR0 0NW
Type: Householder Application
Proposal : Alterations and conversion of garage to habitable space to form an annexe

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04573/LP
Location : 86 Uvedale Crescent
Croydon
CR0 0BQ
Type: LDC (Proposed) Operations edged
Ward : **New Addington South**
Proposal : Erection of a hip to gable roof extension, dormer extension to rear, and installation of two roof lights to front.

Date Decision: 17.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02697/HSE
Location : 6 Hollies Close
Norbury
London
SW16 3EF
Type: Householder Application
Ward : **Norbury Park**
Proposal : Alterations, installation of glazed ballustrade onto existing flat roof for use as a balcony.

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03156/FUL
Location : 2 Christian Fields
Norbury
London
SW16 3JZ
Type: Full planning permission
Ward : **Norbury Park**
Proposal : Retrospective application for the erection of outbuilding

Date Decision: 22.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03944/FUL **Ward : Norbury Park**
Location : Norbury Islamic Academy **Type: Full planning permission**
1595-1597 London Road
Norbury
London
SW16 4AA

Proposal : Installation of a new shopfront

Date Decision: 15.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04202/LP **Ward : Norbury Park**
Location : 69 Virginia Road **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 8EN

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

Date Decision: 23.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04527/CAT **Ward : Norbury Park**
Location : 87 Ryecroft Road **Type: Works to Trees in a**
Norbury **Conservation Area**
London
SW16 3EJ

Proposal : Row Leylandii Reduce by 50% 4-5m approx

Date Decision: 25.10.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/01421/HSE **Ward : Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 26 Briar Road
Norbury
London
SW16 4LX
Type: Householder Application
Proposal : Retrospective erection of a single storey outbuilding for use as storage to replace the existing garages

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04039/FUL
Location : 59 Isham Road
Norbury
London
SW16 4TG
Type: Full planning permission
Ward : **Norbury And Pollards Hill**
Proposal : Conversion of the existing house into 2no. self contained two bedroom flats

Date Decision: 22.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04387/NMA
Location : 1485-1489 London Road
Norbury
London
SW16 4AE
Type: Non-material amendment
Ward : **Norbury And Pollards Hill**
Proposal : Non material amendment to planning application ref 19/01178/ful granted for amalgamation of three existing ground floor retail units to a single retail unit with associated alterations/renovations to building, part change of use of first floor from residential to ancillary retail, erection of rear dormer extension to no.1487 and reconfiguration of remaining residential unit at first floor.

Date Decision: 16.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04587/NMA
Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 1 Tisbury Road
Norbury
London
SW16 4QF
Type: Non-material amendment

Proposal : Non material amendment to planning application ref 17/04502/ful granted for conversion to form 2 two bedroom flats and erection of single storey rear extension.

Date Decision: 23.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04694/LP
Location : 41 Craignish Avenue
Norbury
London
SW16 4RN
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations edged
Proposal : Proposed loft conversion with change of hip roof to a gable roof, rear facing dormer and front Velux windows

Date Decision: 16.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03586/HSE
Location : 208 Chaldon Way
Coulsdon
CR5 1DH
Ward : **Old Coulsdon**
Type: Householder Application
Proposal : Alterations, erection of a single storey rear extension with alterations to existing side extensions to integrate numerous roof levels into one with minor terracing to allow a patio at the rear

Date Decision: 17.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03930/FUL
Ward : **Old Coulsdon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 85 Coulsdon Road
Coulsdon
CR5 2LD

Type: Full planning permission

Proposal : Demolition of the existing garage and alterations to the existing property, erection of detached 2 bedroom bungalow with accommodation within roofspace comprising dormer extensions on front and rear roof slopes at the rear of 85 Coulsdon Road, alterations to existing vehicular access with associated parking, refuse and cycle storage.

Date Decision: 14.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04055/TRE

Location : The Grange
2 Canon's Hill
Coulsdon
CR5 1HB

Ward : Old Coulsdon

Type: Consent for works to protected trees

Proposal : 01 Yew - crown lift to 3m all round and cut back from house to give 2m clearance due to overall size of crown within close proximity to dwelling, and to reduce risk of damage to property.

04 Dead Laburnum - fell.

05 Holly & Ash - crown lift to 4m over road and path due to low level laterals over pathway.

06 Yew - reduce height by 2 - 2.5m and cut back by 1m from dwelling due to upper section rubbing on dwelling.

07 Yew - crown lift to 3m from ground level to allow sufficient height clearance over internal pathway.

08 Ash - crown lift to 6m over summer house side due to low heavy laterals overhanging summer house and to reduce risk of damage.

09 Cotoneaster - crown lift to 3m and crown reduce by 2m due to crown growing towards dwelling, to reduce risk of damage.

10 Ash - crown lift by 3m to original pruning points to give 7 - 8m clearance. Cut back from glass roof due to new glass roof installed and to give sufficient height clearance. (TPO no. 1, 1969)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04096/LE
Location : 6 Coulsdon Rise
Coulsdon
CR5 2SA
Proposal : Loft conversion with rear dormer and hip to gable extensions

Ward : Old Coulsdon
Type: LDC (Existing) Operations edged

Date Decision: 23.10.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/04167/CAT
Location : 2 Canon's Hill
Coulsdon
CR5 1HB
Proposal : T2: Line of conifers - trim back over driveway by 1m to allow clear access for larger vehicles. T3: Yew - Crown lift to 4m in line with low section and front fence to allow clear access for larger vehicles.

Ward : Old Coulsdon
Type: Works to Trees in a Conservation Area

Date Decision: 25.10.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/04256/TRE
Location : 26 Coulsdon Court Road
Coulsdon
CR5 2LL
Proposal : (T1) + (T2) - Beech trees - To section fell both mature Beech trees located in the rear garden to ground level using appropriate rigging techniques, and or hand held cuts due to fire damage caused by previous owner. New trees will be replanted at 1.2m in height. (TPO no. 26, 1985)

Ward : Old Coulsdon
Type: Consent for works to protected trees

Date Decision: 15.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04510/TRE
Ward : Old Coulsdon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 36 Canon's Hill
Coulsdon
CR5 1HB
Type: Consent for works to protected trees

Proposal : Oak tree on the front boundary - Prune the entire crown to shorten the longer branches by 0.75m. Crown lift by 1m by the shortening of the drooping secondary branches only. (TPO no. 2, 1986)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04578/CAT
Location : Coulsdon Church Of England Primary School
Bradmore Green
Tollers Lane
Coulsdon
CR5 1ED
Type: Works to Trees in a Conservation Area
Ward : Old Coulsdon

Proposal : T1: Common Oak - Remove epicormic shoots throughout inner crown. Thin outer crown by 20-30%. G4: Leyland Cypress- Lightly trim overhanging foliage back to contain crown spread. T5: Common Hawthorn - Fell to ground level. T8: Gleditsia 'Sunburst' - Raise low canopy - to 2.5m. T10: Common Oak - Thin crown - by 30%. T11: Lawson Cypress 'stewartii' - trim canopy to a compact form. G12: Lawson Cypress - Trim foliage away from building annually or as required. T13: Common Ash - Thin crown - by 30-35%. T14: Common Hawthorn - Raise low canopy off boundary fence to clear by 1m. T17: Common Hawthorn - Fell to ground level. T19: Campbell's Magnolia - Crown raise over school entrance to 3.5m height. T23: Wild Cherry - Raise low canopy overhanging school grounds to 3m in height. T23a Olive - Lightly trim canopy to a compact form. T23c: Sycamore - Fell and treat stump. T27: Sycamore - Crown raise over school entrance to 4.5m height. T28: Sycamore - Crown raise over school ground to 4.5m height.

