

# Planning Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley,  
Gareth Streeter, Scott Roche, Ian Parker and Lynne Hale

Reserve Members: Toni Letts, Bernadette Khan, Caragh Skipper,  
Stephen Mann, Pat Clouder, Andrew Pelling, Michael Neal,  
Richard Chatterjee, Ola Kolade and Jade Appleton

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 21 October 2021** at the rise of Planning Sub-Committee but not earlier than **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL  
Chief Executive and Head of Paid Service  
London Borough of Croydon  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 13 October 2021

Members of the public are welcome to attend this meeting, however we recommend that you watch the meeting remotely via the following link:  
<https://civico.net/croydon/meetings/13697>

If you would like to attend in person please note that spaces are extremely limited and are allocated on a first come first served basis. If you would like to attend in person please email [democratic.services@croydon.gov.uk](mailto:democratic.services@croydon.gov.uk) by 5pm the working day prior to the meeting to register your interest.

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings here before attending.

To register a request to speak, please either e-mail [Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

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

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

## **AGENDA – PART A**

**1. Apologies for absence**

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

**2. Minutes of Previous Meeting**

To approve the minutes of the meetings held on Thursday 29 July 2021, Thursday 9 September 2021 and Thursday 23 September 2021 as an accurate record.

*[To Follow]*

**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 7 - 8)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 9 - 12)**

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

**6.1 21/00108/FUL 81 The Glade, Croydon CR0 7QN**  
(Pages 13 - 34)

Demolition of existing dwelling and erection of a 4 storey building comprising 9 flats with associated landscaping and amenity space, and relocation of vehicular crossover.

Ward: Shirley North  
Recommendation: Grant permission

**6.2 21/02846/FUL 41 Fairdene Road, Coulsdon, CR5 1RD**  
(Pages 35 - 64)

Demolition of existing dwellinghouse and the construction of a three storey plus lower ground floor level building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Coulsdon Town  
Recommendation: Grant permission

**6.3 21/02832/FUL 11 to 21 Banstead Road, Purley, CR8 3EB**  
(Pages 65 - 110)

Demolition of three pairs of semi-detached houses and associated structures, erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking, and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.

Ward: Purley and Woodcote  
Recommendation: Grant permission

**6.4 21/02876/FUL 24 Coulsdon Court Road, Coulsdon, CR5 2LL**  
(Pages 111 - 132)

Demolition of existing building; erection of a terrace of 6 three/four bedroom houses of two-storeys with roof space accommodation; provision of 6 car parking spaces and refuse storage structures.

Ward: Old Coulsdon  
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 133 - 134)**

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

**8.1 Weekly Planning Decisions (Pages 135 - 254)**

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 13 September 2021 and 8 October 2021.

**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."

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## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

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

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

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

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

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

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

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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

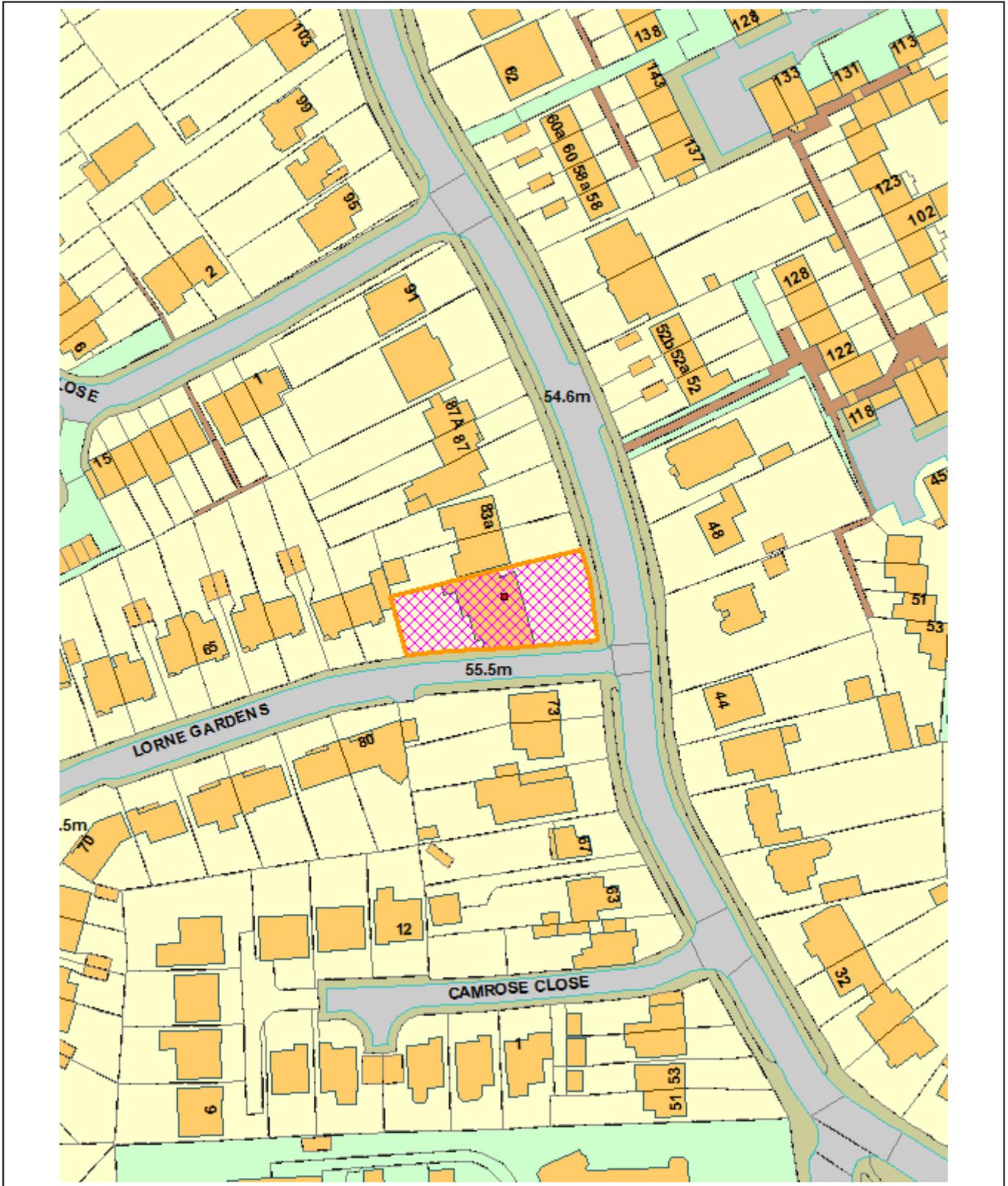
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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**1.0 APPLICATION DETAILS**

Ref: 21/00108/FUL  
 Location: 81 The Glade, Croydon CR0 7QN  
 Ward: Shirley North  
 Description: Demolition of existing dwelling and erection of a 4 storey building comprising 9 flats with associated landscaping and amenity space, and relocation of vehicular crossover.  
 Drawing Nos: 81TG-GA-10C; GA-11D; GA-30C; GA-31E; GA-40C; GA-50D; GA-51C; GA-60A; GA-61A; GA-62A; GA-70A; GA-FS; EX-01; EX-02; EX-03; 5966-R01 Rev 1  
 Agent: Mr Davies, Redbanksia  
 Applicant: Mr Davies, Redbanksia  
 Case Officer: Yvette Ralston

	1 bed	2 beds	3 bed	TOTAL
<b>Existing</b>	0	0	1	1
<b>Proposed</b> (all market housing)	4 (4x1b2p)	2 (2x2b3p)	3 (3x3b4p)	9

Number of car parking spaces	Number of cycle parking spaces
7	18 long-stay + 2 visitor

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

- Objections above the threshold in the Committee Consideration Criteria
- Referral to committee from Cllr Sue Bennett

**2.0 RECOMMENDATION**

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

- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- Membership of car club for all residents for 3 years.

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

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

CONDITIONS

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports

#### Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan
4. Materials / details to be submitted
5. Submission of landscaping, child play and communal amenity space details
6. Submission of SUDS details

#### Pre-Occupation Conditions

7. Obscure glazing on first and second floor windows on the northern elevation, with the exception of bedroom 3 in flat 6
8. Compliance with Arboricultural Assessment and Tree Protection Plan
9. Implementation of cycle storage, plus 2 visitor spaces, and refuse storage as shown on plans prior to occupation
10. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
11. Installation of EVCPs at 20% active and 80% passive
12. Development in accordance with accessible homes requirements
13. Compliance with energy and water efficiency requirements
14. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

#### INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to condition 8)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

### **3.0 PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing part 1, part 2 storey detached dwelling
- Erection of a replacement building of 3 storeys plus roof comprising 9 flats
- 7 parking spaces on the front forecourt and 18 cycle parking spaces within the ground floor of the building
- Communal and private amenity space, play space and hard and soft landscaping

- 3.2 During the assessment of the application, minor amendments to the design and site plan have been made, including:
- Inclusion of a lift and revised internal layouts
  - Insetting of balconies at the rear
  - A minor reduction in the massing
  - Additional rooflights
  - Additional planting (including taller specimens) on the Lorne Gardens boundary to improve screening
- 3.3 These amendments were not material in nature and did not require public re-consultation.



### **Site and Surroundings**

- 3.4 The site is a corner plot at the junction of The Glade and Lorne Gardens. The Glade is a wide and relatively busy classified road and Lorne Gardens is a narrow residential street. The existing property on the site is a part 1 and part 2 storey detached property in white render with a wide frontage. It has an attached garage. The wide front forecourt is fully paved with space for parking multiple cars, accessed via a crossover from the Glade. There is a large tree in the south east corner of the front garden which is not protected by a TPO. The topography is flat.
- 3.5 The site itself is not subject to any specific land use designations. The site has a Public Transport Accessibility Level (PTAL) of 1a which is very poor, but there are various bus stops on The Glade including one opposite the site. The site itself is classified as being at very low risk of surface water flooding. The wider area is suburban and residential in character, comprising detached properties of varying styles and materials.



*Aerial view of site*

## **Planning History**

3.6 Site history is set out below.

<b>Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
93/02288/P	Erection of single storey front and rear infill extension	Granted	01.12.1993
05/04872/P	Alterations; erection of single/two storey side/front extension, single storey rear extension, dormer extensions in rear roof slope and construction of pitched roof over existing two storey rear addition	Refused	04.01.2006
06/02503/P	Alterations; erection of single/two storey side/front extension, single storey rear extension and construction of pitched roof over existing two storey rear addition	Refused	18.08.2006

06/02505/P	Alterations; erection of single storey side/front extension, single storey rear extension, and construction of pitched roof over existing two storey rear addition	Refused	18.08.2006
06/03704/P	Alterations; erection of single storey front extension and rear extensions	Granted	23.10.2006

3.7 A pre-app took place before submission of the current scheme:

- 20-03818-PRE: Demolition of the existing dwelling and redevelopment of the site to provide 9 flats in a 2-4 storey building with associated landscaping, parking, cycle storage and amenity space

#### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal includes a mix of different sized units including 30% 3-bed units and provides a decent quality of accommodation for residents.
- The design and appearance of the development would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the street scene and in increase in the number of trees on the site.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.

#### 5.0 CONSULTATIONS

#### 6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 8 letters of notification to neighbouring properties. The number of representations received in response to the consultation are as follows.

6.2 No of individual responses: 27; Objecting: 26; Supporting: 1

6.3 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
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<b>Character and design</b>	
Overdevelopment of the site	Addressed in paragraphs 8.5-8.15 of this report
Building is overbearing, too high, out of character / not in keeping with the area	
<b>Neighbouring amenity impacts</b>	
Overlooking and privacy concerns raised by 73 The Glade, 83 The Glade, 79 Lorne Gardens, 11 Camrose Close	Addressed in paragraphs 8.23-8.29 of this report
Noise from 30 occupants	
No daylight and sunlight report	
Concern around subsidence to neighbouring properties caused by planting of new trees/plants	
Noise disruption	Noise from residential occupiers in 9 flats would not be out of the ordinary in this residential location.
<b>Parking</b>	
Insufficient parking will lead to overspill parking on Lorne Gardens	Addressed in paragraphs 8.33-8.41 of this report.
Insufficient turning space on the site so vehicles will have to reverse onto the Glade which is dangerous	
There is a lack of safe crossing points on The Glade and the development could cause more traffic which is dangerous.	
<b>Other</b>	
The outside space is inadequate for the number of dwellings	Each dwelling has a policy compliant quantity of private amenity space and there is also shared amenity space and play space available for residents.
No improvement to supporting infrastructure or public transport is proposed	A CIL contribution will be provided.
With 30 bed spaces, is it intended that the development is used as a hotel?	The proposed use is residential.

6.4 The Monks Orchard Residents Association objects to the proposal on the following grounds:

- The proposed density is 274.5hr/ha which is too great. A proposal in this location should be 'gradual or gentle densification'. According to the Council's 'Small site evidence base' the proposal is an overdevelopment for this typology and suburban setting.
- Does not reflect the character of the area with regard to massing or density, and does not reflect the Borough Character Appraisal for the "Shirley Place".
- No lift is proposed

- *Officer note: a lift has been added*
- The nearest flats are 250m away so this is out of character
- Bike store is forward of the building line
  - *Officer note: this has been amended and the front building line is in line with number 83*
- It does not comply with London Plan policy D2 because of the absence of an Infrastructure Delivery Plan and because there are no plans to improve public transport in the area
  - *Officer note: this is a minor application and policy D2 states that it will not normally be necessary for minor developments to undertake infrastructure assessments or for boroughs to refuse permission to these schemes on the grounds of infrastructure capacity.*
- It does not comply with London Plan policy D3 re density nor with TfL's Guidance on density.
  - *Officer note: MORA has requested that the officer's report comments on the detailed statistical density analysis provided in their submission. The analysis has been reviewed, however the current policy approach set out in London Plan policy D3 emphasises that developments should follow a design-led approach to establish the most appropriate form of development for the site's context. The design-led approach is being pursued by the Council and that is why the importance of Character Appraisals are emphasised in justifying a design approach. A quantitative analysis regarding density in purely numerical terms is now a less important part of the assessment process.*
- It will increase demand on public transport.
- No daylight assessment has been provided to assess impacts on 83 The Glade. The garden of this property will be shadowed and the building will be overbearing. 45 degree vertical lines are breached from number 83.
- No SUDS report has been provided
  - *Officer note: a SUDS report is provided*
- SPD2 recommends that in areas of semi-detached homes in a planned estate, that proposals should not exceed 3 storeys, and that the 3rd storey should be partially concealed within the roof form which, for gentle densification, would be considered a maximum and more appropriate for this location.
- Deficiency of play space: 120m<sup>2</sup> should be provided for 12 children according to London Plan policy S4.
- Under-provision of car parking, no EVCPs, swept paths are not provided.
- There has been a net increase of 48 new homes in the MORA postcodes in 2019 and 22 in 2020. CIL money has not visibly been spent in the MORA area to improve public transport.
- Housing targets have been met.

6.5 Cllr Sue Bennett objects to the proposal (and has referred it to committee) on the following grounds (emails received 07/02/21 and 28/03/21):

- Proposal does not comply with London Plan policy D2 regarding infrastructure requirements for sustainable densities which states that proposals should consider the provision of future infrastructure and the site's connectivity. PTAL

too low for development of this size. The Croydon LPA has no published 'Infrastructure Delivery Plan' or program for the Shirley North Ward to improve Bus or Tram Public Transport Infrastructure for the residents of Shirley North Ward over the life of the plan.

- *Officer note: It is not considered that the proposed increase of 8 dwellings would have a major impact on infrastructure capacity. A CIL contribution will be made to the Council towards infrastructure locally.*
- Use, scale and massing not appropriate
- Out of character
- Overdevelopment
- Inadequate play space for children
- SPD2 states that in areas of semi-detached homes proposals should not exceed 3 storeys and that the 3rd storey should be in the roof space.
- Overbearing and unreasonable impact on neighbours' amenity
- Loss of light to neighbouring property

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

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). 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.

7.3 The main planning Policies relevant in the assessment of this application are:

### London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions

- SI3 Energy infrastructure
- SI12 Flood risk management
- SI13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018):

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

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Design and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees and landscaping
- Access, parking and highways impacts
- Flood risk and energy efficiency

### **Principle of Development**

8.2 The site's existing use is residential and as such the principle of redeveloping the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site to provide 9 flats - a net increase of 8 homes - is acceptable.

8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. The proposal is for 3 x 3b4p (33%) units which complies with policies DM1.1 and DM1.2. In addition, 2 x 2b3p units and 4 x 1b2p units are proposed, for a total of 9 units.

8.4 The proposed scheme on the site for 9 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

### **Design and impact on the character of the area**

8.5 The existing building is a suburban 1-2 storey detached property in white render with a partly flat roof and partly pitched roof. The building itself does not hold any architectural merit and there is no in principle objection to its demolition.

8.6 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout

and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.

- 8.7 The site is a corner plot. The immediate neighbouring property to the north on The Glade is a 2-storey semi-detached property, and properties on Lorne Gardens are also 2 storey semi-detached properties but of a smaller scale. There are various parts of the Suburban Design Guide SPD are relevant in considering an appropriate massing for this site. Where surrounding dwellings are predominantly detached dwellings of 2 storeys or more, such as those on The Glade, new developments may be 3 storeys with an additional storey contained within the roof space. However where surrounding buildings are semi-detached homes in a planned estate, such as Lorne Gardens which has a tight-knit building pattern, new developments should seek to accommodate a third storey partially contained within the roof space. Further, the site is a corner site, and additional height (1 additional storey) is encouraged on corner plots. Taking these 3 considerations into account, the proposed height of 3 storeys plus roof is considered to an appropriate balance for the various contexts within which the site sits. Any additional height than currently proposed would not be appropriate as this is not a prominent corner and it would be overbearing to properties on Lorne Gardens.



Figure 2.10c: Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.

*Extract from Suburban Design Guide SPD (surrounding buildings 2 storey detached)*

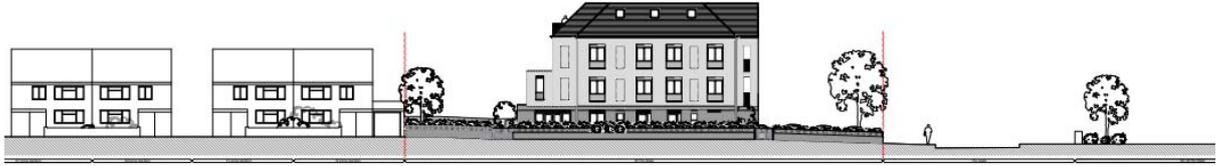


*Proposed streetscene elevation - The Glade*



Figure 2.10e: Where surrounding buildings are semi-detached homes in a planned estate, new developments should seek to accommodate a full third storey partially contained within the roof space to ensure the characteristic scale of the buildings along the street is maintained.

*Extract from Suburban Design Guide SPD (surrounding buildings semi-detached in a planned estate)*

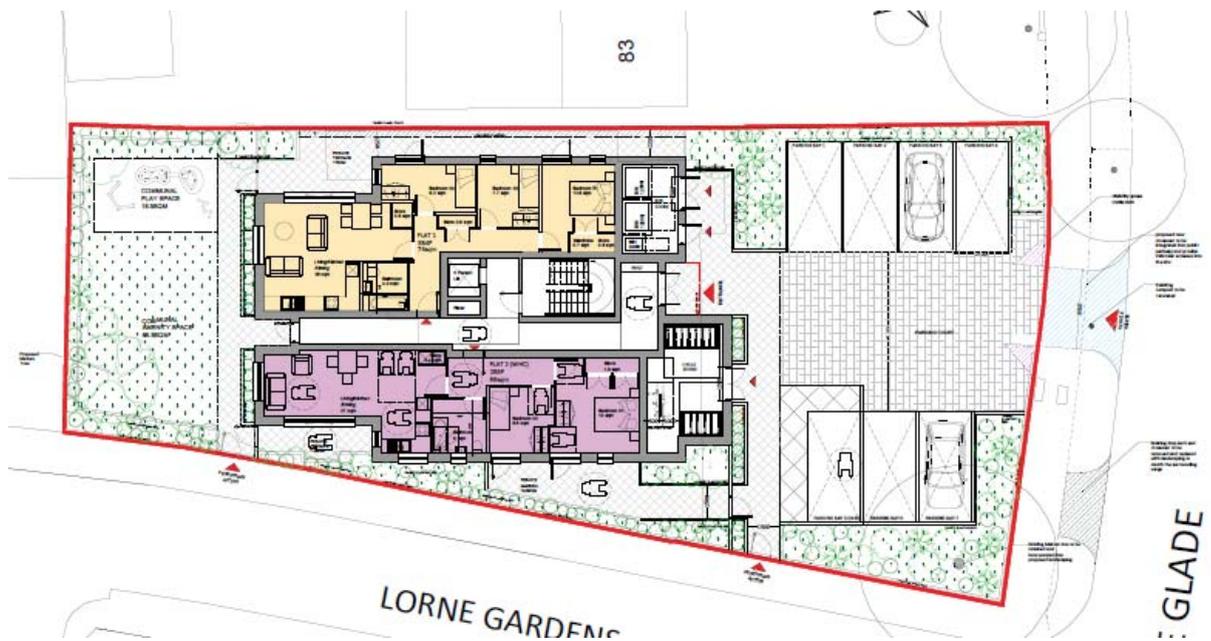


*Proposed streetscene elevation - Lorne Gardens*

- 8.8 The mass of the building is concentrated on the corner of the site where a protruding gable is proposed. The mass therefore does not feel overbearing adjacent to number 83 The Glade. The forward projecting gable creates a stepped front building line which corresponds successfully with neighbouring properties at numbers 83 and 73 The Glade as properties to the south, on the opposite side of Lorne Gardens, are set further forward than those to the north. At the rear, the mass of the building steps down to 2 storeys to reduce the impact on properties to the rear (73 Lorne Gardens). This stepping of the height of the building also helps to break up the massing on the highly visible Lorne Gardens elevation so that it does not appear overly dominant.
- 8.9 The building line (flank elevation) on Lorne Gardens is forward of the front building lines of neighbouring properties to the rear (west) on Lorne Gardens, however the proposed and existing building fronts The Glade so does not have a close relationship with these properties on Lorne Gardens. The properties on Lorne Gardens are set around 9m back from the pavement so it would not be possible for any building on this site to correspond with the front building line along Lorne Gardens. The existing property on the site is set right up to the Lorne Gardens boundary - as is the property on the opposite side of Lorne Gardens on the Glade corner, which also does not correspond with the front building lines on Lorne Gardens – the area is to an extent characterised by buildings on the corners which step forward of the side road's building line. The proposal introduces a gap to Lorne Gardens of 3.5m at the front, 0.8m at the closest point, and then 1.7m towards the rear as the building steps in.
- 8.10 The depth of the rear projection does not breach a 45 degree line from the closest rear window of 83 The Glade which indicates that it would not be overbearing. As part of the assessment, the depth of the rear projection has been reduced slightly, the exact positioning of the building has been tweaked (balancing proximity to the properties at the rear and the importance of maintaining the established front building line) and the balconies have been inset. As proposed, the position of the building is acceptable. There is a gap of 1.2m between the side of the building and the site boundary and around 2.1m to the side of the property at 83 The Glade, with this space forming part of the private amenity space for ground floor flat 1. The existing property on the site is disproportionately wide, extending all the way to the site boundary at ground floor level, and the introduction of a gap between buildings at ground floor level and maintenance of the gap above is supported.
- 8.11 The form of the building is fairly simple which is supported. Gabled and hipped roofs feature heavily in the locality and the proposed roof form creates appropriate continuity within the streetscene. The main front entrance to the building is inset with a projecting canopy above to ensure a legible entrance from

The Glade. The design approach would be described as a contemporary reinterpretation.

- 8.12 In terms of materials, the red/brown bricks proposed for the base and the lighter beige/buff brick above and grey slate roof tiling are contextually appropriate. The predominant materials in the immediate vicinity are white render with some red brick and the proposed light brick complements this. The choice of materials has been justified within the Design and Access Statement and addendum. Windows and doors have dark grey frames with appropriate reveals. Brick detailing including areas of recessed brick, projecting header bricks and soldier courses around windows are proposed to add visual interest to the facades. On the Lorne Gardens elevation, where the mass is the greatest, there is brick detailing including areas of extruded bricks and recessed panels beneath the windows. These features help to break up the mass on this elevation.
- 8.13 In terms of boundary treatments, on the southern side of the site, fronting Lorne Gardens, there is a low brick wall proposed (in the same location as the existing high brick wall) with planting in raised beds of around 0.8m in width. The planting includes some taller specimens to provide privacy to the amenity spaces on this side of the site (for flat 2). The introduction of some greenery on this frontage will be an enhancement to the street scene. Similarly, on The Glade, the proposed boundary treatment involves new raised planting beds on the frontage which would represent an improvement on the low brick wall, metal railings and hardstanding currently present.
- 8.14 In terms of site layout, 7 car parking spaces are proposed on the front forecourt. Whilst this requires a fairly significant mass of hardstanding at the front of the site, thought has been given to providing some greening in raised planters, plus some new trees and soft landscaping in front of the building, and the paving is proposed to be permeable block paving. This would result in an overall enhancement to the existing streetscene. The mature tree on the south eastern corner of the site, in the front garden, is to be retained.
- 8.15 Refuse and cycle storage is located internally at the front of the building. Access is provided through the building to the rear garden and a lift is proposed internally. Two separate pedestrian access points are provided on Lorne Gardens, with different paving proposed to delineate the pedestrian areas, and the entrance point on the Glade is predominantly for vehicles. The crossover would be moved further north away from the junction. Provision of the larger family sized units on the ground floor is sensible to allow these units easier access to the rear amenity space.