Date Decision: 25.10.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/04320/CAT
Location : 8 Fairfield Road
Croydon
CR0 5LH
Type: Works to Trees in a Conservation Area
Ward : Park Hill And Whitgift

Proposal : Reduce down by 6.00M an Ash tree approximately 12.00M in height to 6.00M in height, and shape round.
Reduce down by 6.00M a Fir tree approximately 12.00M in height to 6.00M in height.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Date Decision: 25.10.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/04331/DISC
Location : Land Rear Of 26 Fairfield Road
Croydon
CR0 5LH

Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Construction Logistics Plan) attached to permission 18/02653/FUL for 'Erection of four storey block comprising of 8 x one bed flats with associated refuse and cycle storage and landscaping.'

Date Decision: 24.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04332/DISC
Location : 26 Fairfield Road
Croydon
CR0 5LH

Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Construction Logistics Plan) attached to permission 18/04056/FUL for 'Demolition of the existing building and construction of a block of nine flats comprising 4 x one bed, 4 x two bed and 1 x three bed flats, with associated refuse and cycle storage areas, landscaping and car parking.'

Date Decision: 24.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04555/CAT
Location : St Bernard's
Chichester Road
Croydon

Ward : **Park Hill And Whitgift**
Type: Works to Trees in a
Conservation Area

Proposal : T4, T5 & T6 - 3 x Hornbeam - To crown reduce by circa 2m

Date Decision: 25.10.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : Non material amendment to remove condition 7 (Construction Logistics Plan from planning permission ref. 15/01752/P (Erection of two/three storey four bedroom house with integral garage; formation of vehicular access onto The Close and provision of associated parking).

Date Decision: 18.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04858/NMA

Ward : Purley Oaks And Riddlesdown

Location : R/O 120-122 Pampisford Road, Purley, Surrey, CR8 2QD

Type: Non-material amendment

Proposal : Non material amendment to remove condition 7 (Construction Logistics Plan from planning permission ref. 15/01755/P (Erection of two/three storey four bedroom house with integral garage; formation of vehicular access onto The Close and provision of associated parking).

Date Decision: 18.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04898/LP

Ward : Purley Oaks And Riddlesdown

Location : 44 Penwortham Road
South Croydon
CR2 0QS

Type: LDC (Proposed) Operations edged

Proposal : Small single storey extension to rear of property, to extend kitchen / dining room and improve w.c. & utility room.

Date Decision: 18.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 18/06022/DISC

Ward : Purley And Woodcote

Location : Land R/O 53 Downs Court Road
Purley
CR8 1BF

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : Discharge of conditions 2 (Construction Logistics Plan), 3 (Landscaping) and 4 (Materials) attached to planning application 18/01439/FUL for the demolition of existing garage and the erection of a two storey 4 bedroom detached house with single storey rear addition and dormer roof addition, the provision of two parking spaces and private amenity space at the rear.

Date Decision: 25.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01549/FUL

Ward : **Purley And Woodcote**

Location : 64 Foxley Lane
Purley
CR8 3EE

Type: Full planning permission

Proposal : Alterations, retention of a ground floor rear extension, changes to the roof at first floor level and installation larger windows and Juliet balconies along the rear elevation of the host dwelling.

Date Decision: 15.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01653/HSE

Ward : **Purley And Woodcote**

Location : 79 Brighton Road
Purley
CR8 4HD

Type: Householder Application

Proposal : Demolition of existing extensions and construction of 4m rear extension.

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02508/FUL

Ward : **Purley And Woodcote**

Location : 195 And Land R/O 197 Brighton Road
Purley
CR8 4HF

Type: Full planning permission

Proposal : Demolition of an existing bungalow and erection of two-storey house, and the erection of a four storey building to the rear to provide 8 flats(with accommodation in the roof space), including associated proposed amenity space, landscaping, parking, access road, cycle and refuse storage.

Date Decision: 22.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02531/FUL **Ward : Purley And Woodcote**
 Location : 21 Box Ridge Avenue **Type: Full planning permission**
 Purley
 CR8 3AS
 Proposal : Demolition of existing dwelling. Erection of a three storey building comprising of 1x one bedroom, 7x 2 bedroom and 1x three bedroom flats. Provision of associated parking, amenity space, cycle and refuse stores.

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03459/DISC **Ward : Purley And Woodcote**
 Location : 1 - 9 Foxley Lane **Type: Discharge of Conditions**
 Purley
 CR8 3EF
 Proposal : Application to discharge condition 4 (Construction Logistic Plan) of planning permission 18/04742/FUL.

Date Decision: 25.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03463/FUL **Ward : Purley And Woodcote**
 Location : 922 Brighton Road **Type: Full planning permission**
 Purley
 CR8 2LN
 Proposal : Alterations, part single storey, part two storey rear extension, loft conversion loft space into a habitable space, front and rear rooflights and change of use of upper floors from single dwellinghouse (Use Class C3) to HMO (Sui Generis)

Date Decision: 16.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03681/HSE **Ward : Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 2 Hall Way
Purley
CR8 2HY
Type: Householder Application

Proposal : Erection of a single storey side extension supported on columns, single storey rear extension; alternations to existing roof; extension of existing raised patio; insertion of roof lights; alterations.

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03847/HSE
Location : 45 Woodside Road
Purley
CR8 4LQ
Type: Householder Application
Ward : **Purley And Woodcote**

Proposal : Erection of part first floor, part two storey rear extension incorporating Juliet balconies and extension to roof of main dwelling, extension to existing raised patio, creation of two bay windows at lower ground floor level, insertion of windows in side elevation of main dwelling, alterations.