*Proposed site plan*

- 8.16 The proposal is considered to comply with policies SP4.1 and DM10 as it has an appropriate height, mass and siting on this corner plot and is of a high quality design which is considered to respect and enhance the character of the area and contribute positively to the streetscene.

### **Quality of Accommodation**

- 8.17 London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units comply with the minimum space standards and internal layouts provide hallways and adequate storage space.
- 8.18 The units at ground to second floor are dual or triple aspect. Those at roof level are single aspect but with numerous rooflights so they would receive adequate levels of daylight. At first floor level, the north facing windows to flat 3 will need to be obscured but these are secondary windows so obscure glazing would not impact on the quality of accommodation. At second floor level, unit 6 has a north facing bedroom window which is the sole window serving a single bedroom. Obscuring this window would lead to an inadequate quality of accommodation, however its positioning is such that it is not directly facing one of the flank windows of number 83 (which are non-habitable in any case) so it will not be required to be obscured.
- 8.19 Accessibility requirements have been considered in accordance with London Plan Policy D7. Unit 2 on the ground floor (2b3p) is a wheelchair accessible unit. A lift is provided internally, providing step free access from ground floor to all units. All facilities of the site are accessible in a step free manner including the bins and bikes, communal amenity and play space.

- 8.20 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Private gardens are proposed for the ground floor units with inset balconies for the units on the upper floors, all of which comply with space standards. The garden for flat 2 on the ground floor is fronting Lorne Gardens and thought has been given to the boundary treatment, which is a fairly substantial raised planting bed, to ensure privacy.
- 8.21 The shared garden totals around 88sqm in area. The quantum is acceptable. The space comprises lawn, 2 new trees (one of which would be a mature specimen) and perimeter planting. Policy DM10.4 (table 6.2) would require 14sqm of play space for this site. Play space of 18.5sqm is provided in the rear shared garden which is acceptable. Details of the amenity space and playspace are shown on the Landscape Plan but further details of landscaping, including exact plant specifications and play equipment, will be required by condition.
- 8.22 A Fire Statement has been provided in line with London Plan policy D12. This outlines that a fire appliance could stop outside the site on The Glade or Lorne Gardens, the evacuation assembly point is on the corner and the walls of the building are constructed to various levels of fire resistance.
- 8.23 The proposal would provide an adequate quality accommodation for future occupiers in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

### **Impacts on neighbouring residential amenity**

- 8.24 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The nearest residential properties are 83 The Glade to the north and 79 Lorne Gardens to the west (rear).
- 8.25 Amendments have been made during the assessment in order to reduce amenity impacts on both properties, specifically the inseting of the balconies at the rear to avoid overlooking to 83 The Glade, plus a minor reduction in the mass of the building to provide the maximum gap possible between the rear elevation and the side of 79 Lorne Gardens.

### **83 The Glade**

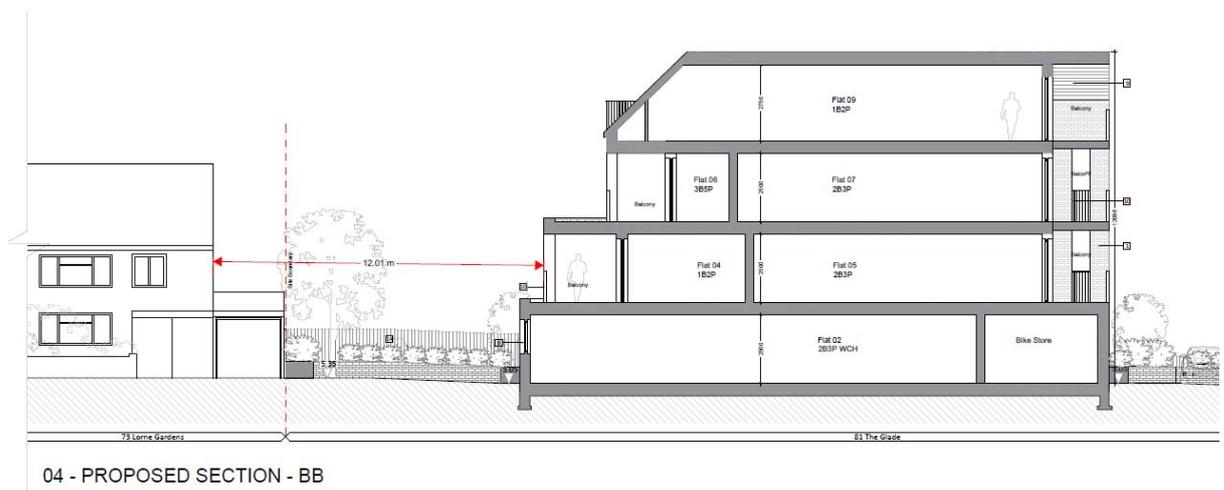
- 8.26 The mass of the proposed building does not breach a 45 degree line from the closest rear windows of number 83 in plan. A 45 degree line taken in elevation from the middle of the ground floor living room doors at the rear of number 83 would be breached by the proposed building, but this line would be breached by any building taller than the existing building on the site. A daylight and sunlight assessment has not been provided. The ridgeline of the roof is 2.5m higher than the ridgeline of number 83 and the hipped roof form helps to ensure that the mass of the proposed 3 storey building would not be overbearing to number 83. Additionally the rear section of the proposal has been pulled away from the boundary. Finally, in considering the impact of this section on the neighbour, the

orientation of the two properties needs to be taken into account – with this scheme being to the south and so likely to have a greater impact. However, as any building on this site taller than the existing would breach the 45degree rule, and as the patio door affected is one of two openings to the full width living room in no 83, this relationship is considered to be acceptable as the light and outlook available to the other window would be much less affected by the proposal.

8.27 83 The Glade also has windows facing the site at first and second floor level serving non-habitable rooms (stairwells and bathrooms). The proposed building would be separated from number 83 by 2.1m. The proposed building has north facing windows at first and second floor level and, as discussed above, those at first and second floor will be obscured with the exception of bedroom 3 in flat 6 on the second floor in order to ensure an adequate quality of accommodation for this bedroom. Windows at the third floor (roof level) do not need to be obscured. All rear facing balconies are inset to avoid sideways overlooking towards the garden of number 83.

### 79 Lorne Gardens

8.28 The flank elevation of 79 Lorne Gardens is facing the rear of the building. There are no windows in the flank elevation of number 79. The proposed building steps down from 3 storeys to 2 storeys and then one storey at the rear in order to mitigate any overbearing impacts on 79 Lorne Gardens. The separation distance at first floor level is 12m which is acceptable. The rear facing balconies will have views towards properties in the vicinity but this is not unusual in suburban locations such as this and no privacy/overlooking concerns are raised.



*Proposed separation distance to 79 Lorne Garden (rear)*

8.29 Representations have also raised concern about overlooking towards 73 The Glade. This property is on the opposite side of Lorne Gardens and any overlooking would be across the public highway at a distance of around 10m so overlooking is not a concern.

8.30 Noise from residential occupiers would not be out of the ordinary in this residential location so is not a cause for concern.

8.31 No amenity impacts on neighbouring properties are raised so the proposal complies with Local Plan policy DM10.6.

### **Trees and landscaping**

8.32 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. An Arboricultural report has been submitted to assess impacts on trees on and adjacent to the site. There is only 1 tree of note on the site which is a large 'Sweet Gum' tree in a raised planter on the front forecourt (T2 – category C1) which is to be retained. The arboricultural report recommends hand digging within the RPA of the tree when removing the existing hardstanding. A condition will be attached to ensure compliance with the arboricultural method statement and tree protection plan. The other tree referenced within the arboricultural report is a street tree outside the site (T1 – category C3). This tree will also be retained and its RPA will not be impacted by the repositioning of the vehicle crossover.

8.33 There is another small tree on the Lorne Gardens elevation, behind the brick boundary wall, which is not a significant tree and does not feature in the arboricultural report. This would be removed to accommodate the new building. It is proposed that 1 new mature tree is planted in the rear garden, on the Lorne Garden elevation, plus 3 new sapling trees and various areas of shrubs/defensive planting. Overall there will be a net increase of 3 trees on the site.

8.34 A basic landscaping plan is provided at this stage showing the positions of the new trees and planting and the permeable paving proposed for the forecourt. Further details will be required by condition. The proposal is considered to comply with Local Plan policy DM10.8.

### **Access, Parking and Highway Safety**

8.35 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates very poor access to public transport. The Glade is a borough classified road and a bus route.

#### Access arrangements and car parking

8.36 The site currently has a vehicle crossover on the Glade, close to the junction with Lorne Gardens and the proposal is to relocate this further north, away from the junction. This is supported, and the proposed width of the crossover complies with highways guidance. It has been demonstrated that the position of the relocated crossover will not conflict with the RPA of the street tree. The lamp post outside the site will need to be relocated and the BT box would need to be either relocated or removed. These elements, plus the reinstatement of the existing crossover, would all be agreed as part of a S278 Agreement. The separate pedestrian access proposed from Lorne Gardens is supported.

8.37 7 car parking spaces are proposed on the front forecourt for the 9 flats. London Plan policy T6.1 would permit up to 1.5 spaces per 3+ bed unit and 1 space per 1-2 bed unit which equates to a maximum of 11 spaces. Maximum car parking

provision is not supported because a balance needs to be struck between encouraging sustainable modes of transport on the one hand and ensuring highway safety and managing on-street parking on the other. A traffic survey undertaken in accordance with the Lambeth Methodology has been submitted to assess the availability of on-street parking in the vicinity. Surveys were undertaken on 2 overnight weekdays within 200m walking distance of the site. Parking stress was found to be 44% on average across the 2 nights (78 spaces, 33 or 36 cars parked). This is a low parking stress, indicating that there is space for some on-street parking in the vicinity. It is also worth noting that there is a bus stop directly opposite the site with a bus which travels between West Croydon and Bromley North, which may encourage residents to travel using public transport rather than car. Therefore, 7 car parking spaces for 9 flats is considered to be an acceptable quantum.

- 8.38 In terms of cumulative parking impacts from nearby developments, 5 developments have been identified which would have some overlap between their respective 200m walk distances for on-street car parking. None of these developments fall within the 200m walk distance from the application site; the closest is an application site 370m away at 34 Woodmere Avenue (awaiting decision) which proposes 1:1 car parking. The other developments are between 500 and 850m away and all report capacity for overspill car parking within their own 200m radiuses. It is unlikely that there will be any cumulative impact from overspill on-street parking associated with other proposed or committed developments in the area. Parking stress is low so, overall, it is considered that the proposal would have minimal impacts on the road network and on highway safety.
- 8.39 1 of the 7 parking bays proposed is a disabled parking bay which has extra width and is located closest to the front entrance. The parking layout has been approved by the Council's Highways Officer. A condition will be attached to ensure 20% active and 80% passive electric vehicle charging points would be provided in line with policy DM30. The appropriate pedestrian and vehicular sightlines are shown on the site plan.
- 8.40 A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13. In addition, every residential unit will be provided with a minimum 3-year membership to a local car club scheme upon first occupation of the unit.
- 8.41 A condition will be attached to require submission of a Construction Logistics Plan (CLP) and a condition survey of the surrounding footways and carriageway prior to commencement of works on site.
- 8.42 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

#### Cycle parking

- 8.43 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 16 cycle parking spaces for residents plus 2 visitor parking spaces.

Cycle parking with 16 spaces for residents is provided in the ground floor of the building, accessed via doors from the front. A Sheffield stand for wider and adapted bikes is proposed. Visitor parking spaces are not shown on plan but there is space on the front forecourt and they will be required by condition.

#### Waste / Recycling Facilities

- 8.44 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is located internally within the ground floor of the building and is of an appropriate size to accommodate the required bins and in an appropriate location for collection by operatives. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

#### **Flood Risk and Energy Efficiency**

##### Flood risk

- 8.45 The site is within flood zone 1 and is at very low risk of surface water flooding. A Surface Water Drainage Strategy has been submitted in accordance with Local Plan policy DM25 and London Plan policy S113. The proposal is for the runoff from the roof and the hardstanding areas to be routed through the permeable paving and discharged into the surface water sewer located beneath The Glade at a discharge rate of 1l/s (either via an existing connection on site or a new connection, subject to a CCTV survey to be undertaken). The attenuation storage volume required for managing the runoff from the site is 28.1m<sup>3</sup> and there is sufficient space within the permeable paving sub base, which has a plan area of 200m<sup>2</sup>. Final SUDS details will be required by condition.

##### Energy efficiency

- 8.46 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO<sub>2</sub> reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

#### **Conclusion**

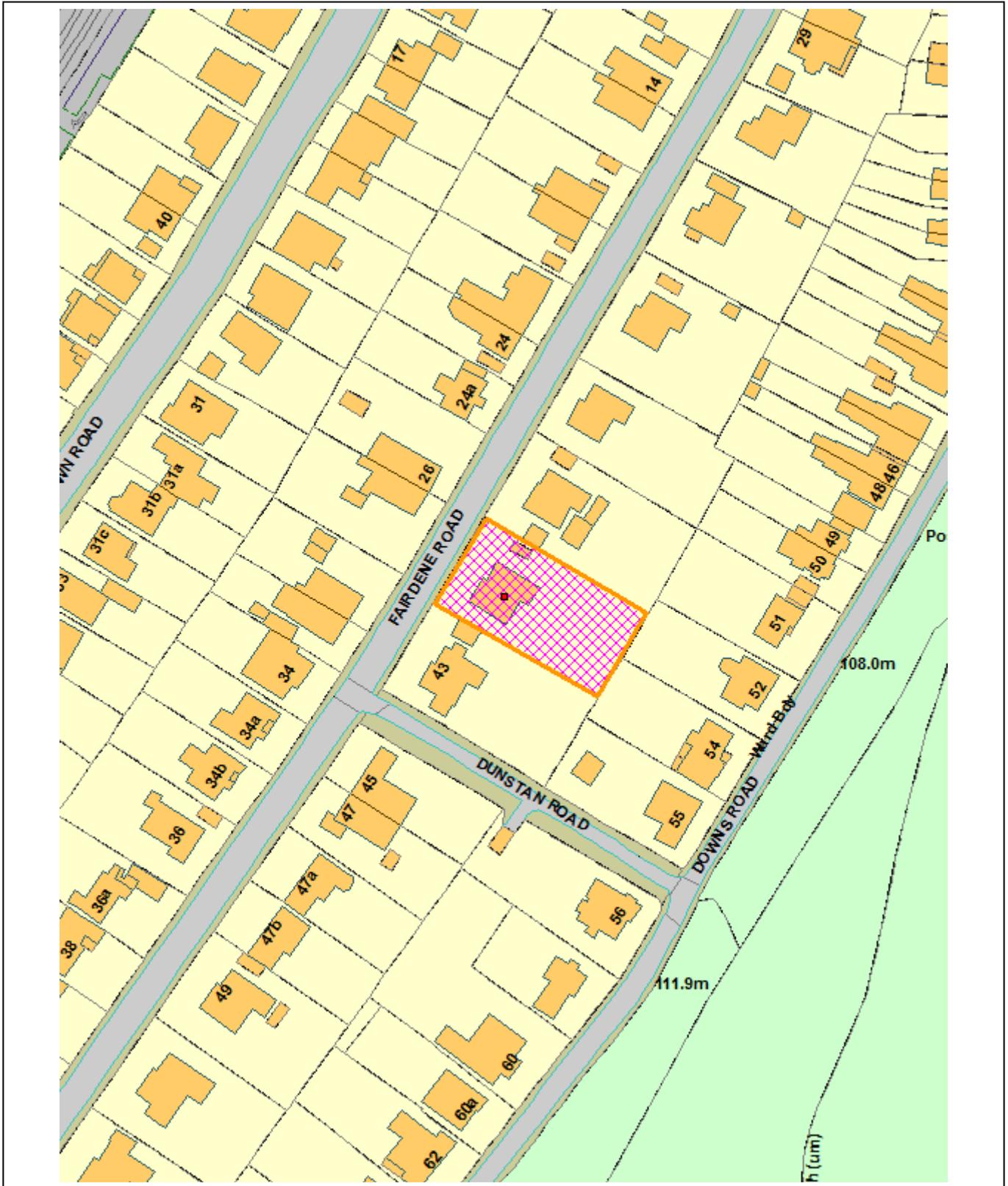
- 8.47 The provision of 9 flats in this location is acceptable in principle. The proposed design, massing and site layout on this corner plot is supported and is justified by a character appraisal. The quality of accommodation is acceptable, with good levels of accessibility around the site and the building. Landscaping and boundary treatments have been thought through, which will lead to an enhancement to the street scene, and a net increase in trees on the site is proposed. Amenity impacts on neighbouring properties have been successfully avoided. 7 car parking spaces are proposed and this quantum has been justified.

8.48 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

Other matters

8.49 The development would be liable for a charge under the Community Infrastructure Levy (CIL).

8.50 All other planning considerations including equalities have been taken into account.



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**1.0 APPLICATION DETAILS**

Ref: 21/02846/FUL  
 Location: 41 Fairdene Road, Coulsdon, CR5 1RD  
 Ward: Coulsdon Town  
 Description: Demolition of existing dwellinghouse and the construction of a three storey plus lower ground floor level building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.  
 Drawing Nos: 2103/18/AIA, 344 - OBA - 00 - ZZ - DR - A – 0455, 344 - OBA - 00 - ZZ - DR - A – 0102, 23/07/2021, 344 - OBA - 00 - ZZ - DR - A – 0250, 344 - OBA - 00 - ZZ - DR - A – 0100, 344 - OBA - 00 - ZZ - DR - A – 0101, 344 - OBA - 00 - ZZ - DR - A – 0350, 344 - OBA - 00 - ZZ - DR - A – 0351, 344 - OBA - 00 - ZZ - DR - A – 0451, 344 - OBA - 00 - ZZ - DR - A – 0200, 344 - OBA - 00 - ZZ - DR - A – 0450, 344 - OBA - 00 - ZZ - DR - A – 0400, 344 - OBA - 00 - ZZ - DR - A – 0452, 344 - OBA - 00 - ZZ - DR - A – 0401, 344 - OBA - 00 - ZZ - DR - A – 0402, 344 - OBA - 00 - ZZ - DR - A – 0453, 344 - OBA - 00 - ZZ - DR - A – 0454, 344 - OBA - 00 - ZZ - DR - A – 0250, 344 - OBA - 00 - ZZ - DR - A – 0251, 344 - OBA - 00 - ZZ - DR - A – 0455, 344 - OBA - 00 - ZZ - DR - A – 0253, 344 - OBA - 00 - ZZ - DR - A – 0252, 344 - OBA - 00 - ZZ - DR - A – 0254, 2103/18/TCP  
 Agent: Arjun Singh  
 Applicant: New Place Associates  
 Case Officer: Muhammad Saleem

	1 bed	2 beds	3 bed	4-bed	5-bed	TOTAL
<b>Existing</b>	0	0	0	0	1	1
<b>Proposed</b> (all market housing)	2	4	3 (1x3bed/4person unit and 2x3bed/5person units)	0		9

Number of car parking spaces	Number of cycle parking spaces
8	20 (18 plus 2 visitor spaces)

- 1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:
- Objections above the threshold in the Committee Consideration Criteria
  - Referral from Ward Councillor (Cllr Mario Creatura)

## **2.0 RECOMMENDATION**

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

- A financial contribution of £13,500 for sustainable transport improvements and enhancements.

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

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

### CONDITIONS

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports

#### Pre-commencement conditions

3. Submission and approval of Construction Management Plan and Construction Logistics Plan
4. Submission and approval of Construction Environmental Management Plan for biodiversity
5. Submission and approval of details of the materials specification
6. Submission and approval of external facing materials junctions
7. Submission and approval of SUDS details
8. Submission of detailed drawings of the retaining walls
9. Submission of Tree protection plan and method statement

#### Pre-Occupation Conditions

10. Submission and approval of details of EVCPs
11. Submission and approval of details of semi-mature planting on both side boundaries (including tree replanting if necessary) and a management plan for the hard and soft landscaping, sedum roof, child play and communal amenity space (details in accordance with plans)
12. Submission and approval of a wildlife sensitive lighting design scheme
13. Submission and approval of details of refuse and recycling store
14. Submission of privacy screening to projecting rear balcony at first floor level

#### Compliance Conditions

15. Implementation of cycle storage as shown on plans prior to occupation
16. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
17. Development in accordance with accessible homes requirements; one unit to be M4(3) and others M4(2)
18. Obscure glazing of all windows on proposed east and west side elevations

19. Submission of Biodiversity Enhancement Strategy in accordance with Ecological Appraisal Recommendations
20. Compliance with energy and water efficiency requirements
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to condition 11)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3.0 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing two storey detached dwelling
- Erection of a replacement three storey building including accommodation in the roofspace and lower ground floor level comprising 9 flats
- 8 parking spaces within a lower ground floor level car park, 2 short-term cycle parking spaces, and 18 long-term cycle parking spaces
- Relocation of the vehicular access more centrally fronting Fairdene Road
- Communal and private amenity space, play space and hard and soft landscaping

3.2 During the assessment of the application additional plans have been received on 04/08/2021 and 13/08/2021 and uploaded to the website on 04/08/2021 and 19/08/2021. The amendments included:

- Swept Path Analysis Plan
- Visibility Splay Plan – Lower ground floor plan
- Arboricultural Impact Assessment
- Planning Statement Addendum – Fire Safety



*Figure 1 - Visualisation of proposed building – view from Fairdene Road*

### **Site and Surroundings**

- 3.3 The site is a rectangular shaped plot located on the south eastern side of Fairdene Road which currently contains a two storey detached house with a large rear garden and a detached garage to the side. The property on the site is a traditional postwar suburban style property finished in render with a hipped roof. The property contains front bay windows and has a front gable feature. There is a large front garden which slopes up from the road. The driveway in front of the garage is sloping and from this there is stepped access to the front door. There is a soft landscaped bank to the front with a retaining front wall adjacent to the back edge of the pavement. Land levels slopes upwards from the front to the rear of the site. The street also slopes upwards towards the west.
- 3.4 The area is suburban and residential in character, with most surrounding properties being detached dwellings of varying styles and materials. Dwellings have low level brick walls at the front with hedgerows, trees and shrubs.
- 3.5 There is a significant difference in design/age of dwellings in the surrounding area and topography between the application side of the street and properties facing the application site. Properties on the same side of the road are set higher than the road, whilst those opposite are lower. The neighbouring dwellings are also set behind banking with landscaped front gardens / driveways. The rear boundary benefits from trees and 4x trees are situated along the eastern side boundary. There are shrubs within the front garden adjacent to the western side boundary.
- 3.6 The site has a PTAL of 3 which means that there is moderate access to public transport. However, it is located in close proximity to Coulsdon South train station (approximately 6 minute walk) and Coulsdon Town train station (approximately 20 minute walk).

3.7 Fairdene Road is part covered by a Controlled Parking Zone (CPZ) operational Mon-Fri 11am-Noon with all bays in the controlled area being otherwise unrestricted.

3.8 The site is at low/medium risk of surface water flooding.



Aerial view of site

### Planning History

3.9 Site history is set out below.

Reference	Description	Decision	Date
15/02065/LP	Use of land at side to station a mobile home (annexe to be used by Granny)	Approved	06.07.2015
19/01329/HSE	Erection of ground floor and lower ground floor side/rear extension to include lower ground garage	Approved	13.05.2019

### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.

- The proposal includes a mix of different sized units and provides a good quality of accommodation and amenity space for residents.
- The design and appearance of the development is of a high quality, and would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the street scene.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The level of parking and impact upon highway safety and efficiency would be acceptable.  
The financial contribution towards sustainable transport improvements and enhancements will be secured via legal agreement.

## 5.0 CONSULTATIONS

5.1 None.

## 6.0 LOCAL REPRESENTATION

7.1 The application was publicised by 49 letters of notification to neighbouring properties.

7.2 The number of representations received from in response to the initial notification and publicity of the application are as follows. It should be noted that there are instances of multiple / duplicate entries submitted by the same objectors and these have been counted individually.

7.3 No of individual responses: 242; Objecting: 238; Supporting: 4

7.4 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

<b>Objection</b>	<b>Officer comment</b>
<b><i>Character and design</i></b>	
Overdevelopment, too large/dense/deep for the site	Addressed in paragraphs 8.2, 8.9, 8.10 and 8.12 – 8.14
The height, bulk and mass will cause harm to the street scene.	
Intensification suited to more urban sites and contrary to Local Plan policies SP1.2, SP4.2 and DM10.1 and DM10.6	
Flatted development out of keeping with houses along Fairdene Road	

Height and depth is out of keeping with two storey houses	Addressed in paragraph 8.19 and 8.20
The density of this proposal does not reflect the existing pattern of this part of Coulsdon.	
Front balcony out of keeping with character of existing houses	
The proposed building design does not reflect those of the existing properties	
<b><i>Impacts on neighbouring amenity</i></b>	
Side windows would overlook neighbouring windows	Addressed in Paragraph 8.30 – 8.37
Given depth of building this would result in loss of privacy and overlooking of neighbouring gardens and terrace	
Height of development would result in loss of light and overlooking of surrounding houses and gardens	
The development will add to noise pollution	
<b><i>Transport and highways impacts</i></b>	
Inadequate car parking provision. The street is already congested	Addressed in paragraphs 8.54-8.57 of this report  This development was refused planning permission under planning ref: 20/01397/FUL and therefore not included.  Addressed in Paragraph 8.59
This road is often used by traffic trying to cut through from the A23 to Marlpit Lane and already parking on one side which makes it a one lane street and further concerns raised with parking stress.	
Traffic will cause congestion, noise and pollution and damage to the roads	
<b><i>Quality of accommodation</i></b>	
Lack of private amenity and play space	Addressed in paragraphs 8.26 – 8.28 of this report
Layouts not of high quality and side windows of units would face side boundary. Contrary to NSSD which requires food levels of internal sunlight and daylight, ventilation and outlook.	The proposed side windows generally serve non-habitable areas other than 1x unit at lower ground floor level and ground floor level which form secondary bedrooms.