Date Decision: 22.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03882/DISC
Location : 28 Russell Hill
Purley
CR8 2JA
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of condition 5 (Landscaping) relating to planning permission ref.18/00891/FUL for the demolition of the existing building; Erection of 1 x four storey building and 1 x two storey building comprising 5 x one bedroom, 5 x two bedroom and 3 x three bedroom flats. Provision of vehicular access and provision of parking spaces, refuse storage and landscaping.

Date Decision: 25.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03914/FUL
Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : Thomas More School
Russell Hill Road
Purley
CR8 2XP
Type: Full planning permission

Proposal : Removal of two windows, stone sill and centre vertical stone mullion, support and brickwork and introduction of a new structural opening and fire exit door, associated alterations

Date Decision: 15.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03915/LBC
Location : Thomas More School
Russell Hill Road
Purley
CR8 2XP
Ward : **Purley And Woodcote**
Type: Listed Building Consent

Proposal : Removal of two windows, stone sill and centre vertical stone mullion, support and brickwork and introduction of a new structural opening and fire exit door, associated alterations

Date Decision: 15.10.19

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 19/03929/DISC
Location : 28 Russell Hill
Purley
CR8 2JA
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (Highways) relating to planning permission ref.18/00891/FUL for the demolition of the existing building; Erection of 1 x four storey building and 1 x two storey building comprising 5 x one bedroom, 5 x two bedroom and 3 x three bedroom flats. Provision of vehicular access and provision of parking spaces, refuse storage and landscaping.

Date Decision: 25.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04022/FUL
Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : Land Adjoining 105 Foxley Lane And To The Rear Of 18 Rose Walk
Purley
CR8 3HQ

Type: Full planning permission

Proposal : 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

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04271/TRE
Location : 78 Reedham Drive
Purley
CR8 4DS

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

Proposal : T1- Holm Oak - To reduce re-grown crown by 1 - 1.5m back to previous reduction points (TPO no. 47, 1979)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04507/CAT
Location : Birch House
Birch Lane
Purley
CR8 3LH

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

Proposal : 5 x Beech - Reduce & shape crowns by 2m (back to previous pruning points).

Date Decision: 25.10.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/03138/HSE
Location : 22 Ridge Langley
South Croydon
CR2 0AR

Ward : **Sanderstead**
Type: Householder Application

Proposal : Alterations, erection of a dormer in the front roof slope

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Date Decision: 22.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03204/FUL
Location : 1 The Woodfields
South Croydon
CR2 0HG
Proposal : Subdivision of existing rear garden, demolition of detached garage and erection of a single-storey two-bedroom dwellinghouse accessed from Sundown Avenue.

Ward : **Sanderstead**
Type: Full planning permission

Date Decision: 16.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03366/HSE
Location : Magnolia Cottage
Sanderstead Court Avenue
South Croydon
CR2 9AJ
Proposal : Alterations, erection of a two storey side extension

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 22.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03556/HSE
Location : 28 Ellenbridge Way
South Croydon
CR2 0EU
Proposal : Erection of raised decking area to the rear with steps down to garden level.

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 17.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03691/HSE
Ward : **Sanderstead**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 93 Elmfield Way Type: Householder Application
South Croydon
CR2 0EH
Proposal : Erection of a single storey rear extension and first floor side extension, creation of a new vehicle access, dropped kerb and rear patio.

Date Decision: 21.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03810/LP Ward : **Sanderstead**
Location : 33 Shaw Crescent Type: LDC (Proposed) Operations
South Croydon edged
CR2 9JB

Proposal : Alterations, proposed erection of a single storey ground floor rear extension

Date Decision: 25.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03941/TRE Ward : **Sanderstead**
Location : 15 Church Way Type: Consent for works to protected
South Croydon trees
CR2 0JT

Proposal : T1 - Beech - Reduce outside dimensions taking the branches back to no thicker than 1 inch in diameter to re-shape and general tidy. Lift to 3-4m. Give 2-3m clearance from buildings.
Reasons for works: To allow light into the garden and windows of the property.
Visual amenity - To give shape..
(TPO no. 35, 2006)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04127/FUL Ward : **Sanderstead**
Location : Land Rear Of 9 - 11 Elmfield Way Type: Full planning permission
South Croydon
CR2

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : 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: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04170/FUL **Ward : Sanderstead**
Location : 341-343 Limpsfield Road Type: Full planning permission
 South Croydon
 CR2 9BY

Proposal : Retrospective application for the installation of an ATM installed through a composite security panel.

Date Decision: 23.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04171/ADV **Ward : Sanderstead**
Location : 341-343 Limpsfield Road Type: Consent to display
 South Croydon advertisements
 CR2 9BY

Proposal : Illuminated ATM signage, including Blue LED halo illumination to the surround (retrospective application).

Date Decision: 23.10.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/04411/LP **Ward : Sanderstead**
Location : 23 Timberling Gardens Type: LDC (Proposed) Operations
 South Croydon edged
 CR2 0AW

Proposal : Single storey extension to side of dwellinghouse

Date Decision: 17.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Ref. No. : 19/04643/NMA
Location : 87 Arundel Avenue
South Croydon
CR2 8BL

Ward : Sanderstead
Type: Non-material amendment

Proposal : Non material amendment to application ref. 19/01643/HSE for the erection of a first floor side extension, single storey rear extension, associated alterations

Date Decision: 23.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03646/HSE
Location : 8A Edgecombe
South Croydon
CR2 8AA

**Ward : Selsdon And Addington
Village**
Type: Householder Application

Proposal : Construction of a single storey rear extension.

Date Decision: 21.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03871/HSE
Location : 2 Palace Green
Croydon
CR0 9AG

**Ward : Selsdon And Addington
Village**
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04035/HSE
Location : 24 Featherbed Lane
Croydon
CR0 9AE

**Ward : Selsdon And Addington
Village**
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : Demolition of a garage and erection of a two storey side extension

Date Decision: 22.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04088/HSE **Ward : Selsdon And Addington Village**

Location : 64 Lomond Gardens
South Croydon
CR2 8EQ Type: Householder Application

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

Date Decision: 23.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04110/GPDO **Ward : Selsdon And Addington Village**

Location : 6 Copse View
South Croydon
CR2 8HH Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.46 metres

Date Decision: 15.10.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/04290/TRE **Ward : Selsdon And Addington Village**

Location : Conifer Heights
Bridle Way
Croydon
CR0 5AH Type: Consent for works to protected trees

Proposal : T1 - Conifer - To reduce mature Conifer located along the right hand rear boundary by 4.0m in height and reduce encroachment by 1.0m over the neighboring garden. (TPO no. 19, 1968)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04291/TRE **Ward : Selsdon And Addington Village**

Location : Farthingsworth **Type: Consent for works to protected trees**
Bridle Way
Croydon
CR0 5AH

Proposal : T1 - Conifer - To reduce mature Conifer located in the front garden (left hand side) as close to the boundary neighboring line without causing damage to the tree (approx. 1.0m reduction).
G2 - Acacia trees - To reduce mature Acacia trees located in the rear garden by 2.0m over the neighboring garden. All branches will be pruned to appropriate growth points. (TPO no. 19, 1968)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04404/CAT **Ward : Selsdon And Addington Village**

Location : 1-11 The Paddocks **Type: Works to Trees in a Conservation Area**
Addington Village Road
Croydon
CR0 5AQ

Proposal : 2x multi stemmed Hawthorn trees to be felled to ground level. 1x small laurel and 1 small fir to be felled to ground level and arising debris removed.