<b><i>Trees, Landscaping and Ecology</i></b>	
Detrimental impact on trees – loss of mature trees and risk to retained trees	Addressed in Paragraph 8.39 – 8.42
Paved parking area does not have provision for drainage so will increase flood risk	Permeable paving would be used on the parking forecourt.
Loss of garden space with concreting of this space results in loss of vegetation	
There is wealth of ecological gems in gardens some of which are protected species	No evidence provided by objector and there is no evidence of protected species.
Housing targets reduce in new London Plan so no justification for site intensification	
<b><i>Flood Risk</i></b>	
No mention of surface water drainage	See Paragraph 8.66 – 8.69
<b><i>Other Matters</i></b>	
Overdevelopment would affect drainage	See Paragraph 8.68
The development cannot be justified with affordable housing needed as these will be for private sales	The development with only 8 units does not require affordable housing contribution to be provided on minor applications (under 10 units).
Construction related noise unacceptable	Hours of construction controlled and CLP condition to ensure this is met.
Impacts surrounding infrastructure	Addressed in Paragraph 8.59
There are restrictive covenants on the houses including no. 41	This is not a material planning consideration and considered to be a civil matter
Burden on local amenities including sewage, gas, electricity, water. Lack of provision of local infrastructure	The development will make a CIL payment to contribute towards infrastructure and services
Flats not appropriate in this area of single family dwellings and too many flats already approved or being constructed in local area	Flats would contribute to providing a mix of different types of housing to facilitate mixed and balanced communities.

Support	Comments
Fairdene Road has needed a facelift for quite some time. The properties already being developed have enhanced the road.	Noted
This proposal looks beautiful and so much nicer than some of the existing properties that have deteriorated over the years.	Noted

7.5 Councillor Mario Creatura has objected to the application and referred this application to committee on the following planning related grounds:

- Out of keeping with the area
- Fails to respect local character and heritage
- Excessive scale and massing in comparison to neighbouring properties
- Overall impact on community infrastructure of site intensification along Fairdene Road with other similar flatted schemes has not been considered

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the New London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). 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 latest version of the NPPF has an increased focus on good design.

7.3 The main planning Policies relevant in the assessment of this application are:

### London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix

- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

#### Croydon Local Plan (2018):

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

#### Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Design of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Impacts on trees
- Landscaping
- Impacts on ecology and biodiversity
- Access, parking and highways impacts
- Waste / Recycling Facilities
- Sustainability and Flood Risk

### **Principle of Development**

- 8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- 8.3 Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three bedroom units and the loss of units that have a floor area of less than 130sqm. The existing property on the site is 1 x 6 bed family house, so the proposal would not result in the loss of a small family home and results in a net uplift of 2 x family-sized dwellings in compliance with policy DM1.2.

- 8.4 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough. In order to meet this strategic target, requirements for proportions of family sized accommodation based on PTAL are applied to major applications, and the general 30% target for 3-beds is normally applied on smaller scale suburban intensification schemes. In this case, the proposal includes 3 x 3b4p unit so the proportion of 3 bed units (33%) meets the strategic target. In addition the proposal would result in an uplift of 3 bed units in comparison to the current 1x family sized unit on site. Therefore the proposal would provide an appropriate level of family sized units.

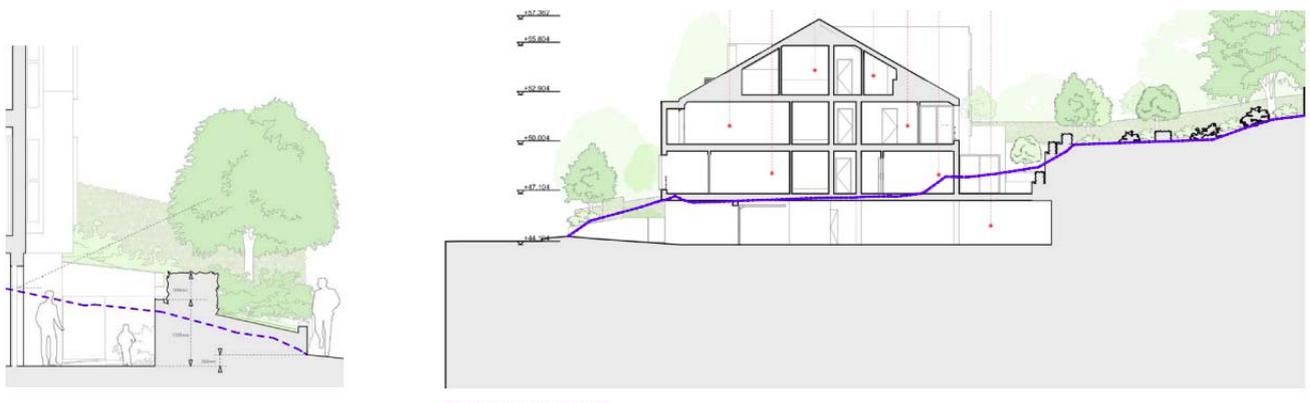
### **Design and Impact on the character of the area**

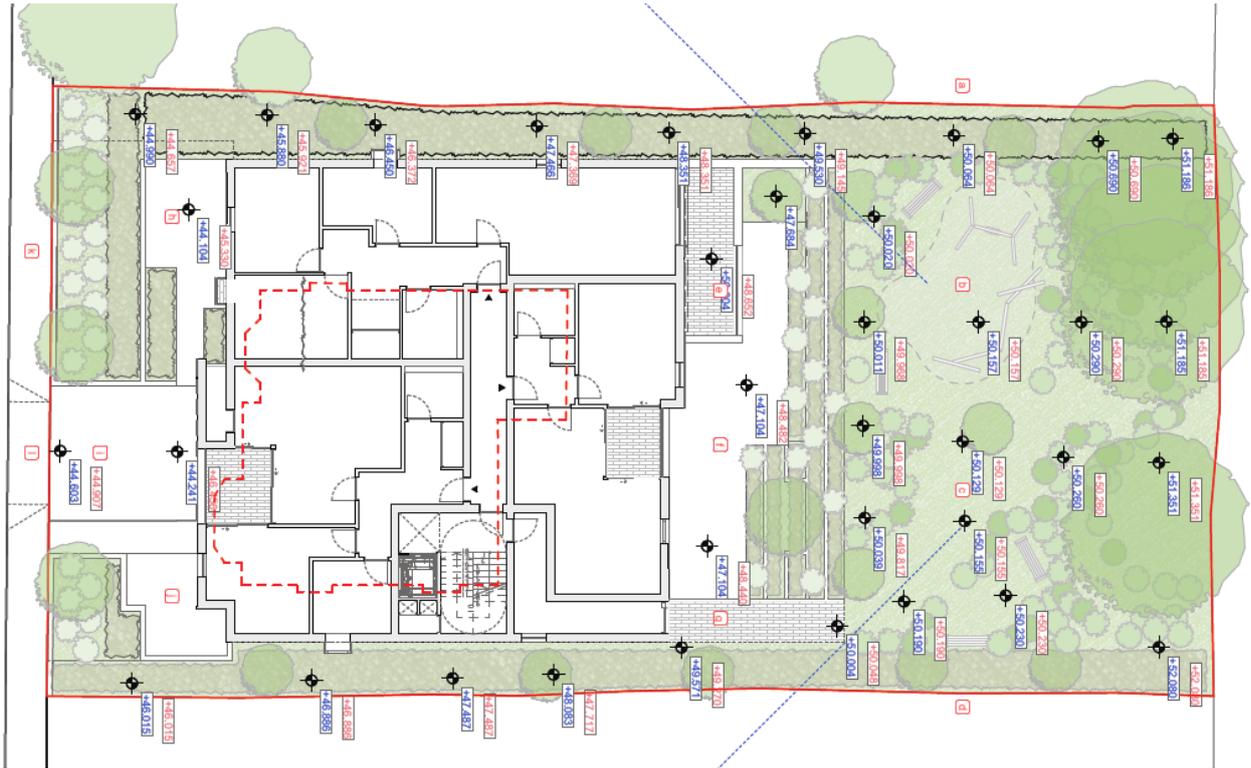
- 8.5 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.
- 8.6 The existing building is a two storey detached property in render with a brown clay pitched roof and tiled bay features. It does not hold any significant architectural merit and there is no in principle objection to its demolition. The property benefits from a vehicular access to the eastern side fronting Fairdene Road. The property also benefits from a raised landscaped bank to the front of the site.
- 8.7 The scheme has evolved through two rounds of pre-application discussion (the pre-apps were with different architects but the same applicant).

### Site Layout

- 8.8 The proposal would provide a three storey building with a lower ground floor level located in a similar location to the existing property fronting Fairdene Road. The proposal includes 8 car parking spaces within the lower ground floor area, accessed via the proposed crossover fronting Fairdene Road.
- 8.9 Houses along this side of Fairdene Road are typically set above the level of the road. The proposal would carry out some excavation to the front to create a level access to the front of the site and provide access to the lower ground floor level car park, with a separate pedestrian pathway for communal access to the building. A front sunken garden is proposed for unit 01 with a separate access to its front door, whilst maintaining an element of banking to the front of the site which is considered to appropriately integrate the proposed development into the topography of the site in accordance with Section 2.20 of the SDG.

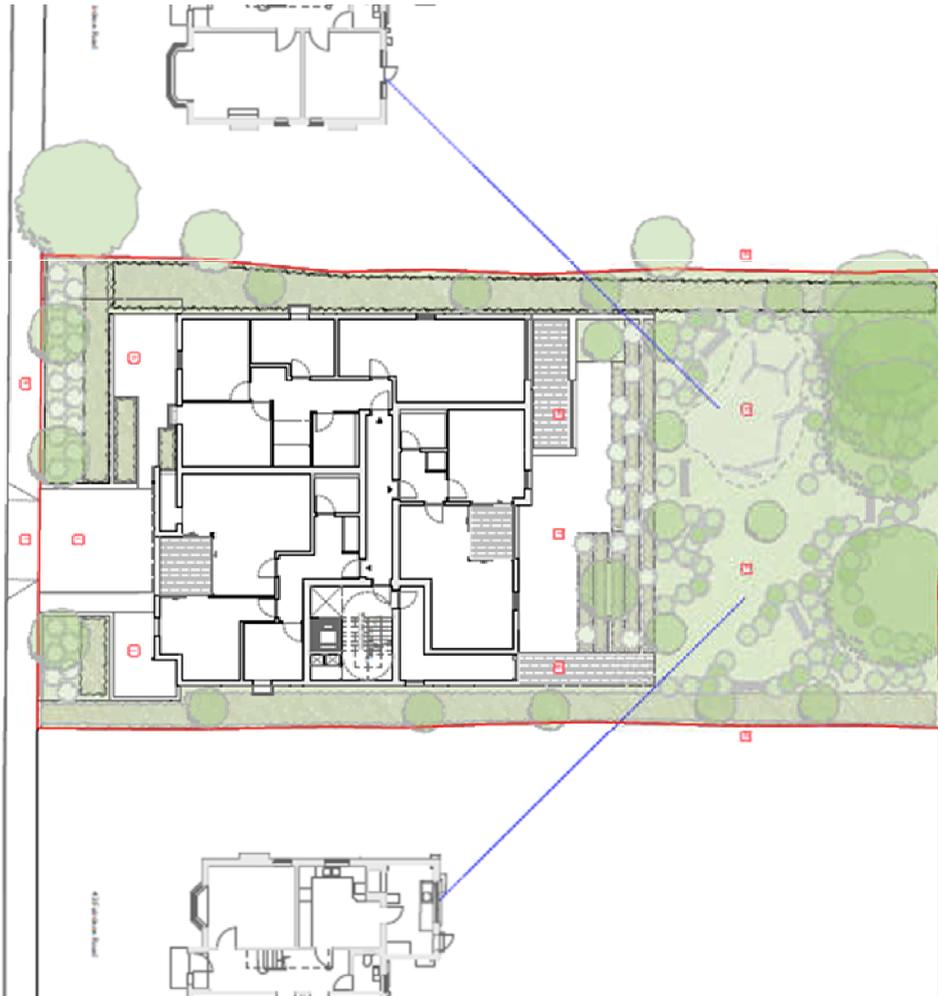
- 8.10 The private sunken rear gardens of the lower ground floor units would be soft landscaped and ground floor level private terraces would have a landscaping buffer between them and the communal garden - which has ramped access.
- 8.11 The application submission includes a site plan which outlines the level changes. Excavation will be required to accommodate the proposed development.
- 8.12 The proposed land level change to the front and rear of the site creates a gentle downward sloping level to the front communal access door, adjacent to the semi subterranean parking area and a separate front door within the front elevation for unit 01 at lower ground floor level with a front private garden screened by the front banking with landscaping. The proposal would also provide a sunken private rear garden for unit 03 at first floor level.
- 8.13 There would be a land level change of 1.15m at the front and 1.2m at the rear. The most significant change to the land level would be to the front of the site and where the new building would be sited, where land is excavated to create the access to the parking area and unit 1 along with a sunken front garden and the footprint of the building to have the subterranean parking area.
- 8.14 The side area to the property would maintain the existing levels with shared boundary fences with nos. 39 and 43 Fairdene Road. As mentioned the most significant land level change would be to the front with partial removal of the landscaped bank to allow for the access to the subterranean car parking and access to the lower ground floor unit and its private sunken front garden area.
- 8.15 The side area between the fence and building would be soft landscaped. The front and rear private sunken gardens would have retaining walls and the area between these would be soft and hard landscaped. The details of these would be secured via condition.





*Land level changes outlined in section and site plan*

- 8.16 The position of the proposed building is considered to maintain the existing established front building line with nos. 39 and 43 Fardene Road.
- 8.17 The footprint of the proposed building would be larger than the neighbours however the rear depth of the proposed building would not breach a 45 degree angle taken from nearest habitable windows of the adjacent properties. In addition, the rear elevation is stepped with a hipped roof. The width of the building is 15m in comparison to the existing width of 8m which includes the adjoining garage. It is considered that the proposal would maintain an acceptable setback from the shared site boundaries in accordance with the relevant SDG guidance respond to the shape of the site.
- 8.18 On the basis of the above assessment, the site layout is considered appropriate on this plot.



*Proposed site plan*

### Scale, Height and Massing

- 8.19 Local Plan Policy DM10.1 seeks to achieve a minimum height of 3 storeys on new developments and the Suburban Design Guide SPD indicates that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be 3 storeys with an additional floor contained within the roof space.
- 8.20 In terms of height and massing, given the detached dwellings on adjacent sites are 2-storey, the proposed 3-storey development with an additional floor contained within the roof space, as it would appear from the street, would be in accordance with Croydon Local Plan (CLP) policy DM10.1 and guidance contained in the Suburban Design Guide (SDG) section 2.10 'Heights of Developments Facing onto the Street' and figure 2.10c. The proposed height of the building is in principle supported.
- 8.21 It is noted that whilst the detached dwellings on adjacent sites are 2-storey, the existing building on the site is considered to be 3 storey as there is accommodation within the roofspace. In addition, the proposed building would only increase the height of development by approximately **900mm** in comparison to the existing dwellinghouse. The proposed development is considered to

continue to sit well within the existing local context. Therefore the height complies with this guidance and is considered to be appropriate in the streetscene.



Figure 2.10c: Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.

*Extract from Suburban Design Guide SPD*



*Proposed massing / street elevation*

- 8.22 The proposed footprint and massing maintains adequate gaps from the shared side boundaries and maintains the established front building line. The part hipped and part gable ended roof ensures that the building is not overbearing within the streetscene. Whilst the width would be increased in comparison to the original house it is considered that the width would sit comfortably on this site whilst maintaining appropriate gaps from the adjacent properties and references the design to the existing neighbouring detached houses which feature double bay features with hipped roofs.
- 8.23 The land slopes upwards from the front of the site to the rear and the street slopes upwards towards no. 43 to the west. Whilst the excavation to create the ground floor level would result in a four storey building when viewed from the front of the site it is considered that the rear elevation with a hipped roof along with the land level stepping upwards to the rear of the site helps reduce the overall dominance of the building. The soft landscaping and banking to the front of the site would help enhance the street frontage and also reduce the visibility of the lower ground floor level from street level.

- 8.24 In addition, the upper floors have been informed by the 45 degree lines from rear windows of neighbouring properties and the main bulk of the building does not breach the 45 degree lines.



*Rear elevation of proposed building*

- 8.25 In regards to the topography and land levels, the existing land levels to the side and rear would be maintained with only part the excavation of the front landscaped bank to allow for the access to the lower ground floor level and sunken front and rear private gardens. The brick retaining walls of the lightwell/sunken private gardens would be positioned adjacent to the front raised bank and rear communal gardens.
- 8.26 The retaining walls would be considered acceptable given their minimal visual impact in the streetscene. However a condition shall be imposed to ensure detailed drawings of the retaining walls are provided. The front boundary would maintain the front retaining wall and banking and would have a minimal visual impact in the streetscene.

#### Appearance and Materials

- 8.27 The proposed design approach is contemporary reinterpretation which is considered acceptable given the detailed contextual analysis which informs the overall design of the building in relation to its immediate site context. The character appraisal included within the design and access statement identifies various features within the surrounding styles of suburban housing and draws upon these in the proposed design which includes front gable features with hanging tiles, tiled roofs and aluminium windows. The proposed building references the way contrasting materials are used at ground floor level in neighbouring properties. White brick is proposed as a reference to the use of white render and the clay tiles proposed for the roof represent the overriding

materials palette used locally. The proposed material palette ensures the materials respond appropriately to the surrounding context.

- 8.28 The proposed materials, brick banding, window reveals along with the roof profile would reduce the dominance of the proposed building. As proposed, the design of the building is considered to have a positive impact on the streetscene and would accord with relevant guidance of the SDG. However a condition shall be imposed to ensure samples and the specification of the final materials along with detailed drawings of the reveal depths and key junctions/features are submitted to and approved in writing by the Council prior to any works commencing on site.
- 8.29 Overall, whilst it is acknowledged that the proposed building is larger than the existing on the site and the neighbouring properties, the height is compliant with policy and the approach to the massing with the hipped roof form, is considered to sit well within the streetscene. The design approach is high quality. The proposal is considered to comply with policies SP4.1 and DM10.

### **Quality of Accommodation**

- 8.30 London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units exceed the minimum space standards and internal layouts have been well thought with adequate storage space. Majority (6 flats) of the proposed units are dual aspect with adequate sized sunken rear gardens are considered to receive good levels of light and outlook. The lower ground floor unit would benefit from two high level windows and an adequate sized front private garden with an excavated frontage allowing ample light and outlook.
- 8.31 In regards to the lower ground floor unit the high level windows are proposed on the side elevations and these would be fitted with obscure glazing to avoid overlooking of neighbouring gardens (secured via condition), these habitable rooms are served by other large windows to ensure adequate light.
- 8.32 The proposal would provide 3x single aspect units (units 6, 8 and 9) situated on the first and second floor levels of the building. Unit 6 (1bed) and Unit 8 (2bed) are south east facing and benefit from a large balconies/terrace which would allow adequate levels of light and outlook into the habitable areas of the unit. Unit 9 is north west facing and also benefits from a generous sized front terrace which would allow adequate levels of light and outlook into the unit. Therefore it would be unreasonable to warrant a refusal on the basis of the single aspect nature of these units.
- 8.33 It is considered that the overall scheme with secondary bedroom windows being side facing would be considered appropriate in this instance and any overlooking from the side access would be addressed with obscure glazing fitted within these projecting windows. The units on the upper floor levels would benefit from inset rear terraces and a first floor terrace to the flat roofed area of the projecting rear element. Officers recommending screening along the sides of the projecting balcony which would be secured via condition.

- 8.34 London Plan Policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. Unit 07 (2-bed) on the first floor (the applicant refers to this as second floor level) is a wheelchair user dwelling, with the appropriate turning circles and adjustments shown on plan. The remaining units meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site. There is level access to the communal and private front entrance of the dwellings within the building. A lift is provided internally and land level alterations are proposed at the front to provide access to the ground floor level of the building and parking area. Step-free access to the amenity space is provided from the units, via the lift. The proposal complies with accessibility requirements.
- 8.35 Policy DM10.4 of the Local Plan requires the provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Private amenity space is provided in the form of front and rear balconies or private rear gardens for the units which measure between 5.12sqm and 42.37sqm which is considered appropriate for the 1bed, 2bed and 3 bed units. The private amenity spaces are screened sunken at lower ground floor level with raised walls and defensible planting would ensure adequate levels of privacy are maintained for future occupiers. The inset balconies for the upper floor level units have views only directed to the rear communal garden. The front private garden for the lower ground floor unit would be appropriately screened by landscaping and the banking to the front of the site to allow privacy for its occupiers.
- 8.36 The applicant has provided details in relation to fire safety, specifically in relation to fire appliance positioning, evacuation assembly point, safety features and access. This matter will be finalised through the Building Regulations regime.
- 8.37 The proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Plan policies D6 and D7.
- 8.38 Communal amenity space of approximately 240sqm is also provided (including the space at the very rear of the garden which is occupied by large trees). According to the proposed plans, the communal amenity space would be comprised of formal and informal areas including lawns, plantings, seating and approximately 20.0sqm of play space. The final design and details of these spaces including the type of play equipment to be installed would be secured via condition.
- 8.39 In summary, the proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Plan policies D6 and D7.

### **Impacts on Neighbouring Residential Amenity**

- 8.40 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct

overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.

- 8.41 The nearest adjoining occupiers are properties to the east (no.39) and west (no.43). Whilst the depth of the building would project beyond the rear elevations of both these neighbouring properties at nos. 39 and 41 the proposal would not breach the 45 degree line taken from the nearest ground floor and first floor habitable room windows of these adjacent properties. The front elevation of the property would not project beyond the neighbouring front elevations of nos. 39 and 43.
- 8.42 Policy DM10.6c seeks to protect the first 10m of the garden from direct overlooking. Given the positioning of the proposed building and the use of obscure glazing in side facing windows, it would not result in the overlooking of the first 10m of the rear garden of these properties. Therefore the proposal would not result in any significant harmful impact on the amenities of these properties in terms of loss of light, outlook or an increased sense of enclosure.
- 8.43 A Daylight and Sunlight report has been undertaken to assess the impacts of the proposed development on the side and rear windows of the adjacent properties at nos. 39 and 43 Fairdene Road. The vertical sky component (VSC) analysis, which measures the amount of sky visible from a centre point of a window indicates that all (7) windows of 39 and 43 Fairdene Road retain over 80% of their former VSC which complies with BRE guidance. Therefore the development would not have a noticeable impact on daylight levels of these windows.
- 8.44 In terms of sunlight, the Annual Probable Sunlight Hours (APSH) test, which measures the amount of direct sunlight that can reach the windows, indicates that the 4 windows of nos. 39 and 43 which face within 90 degrees of due south have been assessed. These 4 windows would each receive some reduction in APSH but would continue to receive in excess of the recommended BRE guidelines for sunlight hours. Annually the guideline is for windows to receive 25% of available sunlight hours and the windows tested will receive 41-56%, and in winter the guideline is 5% and the windows will receive 13-17%, so the development would not have an unacceptable impact on sunlight levels to these windows.



*Proposed site plan showing relationship with neighbouring properties*

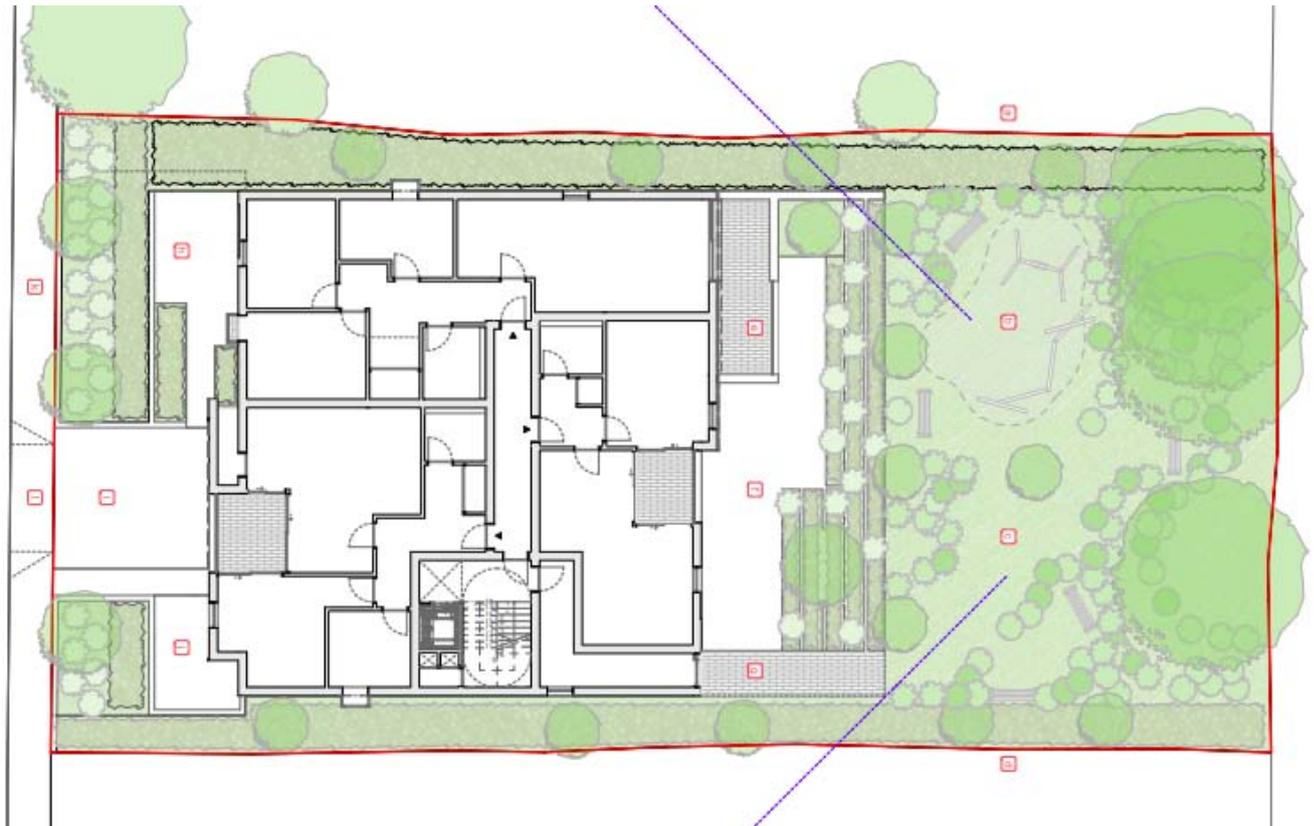
- 8.45 The property at no. 39 features a window at ground floor, first and second floor level within the side flank wall facing the application site. The windows at ground floor level serve the front and rear habitable rooms which also benefit from larger openings within the front and rear elevations and the first floor and second floor window serves the hallway. In addition this property is set back a sufficient distance of 4.5m from the shared boundary. Therefore the proposed building would not result in any overlooking or loss of light of habitable areas.
- 8.46 The property at no. 43 features side windows at ground floor level and first floor level. The side window serves the kitchen and dining area. Given the set back of the house at no. 43 from the shared boundary by approximately 5m it is considered that the proposal would not result in any significant harmful impact in terms of loss of light and outlook. The first floor window within the side elevation facing the application site serves a hallway.
- 8.47 The side openings featured within the side elevations of the proposed building would serve hallways, bedrooms and living rooms at lower ground, ground, first and second floor level. These side windows would be fitted with obscure glazing to safeguard neighbouring amenities in terms of overlooking and loss of privacy and this shall be secured via condition. The amount of overlooking of adjacent rear gardens of neighbouring properties from the rear first floor windows of the proposed building would be no greater than currently experienced from the first floor windows of the existing house.
- 8.48 On both boundaries, existing trees are to be retained to further assist with screening between the properties. The proposal also seeks to provide tree planting along the side boundaries which would be secured as part of the landscaping and planting condition.

- 8.49 There are inset terraces with one projecting terrace at first floor level on the rear elevation of the proposed building wall however the terraces do not raise overlooking concerns towards neighbouring properties or the first 10m of neighbouring gardens. A condition shall be imposed to ensure that the projecting terrace is fitted with screening to safeguard any potential overlooking and loss of privacy of neighbours. Outlook would be over the rear amenity space of the site and towards the trees which provide screening form the rear properties at nos. 52 – 56 Downs Road which are also sufficiently set back from the rear of the proposed building.
- 8.50 It is considered that any potential amenity impacts have been adequately mitigated and the proposal complies with policy DM10.6.

### **Trees and landscaping**

- 8.51 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are 8 trees on or around the site and the trees range in classification as Category U to C. The proposal would retain the trees within the rear garden ( G5 – Beech Tree, T6 – Sycamore tree and T7 – Beech tree and T9 – Beech tree) which are all adjacent to the rear boundary of the site. The proposal seeks to retain these trees which are classified as category A to C trees.
- 8.52 The 4x trees situated within the site curtilage of no. 39 are within close proximity of the shared side boundary (T1 – Goat Willow, T2 – Lawson Cypress, T3 – Goat Willow, T4 – Yew tree) these are all classified as category U trees. The Council's Tree Officer agrees that these are of low quality and provide partial screening between properties.
- 8.53 The proposal to retain the trees outlined above which have been illustrated on the site layout and Arboricultural Impact Assessment. The tree protection plan and associated method statement shall be conditioned to ensure these trees are protected during construction which has been recommended by the Council's Tree Officer. The Council's Tree Officer has also recommended that any potential loss of the tree within the site curtilage of no. 39 which is agreed to be of low quality should be replaced if trees require removal as a result of the construction works to reinstate privacy screening. The proposal involves the planting of trees to the sides and front of the site. The soft landscaping condition will encompass this detail of tree planting.
- 8.54 Local Plan policy 10.8 requires proposals to incorporate hard and soft landscaping. A good quality landscaping scheme is proposed. At the front, permeable paving is proposed for the front forecourt with demarcation shown in the paving between the designated parking bays and the general forecourt area.
- 8.55 The proposal would provide soft landscaping along the front and side boundaries with a landscaped bank being maintained to the front of the site. The front banking and boundary maintains and enhances the green frontage. The rear garden areas would be soft landscaped along with the communal garden. To the rear are pathways with stepped and ramp access which would be paved.

8.56 The play space provision would be integrated into the communal garden which measures approximately 240sqm. Policy DM10.4 (table 6.2) would require 19.2sqm of play space for the site, calculated using the Mayor of London's population yield calculator. This approach is supported where the playspace would exceed the Mayor of London's population yield calculator requirement with an integrated play area within the large communal garden. A condition shall be imposed to ensure details of planting and species are provided as part of a landscaping plan.



*Proposed soft and hard landscaping plan*

### **Impacts on Ecology and Biodiversity**

8.57 .The site is not within an area of any protected habitats and there are no conservation concerns with the site.

8.58 In terms of site enhancements, it is recommended that the proposed development includes a more diverse range of flora is introduced to the site including a native wild meadow, as well as a bumblebee box and bug hotel to attract invertebrates to the site. These enhancements will secure net gains for biodiversity and will be required by condition.

### **Access, Parking and Highway Safety**

8.59 The site has a Public Transport Accessibility Level (PTAL) of 2 but separate discussions between the applicant and TfL have taken place and TfL have

agreed with the applicant that this site is within a PTAL 3 which indicates moderate access to public transport.

- 8.60 Fairdene Road does not have a bus route and is not a classified road. The site is within a CPZ which is operational Mon-Fri 11am-Noon with all bays in the controlled area being unrestricted.

#### Access arrangements

- 8.61 The proposal is to move the vehicular crossover to the west so that it is more centrally located within the site than existing. The crossover would measure 4.5m in width.
- 8.62 Representations have raised concerns about visibility from the crossover. It has been demonstrated that the required pedestrian and vehicular sightlines from the vehicle crossover point can be achieved. A condition will be attached to ensure that no planting or obstructions above 0.6m in height are located within the sightline areas.
- 8.63 There is a separate pedestrian walkway to the main building communal entrance via the lower ground floor car park and future occupiers of the lower ground floor flat would have to use the vehicular access to reach the pedestrian pathway to the eastern side leading to the separate access door for this unit. On balance, it is accepted that there a segregated pedestrian path on this site would reduce the soft landscaped banking and given the number of parking spaces it is considered that the proposed arrangements would not result in an unacceptable impact on safety.

#### 8.64 Car parking

- 8.65 In an areas of PTAL 2 and 3 in outer London, London Plan Policy T6 requires up to 0.75 spaces for 1-2bed units and 1space for 3bed units. This would equate to a maximum of 7.25 or 8 car parking spaces in policy terms. It is often not desirable to deliver the maximum amount of parking on site as this can, amongst other things, promote unsustainable travel patterns.
- 8.1 The Council normally requires 1:1 parking on sites such as this, (which would mean a requirement for 9 car parking spaces). However the London Plan requirements for PTAL 2 and 3 (which are the same) would require 0.75 parking space for 1-2 bed units and 1 space for 3bed unit which also results in a total of 8 car parking spaces being required. The proposal would provide lower ground floor level car parking for 8 cars which meets this parking requirement and can fully accommodate the potential car parking demand generated by the development.
- 8.2 The site is within a Controlled Parking Zone (CPZ) which means that residents would require a parking permit to park on the street during the daytime on weekdays and the applicant has agreed to enter into a legal agreement to restricted for all future occupants from obtaining on-street car parking permits.
- 8.3 The site is within a 6 minute walking distance of Coulsdon South railway station and 4 minutes walking distance to the nearest bus top on Brighton Road which means that residents may be inclined to use public transport rather than drive cars, which would be supported.
- 8.4 Swept paths for the parking spaces are provided (using a 4.8m car as required), demonstrating that the spaces are accessible for ingress and egress in forward gear. 20% active and 80% passive electric vehicle charging points would be provided in line with London Plan requirement. One disabled car parking space is provided with extra width to enable manoeuvring.
- 8.5 A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area including on street car clubs with electric vehicle charging points (ECVPs) within the South Croydon / Purley Oaks area as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Every residential unit is to be provided with a minimum 3-year membership to a local car club scheme upon 1st occupation of the unit. Funding will also be used for extension and improvements to walking and cycling routes in the area and improvements to local bus stops to support and encourage sustainable methods of transport.
- 8.6 Conditions will be attached to require a condition survey of the surrounding footways, carriageway and street furniture prior to the start of any works on site. This would need to be accompanied by photos and a report of any areas which may be of concern (this would be secured as part of the CLP condition). Given the site's location a Construction Logistics Plan (CLP) is required and will be secured by condition.

### 8.7 Cycle parking

8.8 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 17 cycle parking spaces for residents and 2 short stay cycle parking for visitors.

8.9 The lower ground floor level of the proposed building would provide 18 cycle storage spaces including 1 accessible space. According to the proposed plans, 2 visitor spaces would be provided via a cycle stand forward of the building's entrance, 8 spaces including the accessible space would be provided via cycle stands located in a cycle store, and 10 spaces would be provided via a two-tier cycle stand in an additional storage room. This provision would exceed the requirements prescribed in the London Plan (2021) and be accessible from street level via the pedestrian and vehicle ramps. It would be secured via the cycle storage condition included with this recommendation.

### **Waste / Recycling Facilities**

8.10 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is situated within the building envelope and accessed via double doors within the front elevation.

8.11 The proposed scheme would also provide bulky goods storage to the western side of the property adjacent to the parking area which is considered acceptable in size and siting. The details of refuse storage along with adequate bin capacity sizes of 1280L (given the ample space within the bin store area) this shall be secured via condition.

### **Flood Risk and Energy Efficiency**

#### Flood risk

8.12 The site is located within an area at very low risk of surface water flooding. The site is also in area where there is potential for groundwater flooding at the surface but there has been no instances of groundwater flooding within the vicinity of the site.

8.13 The applicant has submitted a Flood Risk and Surface Water Management Statement in support of the application. The site is situated within Flood Zone 1 which is considered to have a very low probability of fluvial or tidal flooding. Whilst the site does lie within a Critical Drainage Area as well as a location which has the potential for groundwater flooding to occur at surface, it should be noted that due to the site's topography the site is at low risk from surface water flooding and groundwater flooding.

8.14 The applicant proposes sustainable drainage measures for the proposed development in accordance with Policy DM25 of the Local Plan with all surface water runoff from hardstanding areas managed through a combination through of permeable paving and planting strategy and site wide SuDs.

- 8.15 A condition shall be imposed to require further details of the proposed sustainable drainage measures in accordance with Local Plan policy DM25 and London Plan policy SI13.

#### Energy efficiency

- 8.16 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013) as outlined in the submitted Energy Statement by BASE Energy, and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

#### **Conclusion**

9 flats in this location is acceptable in principle. The proposed design, massing, site layout and quality of accommodation is acceptable, with good quality landscaping, shared amenity and play space proposed. Mature trees would be retained and protected and this would be secured via condition. Tree planting and soft landscaping is proposed. Amenity impacts on neighbouring properties have been successfully mitigated. 8 car parking spaces are proposed which meet the maximum requirements outlined and the location is close to a train station and may encourage people to use sustainable modes of transport. The proposal is also acceptable on ecology, flooding and sustainability grounds.

- 8.17 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

#### Other matters

- 8.18 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.19 All other planning considerations including equalities have been taken into account.

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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 21/02832/FUL  
 Location: 11 to 21 Banstead Road, Purley, CR8 3EB  
 Ward: Purley and Woodcote  
 Description: Demolition of three pairs of semi-detached houses and associated structures, erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking, and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.  
 Drawing Nos: 6810 - D100 Rev 00, D1100 Rev 00, D1700 Rev 00, 6100 Rev 03, D6101 Rev 03, D6102 Rev 03, D6103 rev 03, D6104 Rev 03, D6105 Rev 03, D6150 Rev 03, D6200 Rev 04, D6201 Rev 04, D6202 Rev 04, D2603 Rev 04, D6203 Rev 204, D6205 Rev 03, D6500 Rev 02, D6501 Rev 02, D6502 Rev 02, D6700 Rev 02, D6701 Rev 02, D6702 Rev 02, D6703 Rev 02.  
 Applicant: RAA Ventures and VF Banstead Limited  
 Agent: Kevin Goodwin of KG Creative Consultancy.  
 Case Officer: Barry Valentine

	Market Housing	Affordable Rent	Intermediate	TOTAL
One-bed	7	6	2	15
Two-bed	23	6	7	26
Three bed	13	2	1	16
<b>TOTAL</b>	43	14	10	67

Number of car parking spaces	Number of cycle parking spaces
7 disabled parking spaces on site	128 long stay and 3 short stay on site car parking spaces

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received, and following on from Ward Councillor representation and referral request (Cllr Brew) in accordance with the Committee Considerations Criteria.

**2.0 BACKGROUND.**

*Place Review Panel*

2.1 The proposal was presented to Place Review Panel (PRP) on two occasions. Originally a larger scheme that also included nos. 23 to 33 Banstead Road was presented to PRP on the 17<sup>th</sup> September 2020. On the 15<sup>th</sup> April 2021, a version of the current scheme and site was presented to PRP.

2.2 On the 17<sup>th</sup> September 2020, a scheme for a larger site of 11 to 33 Banstead Road went to PRP. The scheme consisted of three residential blocks that would have provided 171 residential units. All three blocks were up to 7 stories in height, with the buildings having square gable features and flat roofs, with arms that extended into the rear garden to the rear boundary.



Fig 1 – Scheme presented to PRP on the 17<sup>th</sup> September 2020

2.3 The PRP raised a series of concerns regarding this scheme, including concerns with the site analysis and lack of importance placed on topography, that the design needed to respect the suburban context, that the architectural analysis that highlights the importance of top/middle and bottom was not evident enough in the design, concerns over height and transitioning of the height (particularly at its boundaries), poor quality of residential accommodation due to density of development, landscape accessibility and concerns over the street frontage.

2.4 On the 15<sup>th</sup> April, a version of the current scheme was presented to PRP.



Fig 2 – Scheme presented to PRP on the 15<sup>th</sup> April 2021

2.5 The scheme was positively received by the PRP panel. A summary of the advice is outlined below, as well as a consideration of the applicant's response (where relevant) since:

- The Panel agreed that the scale, grain and architectural character of the proposal is appropriate to its Purley context, with positive progress being made on both the architecture and landscaping. The Panel are now broadly supportive of the scheme. However, there are some outstanding points that need to be addressed prior to submission.
- The Applicant needs to ensure that issues with overlooking are resolved. Further detailed layouts are required and made available for scrutiny by officers, particularly where the window to window distance is 12m or less.

*Officer's response – Detailed layouts have been provided. Consideration of the privacy of homes is set out in body of the report, where it is concluded that the privacy of the homes is acceptable.*

- The roofscape design and detailing will be critical to make sure that the headroom and floor areas for top floor apartments work well. Care will be needed to ensure that PV Cells, lift overruns, safety balustrading and plant are not visible from the street, and that roof drainage and rain water pipes are well considered.

*Officer's response – Detailed drawings have been provided where appropriate that demonstrate that high quality design is achievable. Further details are recommended to be secured via condition.*

- The entrances should be better defined and made more legible, both through architectural features and landscaping.

*Officer's response – The design has further evolved since the PRP to give the entrances more prominence and to improve landscape detailing. Lobbies within the entrances design and spacing has been improved helping to celebrate the entrance and aid legibility.*

- The Panel are not yet convinced at the relationship of the building to the street in terms of its public realm offer. They would like to see hard and soft landscaping being used in a more meaningful way to give a generous green buffer between the building and the road. There are concerns that the vast hardscaped area could otherwise become a hostile and dead space.

*Officer's response – This has been further developed by the landscape architect with greater areas of soft landscaping added to the front of the building. The proposed landscape design is well considered and includes generous green areas between buildings, as well as to the street, whilst also being sufficiently flexible in the future should potential highway improvements come to fruition.*

- Further refinements to the landscape and communal amenity strategy are also strongly recommended to improve its accessibility to all and its amenity value. It is important that full details are secured as part of the planning application.

*Officer's response – The landscape design has been further developed with a sweeping path arrangements that provides level access whilst also achieving high amenity value. The application has been supported by significant landscaping detail.*

- 2.6 Officers are satisfied that the PRP response, which were generally minor points of detail, have been addressed as far as reasonably possible. Any outstanding issues can be satisfactorily secured by condition.

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

- 3.1 The provision of 67 high quality residential homes would make a contribution to housing delivery in a highly sustainable location that has very good access to shops, facilities and public transport.
- 3.2 The proposed development would provide 36% affordable housing by habitable room, which amounts to 24 homes, at a 58 to 42 split between London Affordable Rented (LAR) homes and intermediate shared ownership (SO) homes. This offer has been independently scrutinised and is the maximum reasonable affordable housing policy compliant provision.
- 3.3 The proposed development is a high quality contextual response building that is of an appropriate mass and design and would significantly improve the quality of public realm. The proposed development would cause no overall harm to heritage assets, including to the Grade II listed library.
- 3.4 The proposed development would not have an unacceptable impact on neighbouring properties' living conditions.
- 3.5 The standard of residential accommodation would be acceptable, as all homes would meet the Nationally Described Space Standards (NDSS), would have sufficient private amenity space and access to sufficient communal amenity and child play space. All homes would have an acceptable level of access to light and outlook.
- 3.6 The proposed development is located in a highly sustainable well connected location which makes it suitable to be car free, with exception of disabled parking provision. The proposed development would not have an adverse impact on the operation of Banstead Road, and highway generally, and could potentially help to facilitate future highway improvements in the future.
- 3.7 The proposed development would result in the loss of largely poor quality trees. These trees would be replaced with a greater number of trees, including the provision of a tree lined public realm, promoted by the recent NPPF changes.
- 3.8 Suitable planning obligations and conditions have been recommended in order to ensure that the proposed development does not have an adverse impact upon either air quality or the risk of flooding.

### **4.0 RECOMMENDATION**

- 4.1 That the Planning Committee resolve to GRANT planning permission subject to:

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

1. 36% affordable housing (by habitable room) with 58% at LAR and 42% SO, including early stage review
  2. Local Employment and Training Strategy and Contribution – Construction Phase (£37,500 approx)
  3. Carbon offset financial contribution (£99,796)
  4. Air quality contribution (£6,700)
  5. Public realm delivery
  6. Safeguarded land for future highway improvements
  7. Highway works, including relocation of bus stop and cage
  8. Permit free development
  9. Controlled Parking Zone (CPZ) expansion financial contribution (£25,000)
  10. Offsite car club, and membership for 3 years
  11. Travel Plan
  12. Sustainable travel contribution (£100,500)
  13. Financial contribution to street tree planting including maintenance (£15,000)
  14. Retention of scheme architects
  15. Monitoring fees
  16. Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport.
- 4.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 4.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. In accordance with the approved plans.
2. Development to be implemented within three years.

#### Pre-commencement

3. Construction Logistics Plan
4. Archaeology
5. Ecological Mitigation and Enhancement Scheme

#### Pre-commencement (save for demolition)

6. Groundwater Flooding Investigation and Mitigation
7. Secure Further Testing in regards to Sustainable Urban Drainage System
8. Land Contamination – Site Investigation and Remediation
9. Fire Strategy

#### Prior to above ground works

10. Samples and details (as appropriate) of materials including window frames and balustrades. Brick sample panel
11. Detailed design drawings

12. Secure landscaping proposals including replacement trees, with additional details secured via condition on biodiversity mitigation measures, boundary treatments, child playspace and communal areas. Secure minimum Urban Greening Factor of 0.4
13. Public Art
14. Secure by Design

Prior to relevant works

15. Piling Condition

Prior to occupation

16. Delivery Service Plan and Loading Bays
17. Secure Lighting Plan
18. Balcony and Terrace Management Plan

Compliance

19. Provision of on-site car parking – prior to occupation and permanently retained thereafter. Electric vehicles charging point at 2 car parking spaces fitted with active provision, 5 car parking space with passive provision
20. Cycle Parking –Implementation
21. Secure Energy Assessment
22. Secure Noise Impact Assessment, Acoustic Design Statement, Ventilation Strategy
23. Secure Air Quality Assessment and Air Quality Neutral Assessment
24. Refuse to be built and completed prior to occupation
25. Secure Arboricultural Method Statement
26. Secure Flood Risk Assessment
27. Noise from any plant and machinery
28. 90% of units to meet M4 (2) accessibility standard
29. 10% of units to meet M4 (3) accessibility standard
30. Water use target
31. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

**Informatives**

1. Community Infrastructure Levy.
2. Subject to legal agreement
3. Thames Water Advice
4. Pollution and Noise from Demolition and Construction Sites Guidance.
5. Waste Informative
6. Refuse Informative
7. Removal of site notices
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

- 4.4 That the Planning Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.5 That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the Webb Estate and Upper Woodcote Village Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.6 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.
- 4.7 That, if within 6 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

## **5.0 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 5.1 Planning permission is sought for the demolition of three pairs of semi-detached houses and the erection of six storey buildings to provide 67 residential homes, together with new access and closure of existing accesses, provision of disabled parking and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.



Fig 3 – CGI of development looking eastward

## Site and Surroundings

- 5.2 Nos. 11 to 21 consists of three sets of semi-detached two storey properties with pitched roofs, located on the southern side of Banstead Road. The site has an area of 0.45 hectares. Land levels vary across the site, with the lowest point located at eastern road frontage, which is approximately 10m lower in height than highest point in the rear garden to the western side. The site lies just outside Purley District Centre, whose outer edge is located 20m to the north east of the site.



Fig 4 – Location of site and Policies Map with Purley District Centre shown in Purple

- 5.3 The site currently has a suburban character, although set within an evolving area of Purley. Directly to the east and on the opposite northern side of Banstead Road is the under construction Mosaic Place (formerly known as the Purley Baptist) scheme granted under planning application reference 16/02994/P (see planning history below).
- 5.4 The application site is not located within a designated conservation area, nor are the buildings contained within it statutorily listed. The Grade II listed Purley Library is located opposite at the apex between Banstead Road and Foxley Lane. The Webb Estate and Upper Woodcote Village Conservation Area is located approximately 200m to the west of the site.
- 5.5 The site has a Public Transport Accessibility Level of 5 (very good). The site is located in Flood Risk Zone 1 as defined by the Environmental Agency, where the annual probability of fluvial and tidal flooding is classified as less than 1 in 1,000 years. In terms of surface water, the site itself has a very low surface flooding risk, although the path and road to the front of the site is at high risk from surface water flooding, which amounts to greater than 1 in 30 year risk. The site is located within the Purley Cross Critical Drainage Area and within a High Groundwater Vulnerability Area. The whole of borough is in an Air Quality Management Area (AQMA).

## Relevant Planning History

- 5.6 The council provided pre-application advice under references 20/01674/PRE, 20/06073/PRE and 21/01682/PRE in connection with this site.

### *11 Banstead Road*

- 5.7 Planning permission reference 18/01377/FUL was refused on the 28/09/2018 for the 'Demolition of existing dwellings: erection of four/five storey building

comprising 34 Retirement Living apartments for older persons including communal facilities: formation of vehicular accesses and provision of associated car parking and landscaping'. The application was then dismissed at appeal on 27/03/2019 on design grounds.

*23 to 25 Banstead Road*

5.8 Planning permission reference 12/02565/P was granted on 16/11/2012 for the 'Alterations; conversion to form 8 one bedroom flats; erection of single/two storey side/rear extensions and roof extensions at rear'.

5.9 Planning permission reference 13/01832/P was granted on 19/08/2013 for 'Alterations; conversion to form 8 one bedroom flats; erection of single/two storey side/rear extensions and roof extensions at rear (without compliance with condition 7 - need for a highway agreement - attached to planning permission 12/02565/P)'.

*27 Banstead Road*

5.10 Planning permission reference 14/05285/P was granted on 19/06/2015 for the 'Alterations; conversion to form 5 one bedroom flats; erection of single/two storey side/rear extensions and roof extensions at rear'.

*29 Banstead Road*

5.11 Planning permission reference 17/05303/FUL was granted on 23/01/2020 for 'Alterations and erection of single/two storey side/rear extension, roof extension and dormer extension on rear roof slope and balcony areas at rear, conversion to form 1 x 3 bedroom and 3 x 1 bedroom flats with associated bin and cycle stores'.