Date Decision: 25.10.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/04620/TRE **Ward : Selsdon And Addington Village**

Location : Azzarat **Type: Consent for works to protected trees**
Bridle Way
Croydon
CR0 5AH

Proposal : T1: Oak over all crown reduction of 2.5m. (TPO no. 19, 1968)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Date Decision: 16.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/02793/CONR	Ward :	South Croydon
Location :	21 Melville Avenue South Croydon CR2 7HZ	Type:	Removal of Condition
Proposal :	Section 73 application seeking to vary condition 1 (approved drawings) to allow for the provision of an additional 1b2p flat at lower ground level through amendments to the internal layout (increasing the overall number of flats from 6 to 7) attached to permission 17/04560/FUL for the demolition of existing buildings: erection of 3 storey building plus lower ground floor level, containing 6 two bedroom flats, alterations to vehicular access and provision of associated parking		

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03363/LP	Ward :	South Croydon
Location :	Coombe Lodge 104 Coombe Road Croydon CR0 5RB	Type:	LDC (Proposed) Operations edged
Proposal :	Repairs and maintenance to the roof of the orangery		

Date Decision: 25.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/03557/LP	Ward :	South Croydon
Location :	29 St Augustine's Avenue South Croydon CR2 6JP	Type:	LDC (Proposed) Operations edged
Proposal :	Change of use from HMO (Use Class C4) to residential care home (Use Class C2)		

Date Decision: 25.10.19

Certificate Refused (Lawful Dev. Cert.)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Level: Delegated Business Meeting

Ref. No. : 19/03625/FUL **Ward :** **South Croydon**
Location : 270 Selsdon Road Type: Full planning permission
South Croydon
CR2 7AA
Proposal : Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising of 9 units. Provision of associated parking, amenity space, refuse and cycle storage.

Date Decision: 14.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03688/LP **Ward :** **South Croydon**
Location : 9 Coningsby Road Type: LDC (Proposed) Use edged
South Croydon
CR2 6QQ
Proposal : Alterations and conversion of a garage into a habitable room

Date Decision: 25.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03933/DISC **Ward :** **South Croydon**
Location : Normanton Park Hotel Type: Discharge of Conditions
34-36 Normanton Road
South Croydon
CR2 7AR
Proposal : Discharge of condition 12 (Travel Plan) attached to planning permission 16/02577/P for; Demolition of existing hotel; erection of a two/three storey building with accommodation in roofspace comprising 10 one bedroom, 16 two bedroom and 3 three bedroom flats (29 flats); provision of 25 car parking spaces at rear with access off Whitmead Close and associated refuse storage and cycle storage.

Date Decision: 23.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03968/HSE **Ward :** **South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 56 Napier Road
South Croydon
CR2 6HG
Type: Householder Application

Proposal : Erection of a single storey rear extension and alterations to window positioning and sizing in rear elevation of main house.

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04004/FUL
Location : Land On The South Side Of 101
Selsdon Road
South Croydon
CR2 6PS
Ward : **South Croydon**
Type: Full planning permission

Proposal : Temporary hoarding around the site (retrospective)

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04032/HSE
Location : 3 The Mantons
Croham Road
South Croydon
CR2 7HA
Ward : **South Croydon**
Type: Householder Application

Proposal : Retention of a rear outbuilding

Date Decision: 21.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03067/DISC
Location : 135-139 Windmill Road
Croydon
CR0 2XT
Ward : **Selhurst**
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : Details pursuant to Conditions 2 (external materials), 3 (landscaping), 4 (screening), 5 (refuse), 6 (Cycle storage), 7 (water target), 9 (sustainable drainage), 10 (Construction Logistic Plan), 11 (Archaeology), 12 (noise report), of planning permission 18/02383/ful granted for demolition of garages: excavations, alterations and extensions involving conversion of existing building altering existing commercial units, provision of 7 separate flats (including alterations to existing flats) and erection of 2 x 2 bed semi-detached dwellings; provision of cycle & bin storage facilities.

Date Decision: 18.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03937/CONR

Ward : **Selhurst**

Location : Elizabeth House
97 St James's Road
Croydon
CR0 2UU

Type: Variation of Condition

Proposal : Variation of conditions 1 (drawings), 2 (bicycle storage) and 4 (no. of units) pursuant to planning permission dated 6 June 2017 (ref. 17/00748/FUL as amended by 17/03166/NMA & 18/02667/NMA) for: Use as a 14 bedroom house of multiple occupation, namely to: substitute drawings involving minor internal configurations of the lower ground floor to create an additional single bedroom; allow the premises to be used a 15 bedroom house of multiple occupation; and provide eight cycle parking spaces.

Date Decision: 15.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03955/DISC

Ward : **Selhurst**

Location : Henderson Works
Henderson Road
Croydon
CR0 2QG

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 8 (Carbon measures) in respect to planning permission 16/06470/ful granted for Demolition of existing buildings: Erection of single/two/three storey building comprising 1 three bedroom, 2 two bedroom and 6 one bedroom flats: alterations to vehicular access and provision of , with associated car parking, cycle storage and bin stores,

Date Decision: 15.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04019/FUL **Ward : Selhurst**
Location : 170 Whitehorse Road Type: Full planning permission
Croydon
CR0 2LA

Proposal : Part demolition of existing building. Installation of external staircase, rooflights and roof inserts, external lighting, cycle stores, car parking/manoeuvring area and landscaping/amenity space.

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04101/LP **Ward : Selhurst**
Location : 21 Gladstone Road Type: LDC (Proposed) Use edged
Croydon
CR0 2BQ

Proposal : Conversion of single dwellinghouse (C3) to a six person house in multiple occupation (C4)

Date Decision: 25.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04211/GPDO **Ward : Selhurst**
Location : 170 Whitehorse Road Type: Prior Appvl - Class B1(c) to
Croydon Dwelling
CR0 2LA

Proposal : Change of use from Light Industrial (B1c) to Residential (C3) to create 13 Flats.