*Purley Baptist Church And Hall, Banstead Road, 1-4 Russell Hill Parade, 1 Russell Hill Road And, 2-12 Brighton Road And 1-9 Banstead Road*

5.12 Planning permission reference 16/02994/P was granted on 09/02/2020 for the demolition of existing buildings on two sites; erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on South Site and public realm improvements with associated vehicular accesses. For the purposes of this report this scheme will be referred to as the Mosaic Place scheme. The South Site is currently being built out.



*1 to 9 Foxley Lane*

- 5.13 Planning permission reference 18/04742/FUL was granted on 17/05/2019 for the demolition of existing buildings. Erection of a 5/6/7 storey building comprising 8x one bedroom, 35x two bedroom and 6x three bedroom flats. Provision of associated amenity areas, cycle parking, refuse and recycling stores. This is nearing completion on site.



Fig 6 – 1 to 9 Foxley Lane

*1 Woodcote Valley Road*

- 5.14 Planning permission reference 18/02493/FUL was granted on 20/07/2018 for 'demolition of the existing house: Erection of a two storey building with accommodation within the roof space comprising of 2x three bedroom, 5x two bedroom and 2x one bedroom flats: Provision of associated parking and landscaping'.

*14 to 16 Foxley Lane*

- 5.15 Planning permission reference 16/03684/P was granted on the 01/11/2016 for the 'Demolition of existing buildings; erection of part two/three storey building with accommodation in the roofspace comprising 4 three bedroom, 16 two bedroom and 8 one bedroom flats, with basement area for parking and cycle/refuse/recycling storage; formation of new vehicular access onto Foxley Lane and provision of associated landscaping'.

## **6.0 CONSULTATION RESPONSE**

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

### **Transport for London (TFL) (Statutory Consultee)**

- 6.2 TFL raise no objection and make the following comments:
- S106/S38 agreement needed to secure the safeguarding of the first 3m of the site for future highway improvements and bus stop moving.
  - Welcome the submission of the Active Travel Zone (ATZ) assessment which highlights areas for improvement on this section of the network. TFL confirm that many of these are likely to be addressed in the future.

- Confirms that the level of parking provision is compliant with London Plan (2021) standards, and requires electric charging vehicle provision to be secured via condition.
- Confirms that details submitted in regards to cycle parking are acceptable, and should be secured via condition.
- Given the scale of development proposed, it is not expected that there will be any significant transport capacity impacts. The total person trip rates appear reasonable, although cycling uptake seems optimistic for this location.
- Satisfied with utilising Purley Baptist loading bay, and revised contingency arrangement.
- Delivery service plan that should be secured through condition should utilise more recent survey data rather than TRICS data.

6.3 OFFICER COMMENT: all of the above requirements would be secured through either condition or legal agreement.

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

6.4 No objection subject to condition to secure further testing. OFFICER COMMENT: condition 7 is recommended.

#### **Greater London Archaeology Advisory Service (GLAAS) (Statutory Consultee)**

6.5 They advise that development could cause harm to the archaeological remains and field evaluation is needed to determine appropriate mitigation. The archaeological interest can be appropriately safeguarded through condition. OFFICER COMMENT: condition 4 is recommended.

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

6.6 No objection subject to condition on piling. OFFICER COMMENT: condition 15 is recommended and comments have also been included as an informative.

### **7.0 LOCAL REPRESENTATION**

7.1 A total of 20 neighbouring properties were notified about the application and invited to comment by the way of letter, three site notices were erected and a notice published in the press. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

Individual responses: 55      Objections: 55

1    Petition containing 65 letters of support

7.2 The following issues were raised in representations that are material to the determination of the application, which are addressed in substance in the next section of this report:

<b>Summary of Objectors Concerns</b>	<b>Officer's Response</b>
Not in keeping with area, not in keeping with an area made up of detached houses with gardens, poor design. Impact on views. Six storeys too high.	The proposed development is a contextually responsive modern contemporary design that appropriately draws on features of area whilst also working in complementary manner with the evolving context. The proposed development would improve the appearance of the property and surrounding area, of an appropriate height and would preserve key views.
Impact on setting of listed building.	The proposed development would cause less than substantial harm to the setting of the listed building, with this harm outweighed by the benefits that the development provides, even when great weight has been attached to the harm to heritage assets.
Impact on light of local care home.	Whilst there are care homes in the area, these are all set such a distance away from the development that their light and amenity would not be demonstrably harmed by the development.
Loss of family homes.	The proposed development would increase the number of family homes available.
Lack of three bed homes	The number of three beds provided by the development has increased since public consultation. Whilst the development still falls short of reaching the site specific target, giving weight to the circumstances of the case and benefits its provides, the proposed mix is justifiable.
Poor quality of accommodation and poor layouts. Inadequate amenity space.	The provide development would provide high standard of residential accommodation with all homes meeting internal and external space standards, are dual aspect, would receive good levels of daylight and have access to high quality communal amenity space that includes play provision.
Loss of privacy.	The proposed development provides good separation distances to neighbouring properties such that their privacy would not be unacceptably eroded.
Noise disturbance.	The proposed development especially given that is located on a busy road and in residential use, would not generate significant levels of noise disturbance. Conditions are recommended to help mitigate the impact of the development during construction.
Insufficient parking and impact on parking stress.	The proposed development is in line with maximum car parking standards which seek to

Cumulative impacts not considered.	reduce car ownership and use in well-connected and sustainable locations. The proposed level of car parking provision is acceptable.
Impact from servicing.	The proposed development has an appropriate servicing strategy that would not have an adverse impact on amenity or the operation of the highway.
Traffic generation, and impact on emergency services.	The proposed development would not generate significant level of trips, such to have any demonstrable impact on operation of the highway, including for emergency services.
Highway safety from accessing car park.	The proposed development has been designed with a two way access road that has appropriate visibility splays and ensures that cars can leave the site in a forward gear. This is an improvement from the existing situation on many of the properties where cars have to reverse over the pavement and access a busy road from their garages.
Impact on flooding.	The proposed development has a SUDS strategy that ensures it would achieve close to greenfield runoff rates, ensuring that the development would not have an adverse impact on surface water flooding.
Pollution impacts including air quality.	The proposed development by locating homes in a highly sustainable location with low car provision would contribute to developing an environmentally sustainable development.
Loss of trees and greening. Loss of green verdant character at front.	The proposed development would result in the loss of largely low quality trees which will be replaced and there would be a net increase in the number of trees. This would include the planting of new trees at the front of the site that would help form part of a green frontage that would make significant improvements to the public realm.
Impact of development on services such as schools, doctors, dentists.	The proposed development would require CIL contribution that would support the provision of services in the area.
Impact of development due to construction.	Conditions are recommended to ensure that this impact is mitigated as far as reasonably possible.

7.3 Councillor Simon Brew objected on the following grounds:

- Design
- Impact on 23 Banstead Road
- Criticism of consultation carried out by applicant.
- Transport Survey data criticism as uses census data from ward that no longer exists and concerns over realism of car free development.

- Cumulative Impact in terms of car parking, too many homes being delivered in Purley.
- Impact on Infrastructure

7.4 The 65 letters of support contained within a petition supported for the following reasons:

- New high quality homes for Croydon, built in a sustainable location: helping the borough to meet its housing targets.
- The plans include 36% affordable housing and much-needed family homes.
- The developer is planning significant improvements to Banstead Road, including improved landscaping, pavements and environment.
- The proposed design is in-keeping with the local area, with traditional pitched roofs and brick finishes.

## **8.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

8.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan and any other material considerations. Details of the relevant policies and guidance notes are attached in Appendix 1.

### *National Guidance*

8.2 The National Planning Policy Framework (2021) and online Planning Practice Guidance (PPG), as well as the National Design Guide (2019) are material considerations which set out the Government's priorities for planning and a presumption in favour of sustainable development.

8.3 The following NPPF key issues are in particular relevant to this case:

- Delivering a sufficient supply of homes
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change

### *Development Plan*

8.4 The Development Plan comprises the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012). The relevant Development Plan policies are in Appendix 1.

### *Supplementary Planning Document/Guidance*

8.5 The relevant SPGs and/or SPDs are listed in Appendix 1.

## **9.0 MATERIAL PLANNING CONSIDERATIONS**

9.1 The main planning issues raised by the application that the Planning Committee are required to consider are:

1. Principle of development, affordable housing, housing mix and quality of residential accommodation.
2. Impact on the appearance of the site and surrounding area and heritage.
3. Impact on neighbouring properties' living conditions.
4. Transport, parking and highways.
5. Trees and biodiversity.
6. Sustainable design.
7. Impact on surrounding environment.
8. Other planning issues.

**Principle of development, affordable housing, housing mix and quality of residential accommodation.**

*Principle of Development*

- 9.2 The London Plan (2021) sets a minimum ten year target for the borough of 20,790 new homes over the period of 2019-2029. The Croydon Local Plan (2018) sets a minimum twenty year target of 32,890 new homes over the period of 2016 to 2036, with 10,060 homes being delivered across the borough on windfall sites. The proposed development would create additional housing on a windfall site that would make a contribution to the borough achieving its housing targets as set out in the London Plan (2021) and Croydon Local Plan (2018).
- 9.3 London Plan (2021) Policy GG2 states that to create successful sustainable mixed-use places that make the best use of the land, that those involved in planning and development must enable the development of brownfield land particularly on sites within and on the edge of town centres. London Plan (2021) Policy H1 states that boroughs should optimise the potential for housing delivery on brownfield sites which have a high PTAL (3 to 6) or which are located within 800m distance of station, and/or which are low density retail parks. The site with its PTAL rating of 5 (in line with H1) has very good access to public transport, local shops and services; being near the edge of Purley District Centre and within walking distance of Purley Train Station. The site is therefore one in which intensification and increased housing delivery in line with policy, should be encouraged.

*Affordable Housing*

- 9.4 The Croydon Local Plan (2018) requires the council to negotiate up to 50% affordable housing (subject to viability), with a minimum of 30% on a habitable room basis. The Croydon Local Plan (2018) requires this to be sought at a 60:40 split between affordable rented homes and intermediate homes. The London Plan (2021) sets a strategic target of 50%, but allows lower provision to be provided dependent on whether it meets/exceeds certain thresholds, or when it has been viability tested. It should be noted as the London Plan (2021) was adopted after the Croydon Local Plan (2018), where there is a policy difference, then the most recently adopted policy should take precedent.
- 9.5 Policy H6 of the London Plan (2021) requires developments to provide 30% as low cost rented homes, either as London Affordable Rent or Social rent, allocated according to need and for Londoners on low incomes, 30% as

intermediate products which includes London Living Rent and London Shared Ownership, with the remaining 40% to be determined by the borough.

- 9.6 The proposed development would provide 36% affordable housing by habitable room, which amounts to 24 homes. The tenure splits would be 58% London Affordable Rent to 42% shared ownership by habitable room, which translates to 14 London Affordable Rent units and 10 shared ownership units.
- 9.7 The application was subject to a viability appraisal at both pre-application and application stages, which has been scrutinised independently by Savills. The independent viability assessor has confirmed that there would be a significant viability deficit, and it would not be viable to provide an increased amount of affordable housing.
- 9.8 The Mayor of London's Affordable Housing and Viability SPG states that where developments meet or exceed 35% affordable housing without public subsidy (subject to the tenure mix being to the satisfaction of both the LPA and GLA), such schemes can follow the 'fast track route', whereby they are not required to submit viability information and will only be subject to an early viability review. Public subsidy is available for developments providing at least 35% affordable housing, with the amount of subsidy significantly increased for development with more than 40% affordable housing. The applicant has not explored utilising public subsidy, (which makes it technically not eligible for the fast track route), but given the significant viability deficit identified, this would not likely alter the level of affordable housing that could be provided.
- 9.9 The proposed affordable housing is therefore accepted as no additional affordable housing could be viably provided. Early review mechanisms are recommended to be secured through the S106 agreement to capture any changes (for example increase in house prices) which may result in increased affordable housing provision and/or contribution.

*Housing Mix and Quality of Residential Accommodation*

- 9.10 SP2.5 states the Council will seek to ensure that a choice of homes is available in the borough, which will address the borough's need for homes of different sizes. Policy SP2.7 sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1 of the Croydon Local Plan (2018) requires developments in an urban setting with a PTAL of 4, 5, 6a or 6b to have 40% of the homes as three bedroom or larger.
- 9.11 23% (16) of the homes would be three beds or greater, thereby not meeting the policy standard. There is an exception within policy DM 1.1, where an alternative mix can be justified. This states *(a) where there is agreement with the associated affordable housing provider that three or more bedroom dwellings are neither viable nor needed as part of the affordable housing element of any proposal.*
- 9.12 Twenty four homes make up the affordable element of the proposal; three of these homes are three beds, which amounts to 12.5% of the affordable housing element. Confirmation has been received from Optivo outlining that they are satisfied with the unit mix, as the quantum of three beds meets their needs.

- 9.13 In regards to the private element, 13 of the homes are three beds, which amounts to 30%. Whilst the private provision percentage of three beds is in line with strategic policy, it falls 10% short of the site specific target. However the development has a significant viability deficit, and the provision of further three bed homes which achieve a lower price per square foot compared to one and two beds, would further decrease viability. Requiring a greater number of three beds to be provided could lead to a reduced affordable housing offer. Given these circumstances, officers consider the proposed three bed offering is justifiable.
- 9.14 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed homes and the loss of homes that have a floor area less than 130 sq.m. Five of the six properties are believed to be in their original form as four beds of approximately 140sq.m. There would be a net gain (+11) in the number of three beds. The proposal complies with policy DM1.2.
- 9.15 All of the proposed residential homes meet and many exceed minimum floorspace standards set out in the London Plan (2021). All homes would have private amenity space that meets or exceeds Croydon Local Plan (2018) and London Plan (2021) standards.
- 9.16 London Plan (2021) states that developments should maximise the provision of dual aspect units, with single aspect units only provided where it considered to be a more appropriate design solution in order to optimising capacity, and where it can be demonstrated they will have adequate passive ventilation, daylight, privacy and avoid overheating. There is only one home which is single aspect and north facing. This one bedroom home (B.1.3) is located at first floor level on the front elevation on the western side. The home's single aspect is largely a result of topography of the site and the need to present a coherent street facing elevation, and therefore from a design and site optimisation perspective is justifiable. The quality of the accommodation provided by this home in all other regards is high, achieving good levels of daylight with both habitable rooms Average Daylight Factor (ADF) in excess of recommended BRE guidance, with the living/kitchen/dining Room scoring 2.9%, with BRE recommended minimum standard being 2%, and bedroom scoring 1.9%, with BRE recommended minimum being 1%. The home would have good levels of privacy, being located at first floor level and not being directly overlooked by other homes within the development or neighbouring properties. All other homes are at least dual aspect.
- 9.17 The applicant has submitted a sunlight and daylight report that has been carried out in accordance with BRE guidance. 99% of the habitable rooms meet Average Daylight Factor (ADF) standards. The two rooms that fall technically below the BRE standard are both living/kitchen/dining rooms that would serve homes A.1.2 and B.1.4, both located at first floor level. These rooms achieve ADF scores of 1.9% and 1.6% respectively, with the standard being 2%. It should be noted that scores of 1.5% for living/kitchen/dining rooms are commonly accepted including within appeal decisions and by the GLA. The shortfall in home A.1.2 of just for 0.1% is negligible and would not have a demonstrable impact on quality of accommodation provided. In regards to

B.1.4, part of the shortfall can be accounted by the generous size of the living/kitchen/dining room which is 30sq.m. This home provides a high standard of residential accommodation, exceeding minimum floorspace standards by 2 sq.m, is dual aspect and with private amenity space, so is acceptable.

9.18 In terms of sunlight, 62% of all of the living kitchen dining rooms within the development would have a window that would receive direct sunlight for hours in excess of BRE standards. The image below is of the second floor level, and is a good illustrative example of sunlight conditions within the development, with those homes on the easterly and southerly direction achieving the standard, and those on northern and north western side of each block not. Officers are satisfied that where BRE standards have not been achieved that this is due to a combination of factors including site optimisation, site characteristics and design considerations.



Fig 7 - Showing location of sunlight BRE pass/fails at second floor level

9.19 An acoustic design statement was submitted, considering internal noise limits. The worst affected façades that face onto Banstead Road require high acoustic specification glazing. In addition a ventilation and extraction statement has been submitted which confirms that units will need to be mechanical ventilated to ensure acceptable internal noise levels and overheating. The submitted acoustic statement and ventilation and extraction statement demonstrates with suitable mitigation, the site is suitable for the implementation of the proposed development. There is considered to be no conflict with the Agent of Change Principle.

9.20 In general, habitable rooms have good levels of privacy as they would be well separated from neighbouring properties and would have reasonable separation distances between the blocks themselves. All homes (except one) have multiple aspects that provides inherent flexibility in terms of use and fittings such as blinds.



Fig 8 – Plan form at upper level

9.21 There are some units where the separation distance is less than 12m between the blocks. There is 10m separation distance between the flank elevation of the north western front block and flank elevation of north eastern front block. Given these homes are dual aspect and the main living kitchen dining rooms all have an alternative aspect that is open, the separation distance and associated privacy of these homes is still considered good.

9.22 Between the north and south blocks, there are separation distances that would be in the region of 5m. This smaller separation distance occurs between bedrooms (for example between B.2.4 and B.2.5), and secondary living room windows and bedrooms (for example between A.2.6 and A.2.3). This conflict has been effectively managed through design measures such as the provision of insets, and through obscured glazing that prevents harmful views, but still allows some light and outlook in.

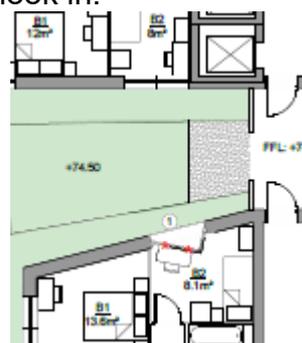


Fig 9 – Showing privacy measures between units. Red star indicate obscured glazing.

9.23 10.5% (7) of homes will be Wheelchair User Dwellings and meet Building Regulations M4(3) and 89.5% (60) of homes will be accessible and adaptable, and meet Building Regulations M4(2). This is in line with policy and is recommended to be secured by condition. The M4(3) homes are located in the southern block, which allows them to have direct access to the ground floor disabled car park area as lifts are proposed in both frontage blocks, with external deck access to the rear blocks from each core. The central garden area

would have level access from first floor level, allowing residents with mobility issues to enjoy the communal garden. Due to the natural topography of the land and density of trees, parts of the rear garden would have more limited access (shown in purple in image below).

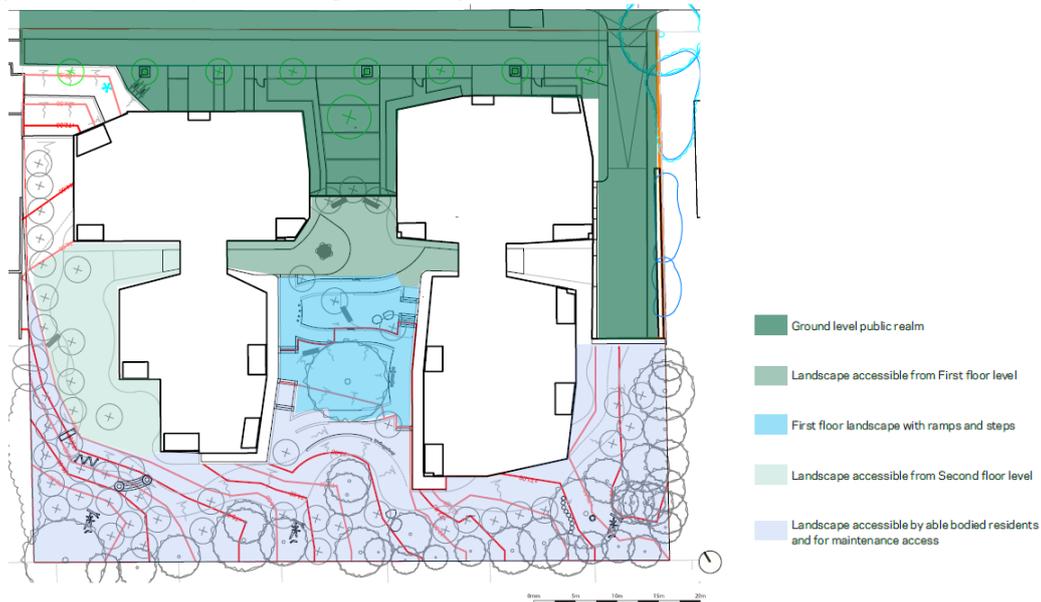


Fig 10 – Contours and areas of level access

*Private and Communal Amenity Space, and Playspace*

9.24 All homes would have access to private amenity space in form of a balcony which meets policy standards.

9.25 Communal amenity space has been designed to provide spaces for resting, socialising and play, whilst also increasing biodiversity. The central courtyard has a more formal character, whilst the outer edges maximise the visual benefits of the topography and natural verdant character. The majority of the podium is south facing, with 87% of the external amenity space receiving over 2 hours of sunlight on 21<sup>st</sup> March, exceeding BRE guidance which recommends 50%. It should be noted that in line with BRE guidance this does not include impacts of trees.



Fig 11 – Inner courtyard design CGI

- 9.26 186.7 sq.m playspace is required under the Croydon Local Plan's (2018) plan and 234.3 sq.m based on the London Plan (2021). The proposed development would exceed both with 325 sq.m of play area identified, spread throughout the landscape in eleven areas, with some of these areas being fully accessible. Examples of play equipment are provided in the design and access statement, which includes both formal equipment (slides/swings/balancing beams) and informal play opportunities. Detailed plans and specifications are recommended to be secured via condition to ensure any play provision is in line with Mayor of London 'Shaping Neighbourhoods: Play and Informal Recreation SPG'.
- 9.27 As set out in more detail in paragraph 115 of this report, the development has been designed to ensure the safety of future residents in terms of Fire. Each core would also contain a fire evacuation lift ensuring safe and dignified emergency evacuation for all building users in line with Policy D5 of London Plan (2021).
- 9.28 Overall, the proposed development would provide well-designed homes that would provide a high standard of residential accommodation.

#### **Impact on the Appearance of the Site and Surrounding Area and Heritage.**

##### *Heritage and Impact on Wider Views*

- 9.29 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance.
- 9.30 The NPPF (2021) places strong emphasis on the desirability of sustaining and enhancing the significance of heritage assets, and affords great weight to the asset's conservation. At paragraph 199 it states that:
- “great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)... irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm”*
- 9.31 Any harm to a designated heritage asset, including from development within its setting requires “clear and convincing justification” (paragraph 200), with less than substantial harm weighed against the public benefits delivered by the proposed development (paragraph 202).
- 9.32 Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets.
- 9.33 There are no heritage assets on the site, but there are number of heritage assets in the area that could be affected. A thorough heritage analysis has been

undertaken and this, in conjunction with the townscape and views analysis in the Design Access Statement as well as separate Townscape and Visual Impact Assessment, is sufficient to understand the likely impact on the setting of local heritage assets.

- 9.34 The principle concern is the impact on the setting of Purley Library (Grade II listed), which was built in 1936 and sits immediately opposite the site in an area of landscaped grounds. The new buildings would address the landscaped grounds of the library and would appear alongside the library in various views. The existing buildings on the site are also from the interwar era, when much of suburban Purley was developed, and they provide a complementary setting for the library building in terms of scale and form. However the development site is of no particular architectural or historic interest and the dominance of traffic, and steep, unattractive and cluttered frontage in this part of the street tend to distract from the setting of the library.
- 9.35 The development would be denser, higher and more imposing than the existing houses on the site, which would alter the character of this part of the street. However, layout and massing have been carefully designed to respond to local character. The views analysis shows that the new buildings would not appear overly dominant and any adverse impact on the setting of the library would be minimal, especially as there are a number of consented developments in the immediate area of considerably larger scale.
- 9.36 The street frontage and street environment would be improved compared with the existing situation, because the new frontage would have a more spacious and open character with landscaping, improving the character of the space and the setting of the library. This is likely to outweigh any negative impact because of the increased scale.
- 9.37 Overall, the impact on the setting and significance of the library would be neutral. There would also be no impact on the significance of other nearby heritage assets including the Webb Estate Conservation Area, and Brighton Road Local Heritage Area, as they are too far away from the site to be affected by a development of this scale. As no overall harm has been identified to heritage assets the provision of paragraph 202 of the NPPF to weigh any harm against the public benefits of the scheme is not enacted. However, for the avoidance of doubt the development does deliver a number of public benefits, including housing provision, a significant quantity of which would be for affordable housing, improved family housing provision including wheelchair accessible homes, improved public realm, and improved flooding performance.
- 9.38 It should be noted that the conservation officer has reviewed the submitted documentation and their assessment of the proposal heritage impacts align with those set out in this section of the report

#### *Archaeology*

- 9.39 The site lies outside the Archaeological Priority Area, but was referred to the Greater London Archaeological Advisory Service (GLAAS) due to being a major development. The applicant has submitted a desktop based assessment that

states whilst no archaeological evidence has been recorded, it is known that the historic early railway crossed the site. GLAAS have advised that development could cause harm to the archaeological remains and field evaluation is needed to determine appropriate mitigation. They advise that archaeological interest can be appropriately safeguarded through condition, and as such a condition is recommended to this effect.

### *Height*

- 9.40 In the context of policy SP4 of the Croydon Local Plan (2018), the proposed development is not classed as a tall building as it is not higher than six storeys or 25m. In the context of policy DM15 which has a broader qualitative definition, the proposed development is not considered to be a tall or large building of a scale, mass and height that is taller and larger than predominant surrounding buildings, with the existing seven storey high development at 1 to 9 Foxley Lane, as well as the under construction Mosaic Place development. If members are minded to take a different view, then the proposed development would still be compliant with DM15 in terms of height, as the development's height would be within Purley policy DM42 height parameters, as set out below.
- 9.41 Policy DM42: Purley states that within Purley District Centre and its environs, to ensure that the proposals positively enhance and strengthen the character and facilitate growth, developments should *'Complement the existing predominant building heights of three to eight storeys, with a potential for a new landmark of up to maximum of 16 storeys'*.
- 9.42 The proposed development has a maximum height of six storeys, with the top floor expressed as a roof form. Within this evolving context there are series of emerging buildings that of comparable or taller than that proposed; the newly built development at 1 to 9 Foxley Lane reaches a maximum height of seven storeys and the Mosaic Place scheme has a tall building up to seventeen storeys, as well as cluster of buildings which surround it that are between three and eight storeys in height.
- 9.43 Of particular relevance to the development is the seven/eight storey element on the South Site of the Mosaic Place development that is on the southern side of Banstead Road, adjacent to the application scheme. This part of development meets a maximum height of seven/eight storeys (to the Purley Gyratory), descending down to four storeys at the boundary with this development. The proposed development sensitively responds to the height of this adjacent development, transitioning from four storeys at the relevant boundary sloping up to maximum height of six storeys.



Fig 12 – Purley Baptist South Side Development Banstead Road Elevation

9.44 At the sites opposite boundary on the western side, the eaves height is set between the eaves and ridge height of the adjoining two storey semi-detached properties, acting as an appropriate transition in scale.



Fig 13 – Scale and massing compared to adjoining sites

9.45 The proposal was presented to the Place Review Panel (PRP) twice to ensure the proposed height and design quality were thoroughly tested. As addressed in 2.3 the second PRP was generally supportive, with some minor suggestions that were brought into the scheme. Accordingly, the density of the scheme is supported.

#### *Site Layout*

9.46 The proposed development presents a coherent street edge, which at the eastern end corresponds to the front building line of the Mosaic Place scheme, and then through a series of folds in the elevation aligns with the more set back elevation of the two storey houses. This building line provides sufficient set back from the busy Banstead Road that allows the development to have high quality green edge and provide a tree lined street, whilst also improving the pavement experience. This front building line also ensures an area to the front can be safeguarded for future highway improvements associated with Purley Gyratory. This was requested by TFL and has been designed into the scheme, to be secured through the legal agreement.

9.47 To the rear of the site are what the applicant describes as two urban villas that are joined to the main front buildings by a light weight well designed stair core. These villas extend into the landscape, and allows a sensitive transition from smaller scaled residential buildings to the north-west and the larger urban courtyard block of Mosaic Place scheme to the south-east. The form allows an appropriate balance to be achieved between optimising site capacity, whilst respecting landscape characteristics. The form also maximises the provision of dual aspect homes helping to ensure the provision of high quality residential accommodation.



Fig 14 – Proposed Urban Grain

### *Topography*

9.47 The proposed development responds and integrates into the topography of the site to avoid large retaining walls, and to ensure the development has an appropriate natural appearance. At the western end of the development there is a green area that slopes down in front of the building that blends the raised level of neighbouring land level seamlessly into the development. In the gap between the buildings the landscape has been managed through a series of terraces to allow gradual natural transition from the lower street level to the higher rear garden. At the eastern end with Mosaic Place development, land levels are flatter which allows a gradual seamless transition.



Fig 15 – Indicative section through central courtyard area

9.48 The rear blocks are between three to four storeys in height as measured from the rear garden level, with the height of the western rear block being lowest due to this being where land levels are highest. This is a sensitive and appropriate response to the topographical challenges of the site.

### *Elevation Design*

9.49 The architectural approach has been informed by a thorough analysis of existing character in the locality. The designs draws on horizontal and vertical emphasis of the area, and the fenestration and architectural expression of base, middle and top that is a feature of many properties. Regard has also been had to the emerging Mosaic Place development that has similar themes especially

in regards to the layering of the levels of the building. The proposed pediment gable roof form echoes gable roofs in the area, whilst also helping to manage the transition in scale.



Fig 16 – CGI showing two blocks and gaps from opposite side of Banstead Road.

9.50 The primary material is brick, which is a strong robust material choice that is suitable for this environment, whilst also reflective of the fact that this a material commonly found within the local context. The base of the building utilises a darker red brick that samples the palette of Purley Library. Above this is a contrasting lighter brick that help define the layers of the building's design. The angling and folding in the elevation design help break up the massing, and add visual interest. Depth is also added to the façade through generous reveals and recessed balconies. Green glazed bricks are used to highlight and celebrate entrances. Zinc tile roofing would be used, that reinterprets tiles found on roofs in the surrounding area in a contemporary manner. These are all supported as a successful contemporary reinterpretation.

#### *Public Realm/Landscaping*

9.51 The existing pavement to the front of the site is of poor quality and provides a poor pedestrian experience. The narrowness of the pavement and close proximity to the busy Banstead Road, number of dropped kerbs and pinch points between signage and the bus stop all serve to create a harsh pedestrian environment. The appearance of the front gardens of the properties are also compromised by the challenges of being adjacent to a busy road and the realities of a sharp change in land levels up to the front doors. Large retaining

walls, prominent garages carved into the gardens, and a platform lift to provide level access to one of the property's all contribute to this compromised and underwhelming appearance.

- 9.52 The proposed landscaping to the front would mark a significant improvement to the public realm, through the creation of a tree lined street and more generous pavement widths that are able to respond with any future changes to the Banstead Road layout and operation. A generous landscape area is set between the two buildings, allowing a significant feature tree to be provided and help break down the massing of the site, preventing a continuous canyon effect.

Fig 17 and 18 – Sketches of front of site.



- 9.53 The rear garden has sought to retain as many of the trees as possible maintaining a verdant green edge to the site. Within the centre is a more formalised landscaped area that provides level access, play opportunities and seating. Defensible planting is used around windows/lightwells, to help protect the privacy of the homes created which face onto the street or directly onto the communal garden.

- 9.54 The proposed landscaping strategy is of a high standard that would help embed the development into its context, provide high quality public realm, promote biodiversity opportunities and help provide a high standard of residential accommodation.

#### *Public Art*

- 9.55 An area for public art has been identified at the western end on the raised bank area, opposite the library. The proposed raised and prominent location presents an appropriate blank canvas that could lead to the creation of a high quality piece of public art that would reinforce local distinctiveness. It is intended to advertise an open competition for local artists, who will be then shortlisted to tender for the proposal. Further details and implementation are recommended to be secured by condition.

#### *Designing Out Crime*

- 9.56 In the event of planning permission being granted, a condition requiring secure by design accreditation would be recommended.

9.57 In conclusion, the proposed development would form a high quality contemporary contextual sensitive designed building that would improve the public realm, which would improve the appearance of the site, street and surrounding area.

### **Impact on Neighbouring Properties Living Conditions**

#### *Daylight and Sunlight Impacts*

9.58 The applicant has submitted a sunlight and daylight study that tests the scheme against guidance contained with BRE's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' End Edition, 2011'. See Appendix 2 for BRE sunlight and daylight definitions. The assessment measures the impact of the development on the existing property 23 Banstead Road, as well as consented Mosaic Place development which sits both to the immediate east and north of the site, which is under construction. Properties in Purley Knoll to the rear of the site due to the sloping topography comply with the BRE's 25 degree rule, and as such would not have their sunlight and daylight noticeably impacted by the proposed development. All other properties are set a sufficient distance from the site or are non-light sensitive commercial premises, such that the development would not have an unacceptable impact on their sunlight and daylight.

9.59 The Mayor of London's Housing SPG states the following:

*"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings... An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*

*The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

9.60 The site has a PTAL score of 5 (very good), and is located on the immediate edge of district centre of Purley. The site is set within an evolving context that will consist of a tall building of 17 storey, as well as other buildings ranging between 3 and 8 stories in height and within a Purley Place policy that is

permissive in principle of buildings of 3 to 8 storey. Therefore officers consider it is a site where flexibility to BRE standards should be applied.

#### *23 Banstead Road*

9.61 23 Banstead Road is the immediately adjoining property to the north west of the site. It has been split into flats and contains three windows on its side elevation, which are understood to serve kitchens. These windows would marginally fail BRE vertical sky component (VSC) guidance, but would retain VSC in excess of 20% with a reduction ratio of 26%. The impact is minor, and their daylight values remain high, especially in the context that they are side facing windows that are generally given less protection due to their overreliance on light over land not in their control and ownership. The impact in terms of sunlight would be minimal and within BRE's guidelines.

9.62 The windows located on the rear and front building elevations due to the appropriate front and rear building lines, and separation distances would not be significantly impacted in terms of daylight and sunlight.

9.63 In terms of overshadowing of the garden, the development would have minimal impact. The 73.1% of the area of garden of no.23 closest to the property would receive at least 2 hours sunlight on the spring equinox, with the rear parts closer to 98%. BRE guidance recommends a minimum of 50%.

#### *9 Banstead Road*

9.64 The adjoining site to the immediate south east previously contained semi-detached properties, but these have been demolished as part of the Mosaic Place development. The impact on the under construction (south site) and consented (island site) scheme is considered below.

#### *Mosaic Place - South Site*

9.65 As part of Mosaic Place Planning Permission, at the corner of Banstead Road and Brighton Road, immediately to the south east of the site, a four to eight storey building is under construction. The approved plans under reference 16/02994/P show only four habitable room windows on the nearest elevation to this proposal. These windows serve two separate one bed homes that have the same layout. Two of these windows serve bedrooms, with the other two windows serving a kitchen area that forms part of a larger living/kitchen/dining room, which also have windows facing eastwards into a central courtyard. These windows would retain in excess of 19% VSC, which is considered good especially given the windows location on a flank elevation facing over land not in their control.

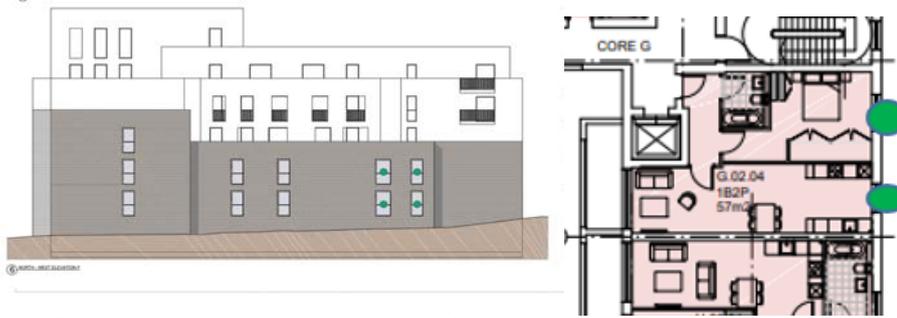


Fig 19 – Western elevation of South site of Mosaic Place development and floorplan extract - green dots indicate relevant habitable windows.

### *Mosaic Place - Island Site*

9.66 This is located on the opposite side of Banstead Road and formerly contained buildings, although these have been demolished for some time. Windows within the approved Mosaic Place development will generally either retain a VSC greater than 18%, which is generally held as acceptable in urban environments, or would already have very poor light conditions due to the building's design with existing VSC values of less than 6%. In regards to the latter, these windows are generally located within recessed courtyards and in some instances behind deep recessed balconies. The development would result in many of these windows experience significant VSC ratio reductions, however the actual VSC value reduction would be very small. As such it would not significantly alter the quality of accommodation provided or the way it was used and experienced. In terms of sunlight, the development's impact on this development would be minimal and BRE compliant.

9.67 In terms of overshadowing to the courtyard areas provided as part of the Mosaic Place development, these would remain BRE compliant with 53.9% of the eastern courtyard having retained at least 2 hours of sunlight on spring equinox, with the 99.3% of the courtyard on the western side achieving the same standard.

### *Outlook and Privacy*

9.68 There would be approximately 16m separation distance between the side elevation of the development and the western flank of Mosaic Place south site that contains habitable windows. This distance would ensure that the proposed development would not have unacceptable impact on outlook and privacy of the Purley Baptist southern site development.

9.69 The western flank elevation of the front building which contains windows and balconies, is located 7m away from the eastern elevation of 23 Banstead Road. No.23's elevation contains three windows, one at ground and two at first floor level, which according to plans approved under planning reference 12/02565/P serve small kitchens of approximately 6.5 sq.m. Due to the small size of the kitchens they are not technically habitable rooms. The existing property at 21 Banstead Road also has windows on its side elevation at ground, first and second floor level. As such, there is an established inter-overlooking relationship between these properties' main flank elevations. Given consideration to the separation distance, established relationship and use, the proposed development would not have an unacceptable impact on these

windows privacy or outlook. The design of the balcony features a column at its corner and separation distance from the boundary would prevent direct overlooking of the first 10m of no.23's garden.

- 9.70 The rear south western block would be located 10m from the boundary of no.23 and with its windows angled away from no.23's rear elevation. This ensures the development would not direct views into neighbouring windows or directly overlook its garden area. Trees are also proposed in this area to further improve the relationship of the development to this neighbouring property.



Fig 20 – site within surrounding existing, under construction and consented context

- 9.71 The separation distance between the rear block and south site of Mosaic Place development western elevation, where habitable windows would be located, is over 16m. There is a 24m separation distance to the Mosaic Place development on the opposite side of the street. These separation distances would ensure that the proposed development would not cause any demonstrable harm to the privacy and outlook of residential homes being developed as part of the adjoining development.

- 9.72 Properties to the rear on Purley Knoll are located over 50m away from the rear block, and such the development would not have any demonstrable impact on these properties' privacy and outlook.

#### *Noise and Disturbance*

- 9.73 The proposed development would be in residential use and as such would not generate significant levels of noise disturbance. Terraces are also modestly sized which would prevent them causing significant levels of noise disturbance. Noise impacts during construction are also recommended to be mitigated by condition. Overall the proposed development, subject to condition, would not have a significant impact on neighbouring amenity.

### **Transport, Parking and Highways**

#### *Parking*

- 9.74 The site has a Public Transport Accessibility Level of 5 (very good), and being located just outside of edge of the Purley district centre is close to a wide range of facilities and services. The site is located within the Purley Controlled Parking Zone.
- 9.75 London Plan (2021) policy T6 states that car free developments (with exception of disabled parking provision) should be the starting point for all development proposal in places that well connected by public transport, and the absence of local on street parking controls should not be a barrier to new development. The provision of car free development, with exception of disabled parking spaces, given the high PTAL is therefore supported. Residents' eligibility for parking permits is recommended to be restricted through legal agreement. A contribution is also sought to facilitate the potential expansion of the CPZ to the west/north, which if agreed, would further aid the transition to sustainable modes of transport.
- 9.76 Seven designated disabled person parking spaces are proposed at the eastern side of the development. This provision complies with London Plan (2021) Policy T6.1 Residential Parking that requires a minimum 3% of dwellings to be provided, with a potential further 7% provided in the future. Two spaces will be provided with active electric vehicle charging provision, with all other spaces capable for electric vehicle charging to be provided in the future which meets London Plan (2021) requirements. This is recommended to be secured via condition.
- 9.77 The proposed disabled car parking access road is of sufficient width, and allows for cars to enter and leave in a forward gear. The road has appropriate visibility splays that allow safe exit from the access road onto Banstead Road. A legal agreement is recommended to ensure that highway works are carried out in an appropriate manner, including the removal of existing dropped kerbs.

#### *Cycle Parking*

- 9.78 A total of 128 long-stay and 3 short-stay cycle parking spaces would be provided on site for residents, which complies with policy requirement set out in the London Plan (2021). Seven of the cycle parking spaces will be designed to accommodate larger cycles. Cycle parking is located at ground floor level where it can be conveniently accessed and used.

#### *Deliveries and Servicing*

- 9.79 It is intended that deliveries and servicing would take place from the consented loading bay on Banstead Road that is being delivered as part of the neighbouring Mosaic Place Baptist development. In the unlikely scenario that this loading bay is not delivered, there is a fall back option of creating a temporary loading bay within the site on the internal access road to the disabled car parking spaces. A condition is recommended to ensure appropriate loading bays are in place upon occupation.

#### *Waste and Recycling*

- 9.80 9,900 litre waste bins and 8,960 litres of recycling and four food waste 960 litres bins within two bin store areas are proposed. A bulky waste storage area has also been provided to the rear of the bin stores. The level of waste and recycling

provision is in line with council's guidance, which requires 9,510 litres of waste, 8,576 litres of recycling and 804 litres of food recycling. Refuse would be collected from two locations on the street, which is comparable to the existing situation where refuse collects from each individual property.

#### *Sustainable Transport*

- 9.81 Given that the development would be car-free, increased walking, cycling and public transport use is expected. The impact of additional development within the area, including the proposed development, is expected to require upgrades to existing services and therefore a sustainable transport contribution is to be secured in the s.106 agreement to mitigate the impacts of the development and secure improvements, to include highway and bus infrastructure.
- 9.82 A Healthy Streets Transport Assessment (TA) including Active Travel Zone (ATZ) assessment has been submitted to support the application in line with TFL's guidance.
- 9.83 A draft travel plan was submitted with the application. In order to ensure that the identified modal shift is adequately supported, and barriers to uptake of more sustainable transport modes can be addressed, a Travel Plan and monitoring for three years is to be secured through the s.106 agreement.
- 9.84 The applicant has committed to installing a car club space within an 800m walking distance of the site, and to provide car club memberships to all residents of the development for a 3 year period.

#### *Safeguarded Area*

- 9.85 The applicant has agreed to a 2m deep area at the front of the site to be safeguarded for highway improvements, for example lane widening or cycle lane improvement in connection with potential future gyratory/junction improvements. In the short term, this area would be lightly landscaped to prevent illegal parking. The safeguarded area is recommended to be secured through the s.106 agreement.

#### **Trees and Biodiversity**

- 9.86 Croydon Local Plan (2018) policy DM28: Trees, states that the council will not permit "*development that results in the avoidable loss or the excessive pruning of preserved trees or retained trees where they make a contribution to the character of the area*". This is further expanded in G7 of the London Plan 2021. NPPF (2021) recognises the important contribution that trees make to character and quality of urban environments, and can also help mitigate and adapt to climate change. Decisions should ensure that new streets are tree lined (unless there are clear, justifiable and compelling reasons why this would be inappropriate), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.
- 9.87 In line with the NPPF, eight new trees, consisting of European Hornbeams, Fastigate Maidenhairs and an Oak are proposed to line the enlarged pavement

area, with a further tree proposed in the recess area between the two buildings. These trees would be between 16 to 20m in height, with 14 to 16cm girths. These proposed trees in their publically prominent location would make a significant contribution to visual amenity.

9.88 One hundred and thirteen trees are located within the site or immediately adjacent to the site. These trees have largely developed along the existing properties' boundaries. Any significant development of the site that seeks to increase residential homes would likely take form of cross boundary development, and as such lead to tree loss. None of the trees are protected, and none are of a visual quality that would merit protection. In forming a balanced opinion of development it is important to give weight to the fact that these trees could be removed without any consent or permission.

9.89 Forty six trees and eleven tree/shrub groups would be lost as part of the proposal, six of which are category B, forty five are category C and six are category U. Fifty one trees/tree groups (categories C and U) are of low quality or no quality, making little contribution to the character of the area, and any appropriate replanting scheme can compensate for their loss. The six category B trees that would be lost are as follows:

- T24 – Stone Pine/Umbrella Pine (11m high) – south eastern building location
- T26 – Yew (9m high) – south eastern building location
- T27 – Norway Spruce (14m high) – south eastern building location
- T48 – Common Beech (15m high) – access road/disabled parking area
- T73 – Sycamore (16m high) – level access garden path between two grade B trees that are retained
- T93 – Sycamore (17m high) – south western building location

The location of these six B grade trees are shown below in orange



of Grade B tree T71 (13m high mature sycamore), would form prominent centre points within the central courtyard in which the level access path would sweep around.



Fig 22 – Indicative landscape layout

9.91 In addition to the nine trees planted to the front of the site, fifty six trees of native origin are proposed in the rear communal garden, ranging between 6m and 18m in height to replace the removed trees. In addition, the applicant has agreed a contribution of 15k towards the planting and maintenance of approximately 30 trees in the local area. The proposed development would result in a net gain in trees with 57 trees/groups of trees lost with approximately 95 trees being replanted. The proposed development, subject to condition has an acceptable impact on trees.

9.92 Policy G5 of the London Plan (2021) states that major development proposal should contribute by including urban greening. The London Plan (2021) set outs that borough's should develop their own urban greening factor, but in the interim suggest a target score of 0.4 for developments, which are predominantly residential. Policy G6 of the London Plan (2021) sets out proposals should manage their impacts on biodiversity and aim to secure net biodiversity gain.

9.93 The current Urban Greening Factor of the proposed development is 0.615, thus significantly exceeding London Plan's target.

9.94 A Primary Ecological Appraisal has been submitted. The assessment outlines that the site has low ecological value due to the absence of notable areas of habitat, other than habitats that are found widely in the surrounding landscape. Two ponds are found on the site, but these are of little ecological value due to their small size and isolation within the wider landscape. A bat survey was carried out, which noted that no bats were seen emerging from the buildings with low bat activity, so the site not seen as important resource for foraging and commuting bats.

- 9.95 The report recommends a number of mitigation measures including the provision of a replacement pond, lighting restrictions, recommendation in terms of demolition and vegetation removal including invasive species such as Cherry Laurel and Bamboo. These are recommended to be secured via condition.
- 9.96 The report identifies a number of biodiversity enhancements that could be incorporated, including bird boxes, bat boxes, hedgehog boxes/corridors, invertebrate boxes, planting of native species and green roofs. Many of these features are already incorporated into the proposal, but a condition requiring an Ecological Mitigation and Enhancement scheme to secure details and locations of enhancements, and installation to ensure that the development aims to achieve net gain in biodiversity is met.

### **Sustainable Design**

- 9.97 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be Zero Carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with the remaining CO<sub>2</sub> emissions to be offset through a financial contribution. The policy also requires major developments to be enabled for district energy connection unless demonstrated not to be feasible.
- 9.98 The scheme is expected to achieve at least a 35% reduction in regulated carbon emission and up to 40% through a combination of energy demand reduction measures and the heat network. The remaining regulated CO<sub>2</sub> emission shortfall would be covered by a carbon offset payment which would be secured through a S.106 Agreement.
- 9.99 A 17% carbon emission reduction would be achieved through the use of passive and energy efficiency measure, exceeding the 10% minimum required by the GLA. Roof mounted photovoltaic panels and use of roof mounted Air Source Heat Pump for space heating is proposed. This would achieve a further 35% carbon emission reduction. In total for residential areas the development would achieve a 51% reduction compared over Part L 2013. A total of 1,051 tonnes of CO<sub>2</sub> would be required to be offset, amounting to a contribution of £99,796.
- 9.100 The site is outside of any zone considered for a future heat network, so no conditions or legal clauses in regards to district energy are required.

#### *Water Use*

- 9.101 A planning condition is recommended to secure compliance with the domestic water consumption target of 110 litre/person/day, to ensure sustainable use of resources.

### **Impact on Surrounding Environment**

#### *Wind*

- 9.102 A desktop wind assessment of the impact on local wind conditions has been undertaken. During the windiest season, it is expected that the majority of the

site including the pavement would have wind conditions suitable for standing, with isolated corners providing wind conditions for walking, and some areas with wind conditions suitable for sitting. No strong wind conditions are expected to occur. The wind conditions associated with the development are good, and suitable for the intended use. It should be noted that wind conditions in reality are likely to be better than stated above due to existing/proposed trees (they have not been included within the model as conditions are suitable and they are not needed for wind mitigation purposes).

- 9.103 The wind study has also considered the impact of cumulative development occurring from Mosaic Place and the under construction 1 to 9 Foxley Lane. The wind study concludes that these developments are likely to further improve wind conditions in and around the site as they provide additional shelter. Cumulative interactions are also not likely to occur due to separation distances and dense existing and proposed planting/trees.

#### *Contamination*

- 9.104 A phase 1 Environmental Risk Assessment report was submitted with the application. The submitted report outlines that in general risk ranges between low to moderate, and recommends further site investigations to be carried out. A condition is recommended to ensure that further investigation and mitigation is carried out as required.

#### *Air Quality*

- 9.105 Policy SL 1 Improving Air Quality of the London Plan (2021) states that development proposal should be at least 'air quality neutral'. The site is in an Air Quality Management Area (AQMA) and is located adjacent to the A23, where exceedances of the National Air Quality Objective for NO<sub>2</sub> often occur. An Air Quality Assessment and Air Quality Neutral Assessment has been submitted and is recommended to be secured via condition. With the limited number of car parking spaces, associated car movements and proposed energy generated, the development would have an insignificant impact on local environments. In terms of Transport Emission and Building Emission the development would be classed as Air Quality Neutral, in line with policy. The main air quality impacts would be from construction, which can be appropriately mitigated through routinely used methodologies, secured through condition. The Air Quality Assessment also confirms that National Air Quality Strategy (AQS) objectives for NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> are likely to be met at the facades of the proposed development, and as such future occupants of the development would be exposed to acceptable air quality. A contribution towards air quality improvements to mitigate against non-road transport emissions is recommended to be secured via the S.106 agreement, and a condition is recommended to ensure that the construction impacts on air pollution are mitigated.