Date Decision: 25.10.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/01352/FUL **Ward : Shirley North**
Location : 56 Woodmere Avenue Type: Full planning permission
Croydon
CR0 7PD

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : Demolition of a single-family dwelling and erection of a 3- storey block containing 2 x 3- bedroom and 7 x 2-bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store (amended plans and description)

Date Decision: 25.10.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/01484/FUL **Ward : Shirley North**
Location : Land Rear Of 14 &16 Woodmere Close Type: Full planning permission
Croydon
CR0 7PN

Proposal : Erection of 1 two storey dwelling located to rear of No's 14 and 16 Woodmere Close (Amended plans recieved to layout and fenestration) (Amended description).

Date Decision: 23.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02962/ADV **Ward : Shirley North**
Location : 149 Shirley Road Type: Consent to display
Croydon advertisements
CR0 7LR

Proposal : Display of internally illuminated wall sign consisting of individual lettering.

Date Decision: 18.10.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/03697/TRE **Ward : Shirley North**
Location : 5 Burrell Close Type: Consent for works to protected
Croydon trees
CR0 7QL

Proposal : Oak Tree at rear of 5 Burrell Close to reduce and re-shape the crown by 2m to give increased light and clearance from properties. (TPO no. 26, 1977)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Level: Delegated Business Meeting

Ref. No. : 19/03718/HSE **Ward : Shirley North**
Location : 2 Basil Gardens **Type: Householder Application**
Croydon
CR0 8XE
Proposal : Front dormer roof extension to the house

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04163/DISC **Ward : Shirley North**
Location : Parcels Of Land Adjacent To Longheath **Type: Discharge of Conditions**
Gardens And Long Lane
Croydon
CR0 1XT
Proposal : Discharge of condition 3 (for proposed concrete cladding) of planning permission for
16/06508/FUL

Date Decision: 25.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04176/DISC **Ward : Shirley North**
Location : Pegasus **Type: Discharge of Conditions**
Fairhaven Avenue
Croydon
CR0 7RX
Proposal : Discharge of Condition 2 (External Materials), Condition 11 (Construction Management
Plan) and Condition 19 (floor levels) of planning permission 19/01761/FUL (Demolition of
existing dwelling and erection of a 3-storey block, containing 3 x 3 bedroom houses and 6
x 2 bedroom apartments with associated access, 9 parking spaces, cycle storage and
refuse store).

Date Decision: 15.10.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/04186/HSE **Ward : Shirley North**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 24 Cheston Avenue
Croydon
CR0 8DA
Type: Householder Application

Proposal : Proposed first floor side extension

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01931/HSE
Location : 34 Links View Road
Croydon
CR0 8NA
Type: Householder Application
Ward : Shirley South

Proposal : Alterations, erection of a single storey rear extension with patio and steps down to garden

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02840/HSE
Location : 6 Sprucedale Gardens
Croydon
CR0 5HU
Type: Householder Application
Ward : Shirley South

Proposal : Alterations, erection of a first floor side and rear extension and steps

Date Decision: 17.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03934/HSE
Location : Tresco Vean
13 Pine Coombe
Croydon
CR0 5HS
Type: Householder Application
Ward : Shirley South

Proposal : Construction of a single storey side and rear extension, 2 x side dormers and a detached garage. Formation of a raised patio to the rear. Raising the height of the original roof.

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04099/HSE
Location : 71 Hartland Way
Croydon
CR0 8RJ
Ward : Shirley South
Type: Householder Application
Proposal : Demolition of existing side and rear extensions. Erection of a first floor front extension and erection of a single/two storey side/rear extension. Extension to existing dropped kerb at the front.

Date Decision: 25.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04355/TRE
Location : 4 Postmill Close
Croydon
CR0 5DY
Ward : Shirley South
Type: Consent for works to protected trees
Proposal : Oak tree in his front garden, crown reduce by 3m and 20% crown thin. (TPO no. 19, 1992)

Date Decision: 16.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03140/DISC
Location : The Clifton Arms
21 Clifton Road
South Norwood
London
SE25 6NJ
Ward : South Norwood
Type: Discharge of Conditions
Proposal : Details pursuant to the discharge of conditions 1 (materials and detailed drawings), 2 (Listed Building repairs), 3 (landscaping) and 6 (Construction Logistics Plan) of planning permission 17/05186/FUL for 'Alterations, Erection of a two storey side extension to create 1 two bedroom and 1 three bedroom flats above pub; Erection of two storey building with accommodation in roofspace comprising 1 three bedroom, 1 two bedroom, 1 one bedroom and 1 studio flats and associated landscaping'

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Date Decision: 25.10.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/03437/FUL

Ward : South Norwood

Location : 7 Newhaven Road
South Norwood
London
SE25 6JQ

Type: Full planning permission

Proposal : Excavation to provide one bedroom flat at basement level and construction of lightwells

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03647/HSE

Ward : South Norwood

Location : 42 Southern Avenue
South Norwood
London
SE25 4BS

Type: Householder Application

Proposal : Single storey extension to the front, side and rear of the existing dwelling, including three rooflights.

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04124/HSE

Ward : South Norwood

Location : 18 Court Road
South Norwood
London
SE25 4BN

Type: Householder Application

Proposal : Alterations and additions to the existing dwelling, comprising conversion of the existing garage to habitable space, along with a new roof form and façade works to the existing side extension

Date Decision: 21.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04155/LP
Location : 14 Penge Road
South Norwood
London
SE25 4EX
Proposal : Erection of loft conversion with a dormer in the rear roof slope

Ward : South Norwood
Type: LDC (Proposed) Operations edged

Date Decision: 23.10.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02965/HSE
Location : 23 Bowens Wood
Linton Glade
Croydon
CR0 9LQ
Proposal : Alterations and erection of a single storey side extension

Ward : Selsdon Vale And Forestdale
Type: Householder Application

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03835/HSE
Location : 64 Old Farleigh Road
South Croydon
CR2 8PF
Proposal : Single storey side extension with pitched roof to replace a redundant garage and timber shed.

Ward : Selsdon Vale And Forestdale
Type: Householder Application

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04222/TRE
Location : 17 Woodland Gardens
South Croydon
CR2 8PH
Proposal : Consent for works to protected trees

Ward : Selsdon Vale And Forestdale
Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Proposal : T5 (as per TPO plan) Crown raise to 3m measure from ground level. (thus enabling the removal of lower branches)
(TPO no. 29, 2013)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04318/TRE
Location : 22 Abercorn Close
South Croydon
CR2 8TG
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : T1 Ash- prune back to previous pruning points - as per previous consented works ref: 11/02324/T
Tree has grown a huge amount since last pruned in 2011 and in parts is overhanging the house and guttering. In high winds coming from a westerly direction blowing branches towards the house it could be dangerous.
(TPO no.12, 1972)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04333/TRE
Location : 32 Boxford Close
South Croydon
CR2 8SY
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : T1 - Beech - To reduce overall by circa 2m back to previous pruning points
(TPO no. 104)

Date Decision: 25.10.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04560/LP
Location : 17 Sundale Avenue
South Croydon
CR2 8RQ
Ward : **Selsdon Vale And Forestdale**
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion including erection of a rear dormer and installation of three velux windows to the front roofslope.

Date Decision: 17.10.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03270/FUL **Ward : Thornton Heath**
Location : 23 Norfolk Road Type: Full planning permission
Thornton Heath
CR7 8ND
Proposal : Conversion of a existing house into 2 flats, 1 two bed and 1 three bed.
Date Decision: 18.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03568/HSE **Ward : Thornton Heath**
Location : 8 Bensham Grove Type: Householder Application
Thornton Heath
CR7 8DA
Proposal : Erection of single storey rear extension to an existing dwelling house including three
rooflights.
Date Decision: 17.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03621/FUL **Ward : Thornton Heath**
Location : Land R/O 19 Burlington Road Type: Full planning permission
Thornton Heath
CR7 8PG
Proposal : Demolition of existing garage buildings and the erection of a residential terrace
comprising 4 x 2 storey, 3 bedroom dwellings and 2 x 2 storey 2 bedroom flats with
associated amenity space, parking and landscaping.
Date Decision: 14.10.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/03827/FUL **Ward : Thornton Heath**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 103 Mersham Road
Thornton Heath
CR7 8NT
Type: Full planning permission

Proposal : Erection of Single Storey Rear Extension and conversion of Three-Bedroom Flat to Form 2 x 1 Bedroom Flats (Retrospective)

Date Decision: 14.10.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03953/GPDO
Location : 89 Bensham Grove
Thornton Heath
CR7 8DX
Ward : **Thornton Heath**
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from B1(a) office to form 5no flats with associated parking, cycling and refuse storage facilities

Date Decision: 22.10.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/04007/FUL
Location : 216 Northwood Road
Thornton Heath
CR7 8HT
Ward : **Thornton Heath**
Type: Full planning permission

Proposal : Erection of an external metal staircase to the building and creation of a new door

Date Decision: 18.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04064/HSE
Location : 18 Wharnccliffe Road
South Norwood
London
SE25 6SJ
Ward : **Thornton Heath**
Type: Householder Application

Proposal : Loft conversion with a gable roof and rear dormer extension and installation of roof lights to front elevation

Date Decision: 17.10.19

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Level: Delegated Business Meeting

Ref. No. : 19/04098/HSE
Location : 287 Whitehorse Lane
South Norwood
London
SE25 6UL

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

Proposal : Demolition of the existing garage and the erection of an outbuilding in the rear of the garden to house an office, gym and toilet (Amended description).

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04114/HSE
Location : 74 Norbury Avenue
Thornton Heath
CR7 8AE

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

Proposal : Erection of two storey side extension.

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04192/ADV
Location : 28 High Street
Thornton Heath
CR7 8LE

Ward : **Thornton Heath**
Type: Consent to display advertisements

Proposal : Retention of wall signage

Date Decision: 18.10.19

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/04193/ADV
Location : 24 High Street
Thornton Heath
CR7 8LE

Ward : **Thornton Heath**
Type: Consent to display advertisements

Proposal : Retention of wall signage

Date Decision: 18.10.19

Consent Refused (Advertisement)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Level: Delegated Business Meeting

Ref. No. : 19/04233/DISC **Ward :** **Thornton Heath**
Location : Mariella House **Type:** Discharge of Conditions
8A Furze Road
Thornton Heath
CR7 8NG

Proposal : Discharge of Condition 3 (Energy Performance Certificates and carbon emissions reductions) attached to permission 15/00354/P for 'Erection of single family attached dwelling'.

Date Decision: 18.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04354/FUL **Ward :** **Thornton Heath**
Location : 22 Beulah Road **Type:** Full planning permission
Thornton Heath
CR7 8JE

Proposal : The change of use of 6-person house in multiple occupation (C4) to an 8-person house in multiple occupation (sui generis) with refuse and cycle storage provisions.

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01024/FUL **Ward :** **Waddon**
Location : 55 Haling Park Road **Type:** Full planning permission
South Croydon
CR2 6ND

Proposal : Demolition of existing 2 storey detached house, erection of three storey building comprising 6 flats (4 x two bedroom and 2 x 3 bedroom flats) with associated bin stores/sheds and provision of 6 parking spaces

Date Decision: 23.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01850/CONR **Ward :** **Waddon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : Garage Blocks Rear Of 38 - 40
Thorneloe Gardens
Croydon
CR0 4EN

Type: Removal of Condition

Proposal : Demolition of garages and erection of a two to three-storey building comprising 6 one bedroom and 4 two bedroom flats together with car parking, landscaping and other associated works. (without compliance with condition 1- built in accordance with approved plans - attached to planning permission 16/06337/FUL).

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02734/FUL
Location : 6 Trojan Way
Croydon
CR0 4XL

Ward : **Waddon**
Type: Full planning permission

Proposal : Change of use of existing building from Use Class A1 to B8, extension to provide for ancillary office space and additional warehouse area (Use Class B8), amendments to car park layout and associated works

Date Decision: 17.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03636/DISC
Location : Admiral Court
34 The Waldrons
Croydon
CR0 4HB

Ward : **Waddon**
Type: Discharge of Conditions

Proposal : Discharge of condition 10 (carbon dioxide reduction), pursuant to planning permission 16/05585/FUL.

Date Decision: 24.10.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04080/GPDO
Ward : **Waddon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 13 Imperial Way
Croydon
CR0 4RR
Type: Prior Appvl - Class O offices to houses

Proposal : Use of rear of building, including mezzanine floor, as 24 flats.

Date Decision: 24.10.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04129/DISC
Location : Land To The R/O 122-126 Southbridge Road
Croydon
CR0 1AF
Type: Discharge of Conditions
Ward : **Waddon**

Proposal : Full discharge of Condition 5 attached to planning permission 18/02081/FUL; following the completion of ground works.

Date Decision: 17.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04283/CONR
Location : Land To The R/O 122-126 Southbridge Road
Croydon
CR0 1AF
Type: Removal of Condition
Ward : **Waddon**

Proposal : Variation to condition 2 (materials) attached to planning permission 18/02081/FUL for Demolition of existing outbuilding. Erection of two single storey buildings to provide two units including associated soft and hard landscaping, bicycle and refuse/ recycling storage.