#### *Flooding*

- 9.106 The site is located in Flood Risk Zone 1 as defined by the Environmental Agency, where the annual probability of fluvial and tidal flooding is classified as less than 1 in 1000 years. In terms of surface water, the site itself is at very low risk of surface water flooding, however the path and road to the front of the site

is at High Risk of Surface Water, which amounts to greater than 1 in 30 year risk. The site is located within the Purley Cross Critical Drainage Area. The site is also located within a High Groundwater Vulnerability Area.

- 9.107 The PPG states that *'the aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible (such as surface water flooding or ground water flooding)'*. The applicant in line with guidance has submitted a sequential test to show whether there are potential development sites with a lower probability of flooding that could be developed instead, to help meet the five year housing supply. The site fails the sequential test as the council can meet their 5 year housing land supply on sites with a lower groundwater flood risk and also in Flood Zone 1.
- 9.108 The NPPF states that when it is not possible, following the application of the Sequential Test, for a development to be located in zones with a lower probability of flooding, the Exception Test should be applied. In order to pass the Exception Test the following must be met:
- a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared; and
  - b) A site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 9.109 The application complies with part (a) of the Exception Test. The development increases social provision through the delivery of further housing (36% of which would be affordable), in a sustainable location close to local services and transportation links. There are some economic benefits, with employment opportunities being generated through construction that through the S.106 agreement would directly benefit local people and suppliers. New residents are likely to help the vitality of local shops and economy through the goods and services they purchase. The development has some environmental benefits, with SUDs achieving close to greenfield run-off rates, that would in turn reduce surface water flooding risk both on the site and elsewhere, and through measures in landscaping that could increase biodiversity. The SUDs strategy has been reviewed by the LLFA whom have confirmed that the strategy is in line with their requirements and acceptable. The SUDs strategy is recommended to be secured via condition.
- 9.110 In regards to (b), a site specific Flood Risk Assessment has been submitted which correctly identifies the proposed flood risk and suggests appropriate mitigation measures that demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere. Further details of mitigation measures are outlined below. The application passes part (b) and therefore passes the Exception Test.

- 9.111 Flood resilience and resistance measures are recommended to be incorporated in the construction of the ground floor levels of the building including flood proof airbricks, installation of non-return valves, raised water, electric and gas meters, and raised electric sockets.
- 9.112 In regards to groundwater flooding, the development itself is not at significant risk from groundwater flooding as long as appropriate mitigation is included. Further site investigation is required to establish the appropriate mitigation strategy. This is recommended to be secured via condition.
- 9.113 Thames Water were consulted on the application, and have recommended a condition in regards to piling. They have also provided further comments which are recommended to be added as an informative.

#### *Light Pollution*

- 9.114 A Lighting Impact Assessment has been submitted which is appropriate and would ensure that the development would not cause excessive light pollution. This is recommended to be secured via condition.

#### **Other Planning Issues**

- 9.115 In line with policy DM16 of the Croydon Local Plan (2018) a health impact assessment was submitted which identifies that the proposal will provide high standard of housing, which helps promote sustainable travel through the provision of policy compliant cycling offer and due to its appropriate location and would minimise car usage, would reduce flood risk through the integration of SUDS, has good access to health, social and retail facilities, open space, and would be environmentally sustainable. Local employment opportunities would be secured through the S106. The proposal complies with Policy DM16.
- 9.116 London Plan (2021) Policy D12 Fire Safety requires all major developments to be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The applicant has submitted a Fire Strategy produced by BB7. The strategy has been signed off by Steve Michael (MIFireE, ACABE, MIFSM) whom also has extensive experience and is a suitably qualified assessor.
- 9.117 Officers have reviewed the information alongside our Building Control colleagues and consider the report is generally reasonable. Fire evacuation lifts are proposed in each core ensure safe and dignified emergency evacuation for all users in line with London Plan (2021) policy D5. Although issues are identified within the submitted report as outlined in the paragraph below, all represent solvable issues which are recommended to be secured via condition
- Reliance on approved British Standard advice to fire service vehicle access which need to be expanded on with consideration given to GN29, to ensure highest standards required by London Plan are achieved.
  - Insufficient information is provided in regards to protection of lift waiting areas. Operation and management of evacuation lifts is recognised needs future detailed consideration.

- Unenclosed kitchens greater than 8m by 4m needs further consideration to ensure highest standards of fire safety design are met.
- More detail on construction method, products and materials needed.

9.118 A TV and Radio Signal assessment has been submitted with the application. The statement outlines there will be occasions when signal may be affected due to crane activity, but these are short periods and cannot be mitigated against. Once complete, due to high signal strength and availability of alternative transmitters other than Crystal Palace, the development should not have an adverse effect on local television. No further mitigation is required.

9.119 Croydon Local Plan policy SP3.14 and the Planning policy including the adopted Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy – Review 2017 sets out the Councils’ approach to delivering local employment for development proposal. A financial contribution and an employment and skills strategy would be secured as part of the legal agreement.

9.120 The development would be liable for both Mayoral Community Infrastructure Levy (CIL) and Croydon CIL. The collection of CIL would contribute to provision of infrastructure to support the development including provisions, improvement, replacement, operation or maintenance of education facilities, health care facilities, and opens space, public sports and leisure, and community facilities.

## **10 CONCLUSION**

10.1 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

## **Appendices**

### **AP1: Planning Policies and Guidance**

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

#### **London Plan (2021)**

- GG1 Building Strong and Inclusive Communities
- GG2 Making Best Use of Land
- GG3 Creating a Healthy City

- GG4 Delivering the Homes Londoners Need
- GG5 Growing a Good Economy
- GG6 Increasing Efficiency and Resilience
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- D8 Public Realm
- D11 Safety, Security and Resilience to Emergency
- D12 Fire Safety
- D13 Agent of Change
- D14 Noise
- H1 Increasing Housing Supply
- H5 Threshold Approach to Applications
- H6 Affordable Housing Tenure
- H7 Monitoring of Affordable Housing
- H8 Loss of Existing Housing and Estate Redevelopment
- H10 Housing Size Mix
- S4 Play and Informal Recreation
- E11 Skills and opportunities for All
- HC1 Heritage Conservation and Growth
- HC3 Strategic and Local Views
- G5 Urban Greening
- G6 Biodiversity and access to nature
- SI 1 Improving Air Quality
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy Infrastructure
- SI 4 Managing Heat Risk
- SI 5 Water Infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic approach to Transport
- T2 Healthy Streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car Parking
- T7 Deliveries, Servicing and Construction

## **Croydon Local Plan (2018)**

### Strategic Policies

- Policy SP1: The Places of Croydon
- Policy SP2: Homes
- Policy SP3: Employment

- Policy SP4: Urban Design and Local Character
- Policy SP6: Environment and Climate Change
- Policy SP7: Green Grid
- Policy SP8: Transport and Communication

#### Development Management Policies

- Policy DM1: Housing choice for sustainable communities
- Policy DM10: Design and character
- Policy DM13: Refuse and recycling
- Policy DM14: Public Art
- Policy DM16: Promoting Healthy Communities
- Policy DM18: Heritage assets and conservation
- Policy DM23: Development and construction
- Policy DM24: Land contamination
- Policy DM25: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Protecting and enhancing our biodiversity
- Policy DM28: Trees
- Policy DM29: Promoting sustainable travel and reducing congestion
- Policy DM30: Car and cycle parking in new development

#### Place-specific policies

- Policy DM42: Purley

### **Supplementary Planning Guidance (SPG) / and Documents (SPD)**

#### London Plan

- Affordable Housing & Viability (August 2017)
- Crossrail Funding (March 2016)
- Housing (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Character and Context (June 2014)
- Sustainable Design and Construction (April 2014)
- Play and Informal Recreation (September 2012)
- Planning for Equality and Diversity in London (October 2007)

#### Croydon Development Plan

- Suburban Design Guide 2019 SPD
- Designing for community safety SPD
- SPG 12: Landscape Design

## **AP2: BRE Guidance Terms**

### Daylight to existing buildings

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

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

### Sunlight to existing buildings

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

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

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

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**PART 6: Planning Applications for Decision**

**Item 6.4**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 21/02876/FUL  
 Location: 24 Coulsdon Court Road, Coulsdon, CR5 2LL  
 Ward: Old Coulsdon  
 Description: Demolition of existing building; erection of a terrace of 6 three/four bedroom houses of two-storeys with roofspace accommodation; provision of 6 car parking spaces and refuse storage structures.  
 Drawing Nos: PL001 Rev.01 (Site Location Plan), PL050 Rev.07 (Proposed Site and Block Plan), PL050 Rev.19 (Proposed Site Layout/Roof Plans/Landscape), PL301 Rev.19 (Site Elevations 01), PL400 Rev.13 (Existing Dwelling Proposed Changes), PL100 Rev.07 (Ground Floor Plan), PL101 Rev.07 (First Floor Plan), PL102 Rev.07 (Attic Floor Plan), PL410 Rev.07 (Elevation and Sectional Detail), PL600 Rev.00 (Refuse and Cycle Stores), PL200 Rev.07 (Proposed Street Elevation), PL201 Rev.07 (Proposed Garden Elevation), PL202 Rev.07 (Proposed Flank Elevation), PL203 Rev.07 (Proposed Flank Elevation), PL300 Rev.07 (Proposed Cross Section), PL400 Rev.07 (Proposed Street Scenes).  
 Applicant: Macar Developments  
 Case Officer: Joe Sales

	<b>3B 6P</b>	<b>4B+</b>	<b>Total</b>
Existing Provision		1	<b>1</b>
Proposed Provision	4	2	<b>6</b>

	Car parking spaces	Cycle parking spaces
Existing	2	0
Proposed	6	12

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and it has been referred by a ward councillor and the local residents association.

## **2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) A financial contribution of £9,000 for improvements to sustainable transport improvements in the Old Coulsdon Ward including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions, membership of car club for the units for 3 years.
  - b) And any other planning obligations considered necessary.
- 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. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Details of facing materials
5. Landscaping including detailed design of side retaining wall
6. Sustainable urban drainage details
7. Electric Vehicle Charging Points
8. Cycle parking and refuse
9. Car parking
10. Visibility splays
11. Accessible units
12. Energy emissions
13. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Section 106
- 2) CIL
- 3) Code of practice for Construction Sites
- 4) Ecology
- 5) Boilers
- 6) Refuse
- 7) Waste notice
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3.0 PROPOSAL AND LOCATION DETAILS**

- 3.1 The proposal includes the following:
- Demolition of the existing detached house

- Erection of a terrace of six two-storey dwelling houses plus accommodation in roof-space in place of the existing dwelling.
- The above buildings would provide 4 x 3-bedroom (6 person) and 2 x 4-bedroom (7 persons) dwelling houses.
- Provision of 6 off-street parking spaces including one disabled bay.
- Provision associated refuse/cycle stores.



Fig 1: CGI from Coulsdon Court Road

### Site and Surroundings

- 3.3 The application site comprises a detached two storey dwelling on the south western side of Coulsdon Court Road. Part of the existing rear garden of no.24 Coulsdon Court Road is currently being redevelopment as part of the implementation of the planning approval ref. 19/4535/FUL which granted planning permission on the 12<sup>th</sup> of May 2020.
- 3.4 The surrounding area is residential in character, mostly consisting of detached properties set within large plots. The immediate neighbouring properties have wide frontages, which narrow as you travel down Coulsdon Court Road. Opposite the site is Coulsdon Manor Golf Club which is designated as Metropolitan Green Belt, an Archaeological Priority Area and a Locally Listed Historic Park and Garden.
- 3.5 The site itself has no designations as set out within the Croydon Local Plan (2018), however there is a Tree Preservation Order (TPO 26, 1985) covering trees on the section of the site which is currently being redeveloped. The site is at very low risk of surface water flooding.

- 3.6 The application site has a Public Transport Accessibility Level of 1B (very poor) and Coulsdon District Centre is located 0.9 miles away from the site.



Fig 2: Aerial street view highlighting the proposed site within the surrounding street-scene

### Planning History

- 3.5 The following applications are relevant to the application site and concern the rear garden of the existing detached dwelling at no.24 Coulsdon Court Road which has an extensive planning history which is outlined below.

**18/05485/FUL**-Erection of 2 x three storey buildings to rear of site comprising 8 flats and erection of 1 x three storey dwelling fronting Coulsdon Court Road, with creation of associated vehicular accesses, parking and landscaping- Permission refused 22/03/2019 for the following reasons:

1. The development would constitute an underdevelopment of the site, failing to make efficient use of the land and failing to make an optimal contribution towards the need for homes of different types in the Borough.
2. 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 layout, siting and footprint

Subsequent appeal ref. APP/L5240/W/19/3226118 allowed.

**19/02343/FUL**-Erection of a 2 x two storey buildings at the rear each containing 4 x two bedroom flats, and a three storey building fronting Coulsdon Court Road containing 4 x two bedroom and 1 x three bedroom flats (13 new units), creation of a new vehicular access and provision of 13 parking spaces, landscaping and refuse store; alterations and erection of a single storey side/rear extension to no.24.-Application withdrawn 22/05/2020.

**19/04535/FUL**-Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping.-Permission granted and implemented 12/05/2021.

**20/03798/CONR**-Variation to condition 2 attached to planning permission ref. 19/04535/FUL. (Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping). (Minor alterations to the plans concerning the block containing 4 x two bedroom flats, to allow for duplex units extending into the roofspace).- Permission Granted 06/11/2020.

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

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2021) and Croydon Local Plan (2018) and emerging housing targets. The proposed development would provide an appropriate mix of units including 4 x three-bed and 2 x four-bed houses.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the existing operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

#### **5.0 CONSULTATION RESPONSE**

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

## 6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by 7 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a local ward Councillor and the local MP in response to notification and publicity of the application are as follows:

No of individual responses: 24    Objecting: 24    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:

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2-8.5
Loss of family home	Addressed in the report at paragraph 8.8
Demolition of existing dwelling	Addressed in the report at paragraph 8.8
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.9 – 8.13
Massing too big	Addressed in the report at paragraphs 8.9 – 8.13
Over intensification – Too dense	Addressed in the report at paragraph 8.4
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.14 – 8.17
Accessible provision	Addressed in the report at paragraphs 8.26-8.28
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.18 – 8.25
Loss of light	Addressed in the report at paragraphs 8.18 – 8.25
Loss of privacy	Addressed in the report at paragraphs 8.18 – 8.25
Overlooking	Addressed in the report at paragraphs 8.18 – 8.25
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.29 – 8.30
Not enough off-street parking	Addressed in the report at paragraphs 8.29 – 8.30
Negative impact on highway safety	Addressed in the report at paragraph 8.31
Cycle storage provision	Addressed in the report at paragraph 8.33
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.35
Local services cannot cope	Addressed in the report at paragraph 8.40
Lack of affordable homes	Addressed in the report at paragraph 8.6-8.7
Impact on trees	Addressed in the report at paragraphs 8.36 – 8.35

- 6.3 Cllr. Margaret Bird (Old Coulsdon Ward) objected to the application and raised the following issues:
- Overdevelopment of site.
  - Impact on the character of the local area.
  - Loss of a family home.
  - Impact of development on the wider highways network.
  - Affordable housing provision.
- 6.4 The Hartley and District Residents Association objected to the application and raised the following concerns with regards to the proposed development and referred it to Planning Committee:
- Overdevelopment of the site.
  - Housing mix.
  - Cramped and bulky development.
  - Loss of the existing dwelling.
  - Impact on local infrastructure.
  - Negative impact to the character of the area.
  - Under provision of car parking.
  - Loss of privacy to neighbouring properties.
  - Impact on biodiversity.
  - Affordable housing provision.

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

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2021, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised in July 2021. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
- Promoting sustainable transport;
  - Delivery of housing
  - Promoting social, recreational and cultural facilities and services the community needs
  - Requiring good design.
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

### London Plan (2021)

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

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling

- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development

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

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

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

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

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;
- Highways impacts;
- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

#### The Principle of Development

#### 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification.
- 8.4 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and is a “small site” (as defined by policy H2 of the London Plan). This advocates that such sites should significantly increase their contribution to London’s housing needs and that local character evolves over time and needs to change in appropriate locations to accommodate additional housing on small sites. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported in principle.

#### *Unit Mix*

- 8.5 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing dwelling house is a 5-bed house and the proposal would provide 2 x four-bed and 4 x three-bed units which would provide adequate floor space for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 Representations have been made in respect to a lack of affordable homes being provided at the site as a result of the development which is currently being constructed under planning permission ref. **19/04535/FUL**. It is noted that Section 2.3.6 of the Suburban Design Guide states that the Local Planning Authority will not support proposals which are considered to be an under-provision of a site. Applicants must not intentionally circumvent the affordable housing provision of the Croydon Local Plan by delivering 9 unit schemes where the site can accommodate the delivery of 10 or more units. A development proposal that seeks to deliver a scheme that could form part of a larger potential development on the same or adjoining land will be assessed as an application for the greater development potential.
- 8.7 The proposed scheme has been developed as a result of the lack of interest during the marketing of the existing dwelling at number 24 Coulsdon Court Road. The applicant has submitted a statement which identifies that the site had been marketed for sale between the period of October 2020 and February 2021 with little interest made with regards to the sale of the existing house. Based on the history of the site along with the submitted statement, highlighting the minimal interest in the existing property, the council are comfortable that the applicant has not made an attempt to circumvent the affordable housing policy and requirement in this instance and that the proposed development and unit mix as a private tenure, is acceptable in this instance. Similarly, it should be noted that a scheme for a major development (albeit on the adjacent site) was withdrawn following advice from officers that it was unacceptable and that an Inspector allowed an appeal when officers had refused it on under-delivery of housing and affordable housing.

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

- 8.8 The existing property is not protected from demolition by existing policies or site specific designations and its demolition is acceptable subject to it being replaced with a suitably designed development. The proposal seeks to replace it with a terraced block comprising of 6 two storey dwellings fronting Coulsdon Court Road. The scheme has been specifically designed to respect the existing building lines along Coulsdon Court Road. In terms of the overall scale and layout, officers are satisfied that the scheme respects the street-scene.
- 8.9 The Croydon Local Plan has a presumption in favour of three storey development. The built form comprises two stories plus accommodation in the roof. The application provides a high quality built form that respects the existing land levels, pattern, layout and siting in accordance with Policy DM10.1.
- 8.10 The height, scale and massing of the scheme would be acceptable, given that the site works well with the existing topography of the site and would sit comfortably with the existing adjoining properties.



Fig 3: Front elevation of front houses

- 8.11 The siting and layout of the proposed development is considered to be appropriate given the existing built form of the surrounding area. As mentioned previously the front elevation of the proposed development would fall in line with the existing dwellings along Coulsdon Court Road, resulting in a development that sits well within the existing street scene and respects the existing development pattern. With regards to the dwellings which are being constructed and will be situated to the rear of the development, a separation distance of 15m will be provided between the existing sets of dwellings. Whilst it is noted that there should be an 18m separation distance between existing and 3<sup>rd</sup> party dwellings, given that the site is currently being constructed and at present there are no existing residents residing within the dwellings to the rear, the proposals are considered to provide a sufficient separation distance between the building on the proposed and existing site. The proposed siting also results in a back to front relationship between the dwellings which ensures that the privacy and

amenity of both future occupiers, particularly that within the private amenity spaces, is protected.

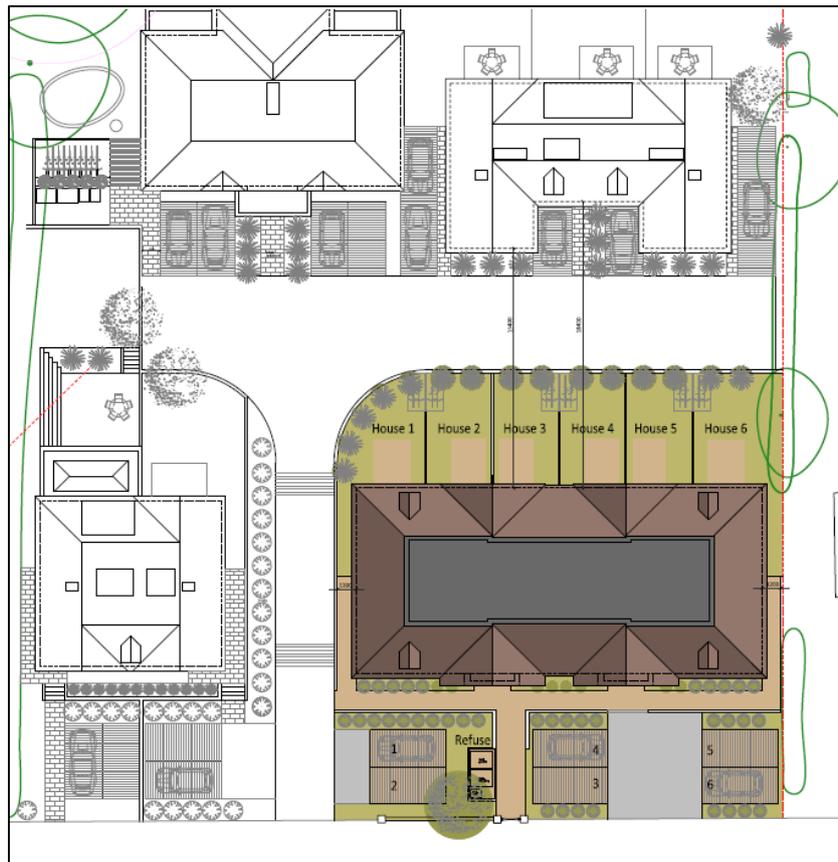


Fig 4: Proposed site plan showing proposal in relation to neighbouring properties to the rear

8.12 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. The frontage of the site would retain soft landscaping combined with hardstanding for the proposed car parking area along the front the site between the buildings. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the front, rear and around the site boundary and offers a designated route onto the site for pedestrians.

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

- 8.14 The proposed front elevation of the proposed dwellings comprise two front facing gables bay features, large windows and recessed entrances for four of the six dwellings. Features such as the recessed brickwork at the ground floor and hanging tiles at the first floor ensures that there is visual interest on the elevations of the building which also help in reducing the dominance of the building frontage.
- 8.15 The rear of the building would predominately be screened from the streetscene when the development is viewed from Coulsdon Court Road however, the rear of the development would be visible from the new dwellings and street which are currently being constructed. The rear elevation comprises a double gable feature which is consistent with the front elevation and two dormer windows at the end of either side of the roof. The proposed rear elevation is considered to provide visual interest to the existing street scene when viewed from the rear of the site.
- 8.16 The materiality of the building has been informed largely by the materials which are currently being used to construct the development within the former rear garden of number 24 Coulsdon Court Road. The proposed materials are considered to complement the surrounding area and will ensure that the proposed development integrates into the existing development which is being constructed within the former rear garden of number 24 Coulsdon Court Road as well as the character of the wider area.
- 8.17 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

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

- 8.18 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining pair of semi-detached dwellings fronting Coulsdon Court Road, the

terrace of three dwellings to the west of the site and the existing neighbouring property at 23 Coulsdon Court Road.



Fig 5: Proposed site plan

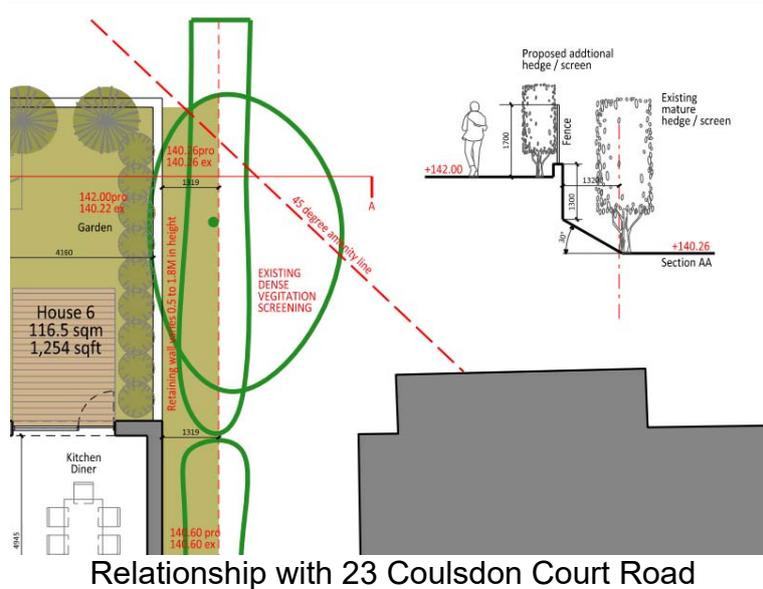
*24 Coulsdon Court Road (Approved Development)*

- 8.19 The wider site at Coulsdon Court Road comprises a pair of semi-detached dwellings to the south of the site fronting Coulsdon Court Road, an apartment block comprising 4 units to the south-west and a terrace of three dwellings immediately to the rear of the site.
- 8.20 With regards to the pair of semi-detached dwellings which will front Coulsdon Court Road, the proposed development would not intersect the 45 degree line as measured in plan and elevation from the nearest ground floor habitable room window of the nearest dwelling and it is therefore considered that the proposals will result in minimal harm to the outlook or the amenity of the dwelling which is currently being constructed.
- 8.21 The apartment block to the west of the proposed development is in excess of 18m away from unit number 1. As a result of this separation distance as well as the orientation between the apartment block and the proposed dwellings, it is not considered that the proposals would result in significant harm to the outlook or the amenity of the future occupiers of both buildings.
- 8.22 A separation distance of 15m will be provided between the proposed 6 dwellings on Coulsdon Court Road and the three dwellings located immediately behind the proposed development. Whilst it is noted that the Suburban Design Guide recommends an 18m separation distance between existing and 3<sup>rd</sup> party

dwellings, given that the site to the rear is currently under construction and at present there are no existing residents present on the site, the proposals are considered to provide a sufficient separation distance between the building on the proposed and existing site. As mentioned previously, the proposed siting also results in a back to front relationship between the dwellings which ensures that the privacy and amenity of the future occupiers for both developments, particularly that within the private amenity spaces, is protected.