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04292/HSE
Location : 1 St Leonard's Road
Croydon
CR0 4BN
Type: Householder Application
Ward : **Waddon**

Proposal : Proposed retention of front boundary fence

Date Decision: 24.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04296/DISC **Ward : Waddon**
Location : 49 Haling Park Road Type: Discharge of Conditions
South Croydon
CR2 6ND
Proposal : Discharge of condition 6 (Tree Protection Plan) of permission 19/03992/CONR
(Demolition of the existing two storey detached property, erection of a part three/part four
storey replacement building to provide eight residential units, with associated cycle and
refuse stores, landscaping and car parking) to alter internal layout, remove lift, alter
position of one window and add an additional balcony)
Date Decision: 25.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04708/DISC **Ward : Waddon**
Location : Admiral Court Type: Discharge of Conditions
34 The Waldrons
Croydon
CR0 4HB
Proposal : Discharge of Condition 10 (Carbon Dioxide Emissions) attached to PP 16/05585/FUL for
the erection of a part four, part six, part seven, part eight, part ten storey plus basement
residential development which provides 65 dwellings (9 three
bedroom, 29 two bedroom, 19 one bedroom and 8 studio flats), car parking, amenity
space and associated landscaping).
Date Decision: 24.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04842/DISC **Ward : Waddon**
Location : 49 Haling Park Road Type: Discharge of Conditions
South Croydon
CR2 6ND
Proposal : Partial Discharge of condition 16 (Part A - Archaeological Written Scheme of
Investigation) of Planning Permission (19/03992/CONR) granted on the 26/09/19 for the
'Variation of Condition 1 of 19/01540/FUL (Demolition of the existing two storey detached
property, erection of a part three/part four storey replacement building to provide eight
residential units, with associated cycle and refuse stores, landscaping and car parking) to
alter internal layout, remove lift, alter position of one window and add an additional
balcony.'

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Date Decision: 25.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03902/HSE
Location : 18 Cresswell Road
South Norwood
London
SE25 4LR
Proposal : Installation of bicycle storage box within front garden.
Date Decision: 17.10.19

Ward : Woodside
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03938/HSE
Location : Ground Floor Flat
19 Carmichael Road
South Norwood
London
SE25 5LS
Proposal : Erection of single storey side/rear extension
Date Decision: 17.10.19

Ward : Woodside
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04029/HSE
Location : 29 Notson Road
South Norwood
London
SE25 4JZ
Proposal : Alterations to existing roof to include an increased ridge height; erection of three storey rear extension to incorporate a dormer extension in rear roofslope
Date Decision: 18.10.19

Ward : Woodside
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04455/FUL
Ward : Woodside

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Location : 247 Portland Road
South Norwood
London
SE25 4XB

Type: Full planning permission

Proposal : Erection of new entrance and internal alterations

Date Decision: 25.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00860/FUL

Ward : West Thornton

Location : 302-304 Thornton Road
Croydon
CR0 3EU

Type: Full planning permission

Proposal : Change of use from motorcycle workshop and MOT garage to a tuition centre for up to 450 children

Date Decision: 25.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01744/FUL

Ward : West Thornton

Location : The Land To The Rear Of 51 Lodge Road
Croydon
CR0 2PF

Type: Full planning permission

Proposal : Erection of 3 x 2-bed detached dwellings with associated refuse storage area.

Date Decision: 22.10.19

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

Level: Delegated Business Meeting

Ref. No. : 19/03733/HSE

Ward : West Thornton

Location : 48A Broughton Road
Thornton Heath
CR7 6AL

Type: Householder Application

Proposal : Single storey rear extension to the existing dwellinghouse.

Date Decision: 17.10.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th October 2019

Level: Delegated Business Meeting

Ref. No. : 19/03983/CONR **Ward : West Thornton**
Location : Mcdonalds Restaurant Type: Removal of Condition
939 London Road
Thornton Heath
CR7 6XJ

Proposal : Application to remove Conditions 1 and 2 attached to planning permission
18/00876/CONR to allow the restaurant to open 24 hours a day

Date Decision: 16.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04050/HSE **Ward : West Thornton**
Location : 61 Cecil Road Type: Householder Application
Croydon
CR0 3BN

Proposal : Erection of front porch

Date Decision: 23.10.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04059/DISC **Ward : West Thornton**
Location : 59 Stanley Road Type: Discharge of Conditions
Croydon
CR0 3QF

Proposal : Details pursuant to the discharge of condition 3 (hard and soft landscaping) attached to
planning permission 19/02600/FUL for 'Roof extension and creation of new two bedroom
flat in the roofspace with associated external alterations'

Date Decision: 24.10.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/04285/HSE **Ward : West Thornton**
Location : 298 Brigstock Road Type: Householder Application
Thornton Heath
CR7 7JE

Proposal : Demolition and erection of a part single/part two storey side and rear extension

Date Decision: 25.10.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04343/DISC **Ward : West Thornton**
Location : 10-12 Dunheved Road South Type: Discharge of Conditions
Thornton Heath
CR7 6AD

Proposal : Discharge of Parts A-D of Condition 30 (archaeology) of planning permission 17/02484/FUL (Demolition of existing buildings and erection of part two/three/four storey building with basement level comprising 13 one bedroom, 14 two bedroom and 8 three bedroom flats. Provision of associated parking, cycle/refuse storage and landscaping)

Date Decision: 18.10.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04344/DISC **Ward : West Thornton**
Location : 10-12 Dunheved Road South Type: Discharge of Conditions
Thornton Heath
CR7 6AD

Proposal : Details Pursuant to Condition 5 (Tree Protection Plan) of Full Planning Permission Ref: 17/02484/FUL (Demolition of existing buildings and erection of part two/three/four storey building with basement level comprising 13 one bedroom, 14 two bedroom and 8 three bedroom flats. Provision of associated parking, cycle/refuse storage and landscaping)

Date Decision: 18.10.19

Approved

Level: Delegated Business Meeting

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PLANNING COMMITTEE AGENDA

6th November 2019

Part 8 Other Planning Matters

Item 8.2

<p>Report of: Head of Development Management</p> <p>Author: Pete Smith</p>	<p>Title: Planning Appeal Decisions (October 2019)</p>
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1. PURPOSE

- 1.1 This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.
- 1.2 The report covers all planning appeals, irrespective of whether the related planning application was determined by Planning Committee, Planning Sub Committee or by officers under delegated powers. It also advises on appeal outcomes following the service of a planning enforcement notice.
- 1.3 A record of appeal outcomes will also be helpful when compiling future Annual Monitoring Reports.

2. APPEAL DECISIONS

- 2.1 The following appeal decisions have been received by the Council during the reporting period.

<i>Application No:</i>	<i>19/00917/FUL</i>
<i>Site:</i>	<i>1 Mulgrave Road, CR0 1BL</i>
<i>Proposed Development:</i>	<i>Erection of a roof extension to provide a self-contained one bedroom flat and the erection of a ground floor rear extension to Flat 2</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>Part ALLOWED, Part DISMISSED (Split Decision)</i>
<i>Case Officer</i>	<i>Victoria Bates</i>
<i>Ward</i>	<i>Fairfield</i>

- 2.2 The main issue in this case was the effect of the proposed development on the character and appearance of the Chatsworth Road Conservation Area and on a protected Beech tree.
- 2.3 The appeal premise is one half of a semi-detached pair of properties and

the Chatsworth Road Conservation Area Character Appraisal treats the property as a positive contributor to character. The Planning Inspector noted that the property had been previously extended (at side and rear) and converted into flats although he appreciated that the extensions were subservient to the main dwelling. He concluded that the roof extension would have appeared as a disproportionate and dominant addition which would have unbalanced the pair of semi-detached properties. He concluded that whilst the harm would have been less than substantial, it would have represented an erosion of conservation area character.

- 2.4 He was less concerned about the proposed ground floor extension and whilst he noted that the ground floor extension would encroach into the tree protection area (by 3.5%) he was satisfied with suitable tree pruning and construction methodology, the tree would be suitably protected – with future pruning being able to be controlled by the local planning authority in the future.
- 2.5 The Planning Inspector gave a SPLIT DECISION by granting planning permission for the ground floor extension and refusing the more intrusive roof extension works. Whilst planning permission was refused on grounds of the impact of the ground floor extension of the protected tree, this remains a positive outcome and (arguably) the most harmful element of the proposals was DISMISSED.

Application No:	19/00802/FUL
Site:	14 Cavendish Road, Croydon CR0 3LB
Proposed Development:	Erection of a 2-bedroom house
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Chris Grace
Ward	Fairfield

- 2.6 The main issues in this case was the effect of the development on the living conditions of existing and future residents along with the character and appearance of the area.
- 2.7 The application site formed part of a wider area (some of which was under construction - following on from prior approval for the conversion of former commercial buildings to 16 flats) and the proposal involved a two-storey house with an amenity space at first floor level. The Planning Inspector concluded that the proposal would have been surrounded by development of greater height and therefore would have been subsumed, with future residents experiencing an unacceptable sense of enclosure and an overly cramped environment
- 2.8 He was also concerned that the front elevation would have looked directly onto the three storey flats opposite – both of which included windows to habitable rooms with inadequate distances between habitable rooms

windows. He also concluded that the flank elevation of the proposed development would have been overly close to other windows, leading to an increased sense of enclosure and loss of light and outlook. He was less concerned with the overall unit size, which would have been 7 square metres below minimum standards.

2.9 The appeal was DISMISSED.

Application No:	18/01148/LE
Site:	254 Holmesdale Road, SE25 6HX
Proposed Development:	Certificate of Lawful Development for use of property as 2 flats (Existing Use)
Decision:	REFUSAL OF CERTIFICATE
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Chris Grace
Ward	South Norwood

2.10 The appellant tried to prove (on the balance of probability) that the use of the property as two flats had been in place continuously over a period of 4 years (rendering such a use as lawful). However, the appellant had failed to fully recognise that back in 2008 a planning enforcement notice had been served on the property against the use of the property as two flats – which required the use to cease, with all internal doors to be removed.

2.11 Officers were satisfied that the use had ceased (in May 2009) but the evidence confirmed that the flats had been re-occupied on or before 6 March 2014 (more than 4 years ago). The Planning Inspector referred to case law in confirming that the 4 Year Rule (to confirm the lawfulness of a single dwelling) did not override the requirements of a previous enforcement notice (irrespective of the length of time the breach had taken place). The lawfulness of the two flats was not confirmed and the appeal was DISMISSED.

2.12 This is a worthwhile outcome and officers will now be re-investigating and reviewing the case and (if necessary) ensuring that the enforcement notice is again complied with.

Application No:	19/01531/FUL
Site:	72 Woodside Green, South Norwood, SE25 5EU
Proposed Development:	Erection of a second-floor extension to be used as a 1x2 bed flat
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Chris Grace
Ward	Woodside

- 2.13 This property is currently in commercial use (as a curtain and soft furnishing business) and the Council had previously granted prior approval for the conversion of the business to provide 6 flats. The main issue in this case was the effect of the development on the character and appearance of the area, the living conditions of neighbouring occupiers, the adequacy of play space for children and the adequacy of refuse storage.
- 2.14 The appeal site is accessed down the side of 72 Woodside Green and the surrounding buildings are a mixture of 2 and 3 storey properties with the third floor contained within roof spaces with extensions. The proposed second floor extension was shown as being set in from the existing parapet with a small amenity area shown to the front of the structure. The Planning Inspector felt that the proposed extension would have amounted to a modest extension that was easily accommodated into its surroundings. She did not feel that the extension would have appeared out of kilter with the buildings in the vicinity – with neighbouring amenity reasonably respected.
- 2.15 She also did not feel that with the set back and existing parapet height (at almost 1.5 metres) the neighbours would have been significantly overlooked and she concluded that any privacy issues were able to be dealt with through the imposition of conditions. She accepted that the scheme had no children’s play space (contrary to policy) which weighed against the proposal although she noted the large tracts of open space in the vicinity (including Woodside Green itself).
- 2.16 She raised some issues with the proposed refuse storage – with limited details indicated – but concluded that the details could be provided and managed through use of planning conditions. With the exception of the lack of children play facilities, she concluded (overall) that the proposal complied with the development plan. The appeal was therefore ALLOWED.

Application No:	19/02836/HSE
Site:	10 Kitchener Road, Thornton Heath, CR7 8QL
Proposed Development:	Erection of a ground floor rear extension
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector’s Decision	DISMISSED
Case Officer	Russell Smith
Ward	Thornton Heath

- 2.17 The main issue in this case was the effect of the ground floor extension on the amenities of the immediate neighbour at 12 Kitchener Road – in terms of outlook and increased enclosure.
- 2.18 The appeal premise is a mid-terraced property in use as flats with a two-

storey rear addition, with an existing staggered arrangement with the neighbouring property (12 Kitchener Road). The Planning Inspector was concerned about a further projection of around 3.65 metres alongside the side boundary with this neighbouring property. Whilst he accepted that the extension would have only marginally exceeded the 3.5 metre projection suggested by the Council's SPD, he was concerned with this projection alongside the existing staggered arrangement.

2.19 He concluded that the extension would have resulted in a length of featureless rendered walling on the boundary with the neighbouring property which would have been visually dominant from both ground floor habitable rooms – causing a significant impact in terms of loss of outlook and an increased sense of enclosure

2.20 The appeal was therefore DISMISSED.

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