*23 Coulsdon Court Road*

- 8.23 The proposed development would not alter the already acceptable relationship between the flank wall elevation of the existing dwelling and the neighbouring property. Furthermore, the rear elevation of the proposed dwellings would not breach the 45 degree line as drawn from rear ground floor habitable room windows. It is considered that given the separation distances and the angles, there would not be a significant impact on this dwelling in terms of loss of light, outlook, privacy or sense of dominance from the neighbouring property.
- 8.24 The proposed amenity areas for the proposed dwellings will be set up from the site to the rear of the development due to the engineering which is taking place to accommodate the existing permission. Whilst this would result in amenity space which appears to be raised, the proposed garden areas will in fact be at the previously approved level. Further details have been submitted of how this area would interact with the garden of 23 Coulsdon Court Road. The raised area would be set 1.3m off the boundary, not break a line at 45degrees and the existing hedge would be retained. In any case the level change to the top of the retaining wall is not higher than a boundary fence which would not require planning permission. As such, the impact in terms of outlook and having an overbearing impact is considered acceptable. Overlooking would be prevented through a proposed 1.7m fence and planting at the upper level. To ensure that the cumulative impact of the retaining wall and fence and planting above is acceptable, a detailed design condition is recommended for this area to include soft landscaping and the detailed design of the retaining wall which can be screened by soft landscaping or potentially include climbing elements.



### General

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

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

8.26 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.

8.27 The proposed units would benefit from step free access from the street into the ground floor of the development and out to the rear amenity space of the dwellings. The proposals would therefore meet the M4(2) building regulations requirement.

8.28 The units would have access to private amenity space which meets the required standard as set out within Local Plan Policy DM10.4.

8.29 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity and thus accords with relevant policy.

### Traffic and highway safety implications

8.30 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that, in this PTAL, properties should provide up to 1.5 spaces per unit. In line with the

London Plan, the proposed development could therefore provide up to a maximum of 10.5 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.

- 8.31 The proposed car parking provision of 6 spaces is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst ensuring the best use of land.
- 8.32 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 6 off-street parking spaces and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.
- 8.33 A financial contribution of £9,000 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units.
- 8.34 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 12 spaces) as these are provided by way of secure cycle stores within the rear gardens of each house. This can be secured by way of a condition.
- 8.35 The refuse arrangements have been indicated on the site plan and provide a communal refuse store. The refuse store provides accommodation for 1x1100ltr landfill bin, 1x1100ltr recycling bin and 1x240ltr food recycling bin. The front refuse store/refuse collection area would be located towards the front of the site within 20m of the highway. It would be the responsibility of the occupants of the dwellings to take their refuse to the collection area on collection day. Details of the refuse store can be secured by condition.
- 8.36 Concerns have been raised with regard to construction vehicles accessing the site. Prior to any works taking place on site, a Construction Logistics and Management Plan has been submitted to the council as part of the planning application and this has been reviewed by officers at the council and considered acceptable. A condition has been recommended which will ensure that all works are carried out in accordance with the approved Construction Logistics and Management Plan.

#### Trees and Ecology

8.37 The site contains some established trees and shrubs. There are no protected trees within the site and it is proposed to retain the existing hedgerow that runs between the application site and the neighbouring property with the exception of the section which will run along the side elevation of the building which will need to be removed to accommodate the proposed development. It is proposed to remove three trees to the front of the property however, these will be replaced within the proposed landscaping scheme and given that the existing tree is not protected, it is considered that the replacement, which is visible from the street scene, is an acceptable mitigation measure. The retention and replacement of the existing hedgerow and trees will ensure that there is sufficient greening to the site as well as a natural site boundary which retains the suburban character of the site. The site provides an opportunity to plant a number of new trees as part of a landscape scheme. A landscaping and planting plan securing an uplift in biodiversity can be conditioned.

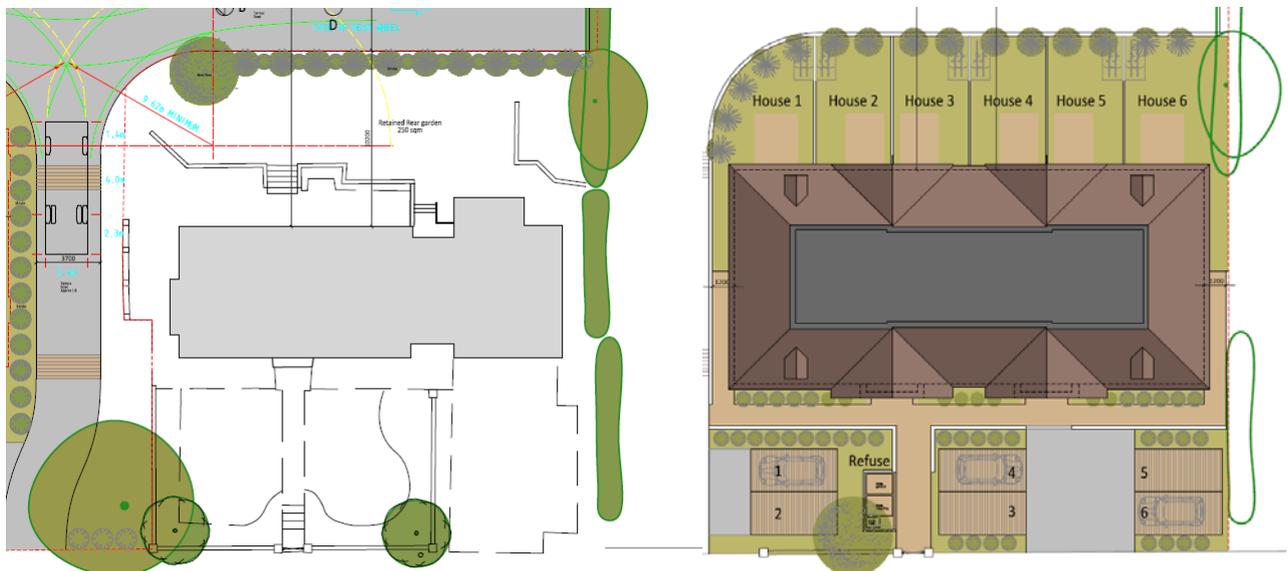


Fig 7: Existing and Proposed Plan Including Landscaping (Indicative only)

### Sustainability Issues

8.37 Conditions can be attached to ensure that a 19% reduction in CO<sub>2</sub> emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

### Other Matters

8.38 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

- 8.39 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.40 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions/planning balance**

- 8.41 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.42 All other relevant policies and considerations, including equalities, have been taken into account.

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## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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## 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.

13.09.2021 to 08.10.2021

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

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

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

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

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Ref. No. :	21/01428/FUL	Ward :	<b>Addiscombe East</b>
Location :	First Floor Flat 186B Lower Addiscombe Road Croydon CR0 6AH	Type:	Full planning permission
Proposal :	Erection of front roof lights and rear dormer window, along with alterations to first floor 2 bedroom flat, to form 1 no additional 1 bedroom flat at second floor. 1 BEDROOM FLAT AT SECOND FLOOR ( ATTIC LEVEL)		



Ref. No. : 21/03939/LP  
Location : Cherrywood  
4 Cheyne Walk  
Croydon  
CR0 7HG  
Proposal : Erection of roof extension  
Date Decision: 04.10.21

**Ward : Addiscombe East**  
Type: LDC (Proposed) Operations  
edged

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

Level: Delegated Business Meeting

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Ref. No. : 21/04000/CAT  
Location : 8B Elgin Road  
Croydon  
CR0 6XA  
Proposal : T1 Yew - Reduce height by 1m leaving 2m & trim sides  
T2 Pittosporum - Reduce height by 1m leaving 2m & trim sides  
Date Decision: 29.09.21

**Ward : Addiscombe East**  
Type: Works to Trees in a  
Conservation Area

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

Level: Delegated Business Meeting

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Ref. No. : 21/04052/LP  
Location : 44 Sherwood Road  
Croydon  
CR0 7DH  
Proposal : Erection of single-storey rear extension.  
Date Decision: 22.09.21

**Ward : Addiscombe East**  
Type: LDC (Proposed) Operations  
edged

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

Level: Delegated Business Meeting

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Ref. No. : 21/04151/GPDO  
Location : 46 Blackhorse Lane  
Croydon  
CR0 6RS  
Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.22 metres  
Date Decision: 24.09.21

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





### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/03683/FUL **Ward : Addiscombe West**  
Location : 18 Colson Road **Type: Full planning permission**  
Croydon  
CR0 6UA  
Proposal : Erection of single storey side and rear extension and conversion of single dwellinghouse (C3) to a 7 person House in Multiple Occupation (HMO) (Sui Generis)  
Date Decision: 05.10.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/03772/DISC **Ward : Addiscombe West**  
Location : Development Site Former Site Of **Type: Discharge of Conditions**  
30 - 38 Addiscombe Road  
Croydon  
CR0 5PE  
Proposal : Discharge of Condition 6 (landscaping details) attached to planning permission 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements. Prior to the commencement of works above first floor slab level, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) Hard landscaping materials (including samples as appropriate);
- b) Soft landscaping details, including existing planting to be retained, the species, size and density of proposed new planting, as well as the dimensions of new trees;
- c) Details of soft landscaping measures specifically required for wind mitigation purposes;

1328-GSA-5-00-SH-L-2919 (Planting Schedule)  
1328-GSA-5-00-SP-L-2980 (Hard Landscape Finishes Specification)

1328-GSA-5-00-SP-L-2982 (Landscape Management Plan)  
1328-GSA-5-08-DR-L-2940 (Level 08 Landscape GA Plan)  
1328-GSA-5-08-DR-L-2941 (Level 08 Hard Landscape Plan)  
1328-GSA-5-08-DR-L-2945 (Level 08 Soft Landscape Plan)  
1328-GSA-5-08-DR-L-2950 (Level 08 Sections Details Sheet 1)  
1328-GSA-5-08-DR-L-2951 (Level 08 Sections Details Sheet 2)  
1328-GSA-5-08-DR-L-2952 (Level 08 Sections Details Sheet 3)  
1328-GSA-5-08-DR-L-2953 (Level 08 Sections Details Sheet 4)  
1328-GSA-5-08-DR-L-2954 (Level 08 Sections Details Sheet 5)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 17.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03784/FUL **Ward : Addiscombe West**  
Location : 125 Addiscombe Court Road **Type: Full planning permission**  
Croydon  
CR0 6TX  
Proposal : Reversion of two (2) self-contained flats into single dwellinghouse, and Associated alterations

Date Decision: 28.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03845/CAT **Ward : Addiscombe West**  
Location : Neville Court **Type: Works to Trees in a**  
33 Canning Road **Conservation Area**  
Croydon  
CR0 6QE

Proposal : T1 Lime - Re-pollard.

Date Decision: 15.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03982/DISC **Ward : Addiscombe West**  
Location : 40-60, 42 & 42A Cherry Orchard Road **Type: Discharge of Conditions**  
Croydon  
CR0 6BA

Proposal : Discharge of Condition 10 of Planning Permission 18/03320/FUL for Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.

Date Decision: 16.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04014/DISC **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 40-60, 42 & 42A Cherry Orchard Road Type: Discharge of Conditions  
Croydon  
CR0 6BA

Proposal : Discharge of Condition 21 - Delivery and Servicing Plan - of Planning Permission 18/03320/FUL for Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.

Date Decision: 17.09.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04125/LP Ward : **Addiscombe West**  
Location : 76 Alderton Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6HJ  
Proposal : Conversion of loft to habitable accommodation. Erection of a rear dormer and 3x roof lights to the front slope

Date Decision: 06.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04991/LP Ward : **Addiscombe West**  
Location : 6 Northway Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6JE  
Proposal : Erection of single storey rear extension

Date Decision: 06.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/05815/LP Ward : **Bensham Manor**  
Location : 127 Bensham Manor Road Type: LDC (Proposed) Operations  
Thornton Heath edged  
CR7 7AG  
Proposal : Erection of a hip to gable roof extension, dormer extension in the rear roof slope and roof lights in the front roof slope

Date Decision: 22.09.21



## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Discharge of Conditions 15 and 16 of Planning Permission 19/04351/CONR for Variation to Condition 26 - List of Approved Drawings - of planning permission 16/06483/FUL for Demolition of existing buildings, erection of a six storey building (including lower ground floor) fronting Bensham Lane comprising up to 34 flats, erection of three storey terrace building (including lower ground floor) comprising up to 6 flats and up to 7 townhouses, formation of vehicular accesses and provision of associated off-street parking, provision of associated refuse and cycle storage.

Date Decision: 04.10.21

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 21/04313/GPDO  
Location : 18 Ecclesbourne Road  
Thornton Heath  
CR7 7BN

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

Proposal : Erection of a single storey rear extensions projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.65 metres and a maximum height of 2.7 metres

Date Decision: 28.09.21

### (Approval) refused

Level: Delegated Business Meeting

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Ref. No. : 21/04335/GPDO  
Location : 59 Kynaston Road  
Thornton Heath  
CR7 7AZ

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

Proposal : Erection of single storey rear extension that projects out a maximum of 8 metres from the rear wall of the original dwellinghouse with a maximum height of 3 metres

Date Decision: 30.09.21

### Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

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Ref. No. : 21/04336/GPDO  
Location : 143 Brigstock Road  
Thornton Heath  
CR7 7JN

Ward : **Bensham Manor**  
Type: Prior Appvl - up to two storeys flats

Proposal : Construction of two additional stories to provide six self-contained flats



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Installation of 18m high telecommunications monopole with built-in cabinet at base and three ancillary cabinets

Date Decision: 14.09.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04038/GPDO  
Location : 2 Martin Crescent  
Croydon  
CR0 3JQ

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

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum overall height of 2.9 metres

Date Decision: 15.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04060/HSE  
Location : 159 Sumner Road South  
Croydon  
CR0 3LY

Ward : **Broad Green**  
Type: Householder Application

Proposal : Erection of a first floor rear extension to the house

Date Decision: 29.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04276/LP  
Location : 4 Hathaway Road  
Croydon  
CR0 2TP

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

Proposal : Erection of rear dormer and 2 x rooflights to front roof slope

Date Decision: 06.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04427/GPDO

Ward : **Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 83 Westcombe Avenue  
Croydon  
CR0 3DF  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 06.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04453/GPDO  
Location : 29 Midhurst Avenue  
Croydon  
CR0 3PS  
Ward : **Broad Green**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Date Decision: 06.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/04238/FUL  
Location : 8 Stoney Lane  
Upper Norwood  
London  
SE19 3BD  
Ward : **Crystal Palace And Upper  
Norwood**  
Type: Full planning permission

Proposal : Alterations, conversion of existing B1(a) offices into a residential unit with Use Class C3

Date Decision: 16.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/00317/LE  
Ward : **Crystal Palace And Upper  
Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Flat 5, 51 Central Hill  
Upper Norwood  
London  
SE19 1BS  
Type: LDC (Existing) Use edged  
Proposal : Erection of roof terrace

Date Decision: 24.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/00432/HSE  
Ward : **Crystal Palace And Upper Norwood**  
Location : 2B Essex Grove  
Upper Norwood  
London  
SE19 3SX  
Type: Householder Application  
Proposal : Replacement of existing single glazed white uPVC windows and install double glazed white uPVC double glazed windows.

Date Decision: 22.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/02623/DISC  
Ward : **Crystal Palace And Upper Norwood**  
Location : Rear Of 57-59 Highfield Hill  
Upper Norwood  
London  
SE19 3PT  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 3, 5, 8 attached to Planning Permission 20/03448/FUL for the erection of a part 2/part 3 storey building to provide 9 residential units, with new vehicular and pedestrian access from Rushden Close, together with car parking and amenity space

Date Decision: 15.09.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03099/LBC  
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 54B Beulah Hill  
Upper Norwood  
London  
SE19 3ER  
Type: Listed Building Consent

Proposal : Alterations, replacement of existing flue with like for like flue and foam lagging to exterior condense pipe.

Date Decision: 23.09.21

**Listed Building Consent Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03175/LE  
Ward : **Crystal Palace And Upper Norwood**

Location : Flat A, 120 Beauchamp Road  
Upper Norwood  
London  
SE19 3DB  
Type: LDC (Existing) Use edged

Proposal : Certificate of lawfulness (existing) for use for ground floor as a self contained two bedroom flat

Date Decision: 24.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03176/LE  
Ward : **Crystal Palace And Upper Norwood**

Location : Flat B, 120 Beauchamp Road  
Upper Norwood  
London  
SE19 3DB  
Type: LDC (Existing) Use edged

Proposal : Certificate of lawfulness (existing) for use of first and second floors as a self contained three bedroom flat

Date Decision: 24.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03179/LE  
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Flat 1, 274 Beulah Hill  
Upper Norwood  
London  
SE19 3HF

Type: LDC (Existing) Use edged

Proposal : Application for the issue of a certificate of an existing lawful use for Flat 1, 274 Beulah Hill as a self-contained studio flat.

Date Decision: 04.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03180/LE

Ward : **Crystal Palace And Upper Norwood**

Location : Flat 2, 274 Beulah Hill  
Upper Norwood  
London  
SE19 3HF

Type: LDC (Existing) Use edged

Proposal : Application for the issue of a certificate of lawful use for Flat 2, 274 Beulah Hill, as a self-contained studio flat.

Date Decision: 04.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03181/LE

Ward : **Crystal Palace And Upper Norwood**

Location : Flat 3, 274 Beulah Hill  
Upper Norwood  
London  
SE19 3HF

Type: LDC (Existing) Use edged

Proposal : Application for the issue of a certificate of an existing lawful use for the Studio Flat 3, 274 Beulah Hill, London as a self-contained studio flat.

Date Decision: 06.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03182/LE

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Flat 4, 274 Beulah Hill  
Upper Norwood  
London  
SE19 3HF

Type: LDC (Existing) Use edged

Proposal : Application for the issue of a certificate of an existing lawful use for Flat 4, 274 Beulah Hill, as a self-contained one bedroom flat.

Date Decision: 06.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03443/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 61 Harold Road  
Upper Norwood  
London  
SE19 3SP

Type: Householder Application

Proposal : Alterations, including the demolition and erection of a two-storey side extension, single-storey rear extension, roof alterations and roof lights in the rear roof slope.

Date Decision: 21.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03721/CAT

Ward : **Crystal Palace And Upper Norwood**

Location : 117 Church Road  
Upper Norwood  
London  
SE19 2PR

Type: Works to Trees in a Conservation Area

Proposal : T1 small Lilac - Cut down to ground level  
T2 Sycamore shorten 5m lateral branches near street light and neighbours building by 2m  
T3 Bay tree reduce in height by 2m and clip side foliage to tidy  
T4 Horse Chestnut Reduce by 3.5m, cut back lateral branches from neighbours building by 2m.  
T5 Sycamore tree reduce height by 3m.  
T6 Horse Chestnut reduce lateral growth by 2m.

Date Decision: 15.09.21

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





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 18 Fox Hill  
Upper Norwood  
London  
SE19 2UU

Type: Works to Trees in a  
Conservation Area

Proposal : T1 Horse Chestnut - Remove low branches below main fork mainly over neighbours  
garden to clear 5m and crown thin by 20%  
T2 Robinia acacia "frisia" - Reduce by 3m in height and cut back lateral limbs by 2m on  
all compass points

Date Decision: 29.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04195/LP

Ward : **Crystal Palace And Upper  
Norwood**

Location : 17 Grange Gardens  
South Norwood  
London  
SE25 6DL

Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of existing garage, erection of single-storey side extension and installation of  
replacement doors in rear elevation.

Date Decision: 05.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04196/DISC

Ward : **Crystal Palace And Upper  
Norwood**

Location : Rear Of 57 - 59 Highfield Hill  
Upper Norwood  
London  
SE19 3PT

Type: Discharge of Conditions

Proposal : Discharge of Condition 15 (Ecology) attached to Planning Permission 20/03448/FUL for  
The erection of a part 2/part 3 storey building to provide 9 residential units, with new  
vehicular and pedestrian access from Rushden Close, together with car parking and  
amenity space.

Date Decision: 16.09.21

**Approved**

Level: Delegated Business Meeting







**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02880/DISC **Ward : Coulsdon Town**  
Location : 1 Smitham Downs Road Type: Discharge of Conditions  
Purley  
CR8 4NH  
Proposal : Discharge of condition 5 - External Facing Materials attached to planning permission 19/04500/FUL for demolition of existing three storey house and detached garage and erection of a five storey building including basement accommodation and within the roof space to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping  
Date Decision: 15.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02971/LP **Ward : Coulsdon Town**  
Location : 2B The Vale Type: LDC (Proposed) Operations  
Coulsdon edged  
CR5 2AW  
Proposal : Proposed loft conversion incorporating a hip-to-gable, a rear dormer roof extension and 3x roof windows to the front slope  
Date Decision: 27.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03399/FUL **Ward : Coulsdon Town**  
Location : Telephone Exchange Type: Full planning permission  
2 Hollymeoak Road  
Coulsdon  
CR5 3QA  
Proposal : Application for planning permission relating to the following telecommunications apparatus: (1) The removal of 1 x existing CTIL antenna at 16.20m, this will be replaced by the installation of 1 x new CTIL antenna at 16.20 and ancillary equipment utilising the existing steelwork. (2) The removal of 1 x existing CTIL antenna at 16.20m to be replaced by the installation of 1 x new tripod on to which will be installed 1 x new antenna at 16.2m and ancillary equipment. (3) The removal of 1 x existing CTIL antenna at 16.20m, this will be replaced by the installation of 1 x new CTIL antenna at 16.20, 1 x GPS Module at 17.5m and ancillary equipment utilising the existing steelwork. (4) Additional works include the installation of new safety handrailing and stepover ladders at sector 2 and works within the existing CTIL equipment cabin.





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Erection of a two storey side extension and alterations to fenestration at the front of the property.

Date Decision: 23.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04087/HSE

Ward : Coulsdon Town

Location : 417 Chipstead Valley Road  
Coulsdon  
CR5 3BW

Type: Householder Application

Proposal : Alterations and proposed access ramp to front of house

Date Decision: 27.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04153/GPDO

Ward : Coulsdon Town

Location : 1 Whitethorn Avenue  
Coulsdon  
CR5 2PQ

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.3 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum overall height of 3.7 metres

Date Decision: 24.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04455/DISC

Ward : Coulsdon Town

Location : 1 Smitham Downs Road  
Purley  
CR8 4NH

Type: Discharge of Conditions

Proposal : Discharge of condition 4 - Flood Risk Assessment/drainage strategy and 7 - hard/soft landscaping attached to planning permission 19/04500/FUL for demolition of existing three storey house and detached garage and erection of a five storey building including basement accommodation and within the roof space to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping

Date Decision: 01.10.21

**Approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 12 Dickens Drive  
Coulsdon  
Croydon  
CR5 3FT  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 20/02688/HSE for the erection of a single storey side extension.

Date Decision: 22.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04803/LP  
Location : 115 St Andrews Road  
Coulsdon  
CR5 3HJ  
Ward : **Coulsdon Town**  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with hip-to-gable and rear dormer extension and three rooflights to the front elevation.

Date Decision: 04.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/05023/LP  
Location : 27 Sherwood Road  
Coulsdon  
CR5 3DJ  
Ward : **Coulsdon Town**  
Type: LDC (Proposed) Operations edged

Proposal : Installation of rooflights on front roof slope and erection of dormer extension on rear roof slope

Date Decision: 07.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/03841/FUL  
Location : 103 - 111A High Street  
Croydon  
CR0 1QG  
Ward : **Fairfield**  
Type: Full planning permission



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Non-material amendment to application 19/04987/FUL for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 30.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03196/FUL

**Ward : Fairfield**

Location : Pavement O/S 86 - 90 North End  
Croydon  
CR0 1UJ

Type: Full planning permission

Proposal : Replacement of an existing telephone kiosk with a multifunction Hub unit featuring an integral advertisement display and defibrillator

Date Decision: 13.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03200/FUL

**Ward : Fairfield**

Location : Pavement O/S 112 North End  
Croydon  
CR0 1UD

Type: Full planning permission

Proposal : Replacement of an existing telephone kiosk with a multifunction Hub unit featuring an integral advertisement display and defibrillator

Date Decision: 13.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03217/ADV

**Ward : Fairfield**

Location : O/S 83 - 85 North End  
Croydon  
CR0 1TJ

Type: Consent to display advertisements

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 08.10.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03221/ADV **Ward : Fairfield**  
Location : Pavement O/S 5 - 9 North End **Type: Consent to display**  
Croydon **advertisements**  
CR0 1TY

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 05.10.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03224/FUL **Ward : Fairfield**  
Location : O/S Green Dragon House **Type: Full planning permission**  
64 - 70 High Street  
Croydon  
CR0 9XN

Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 16.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03225/ADV **Ward : Fairfield**  
Location : O/S Green Dragon House **Type: Consent to display**  
64 - 70 High Street **advertisements**  
Croydon  
CR0 9XN

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 16.09.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03488/FUL **Ward : Fairfield**  
Location : 86 Clarendon Road **Type: Full planning permission**  
Croydon  
CR0 3SG





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Former Site Of Taberner House Type: Discharge of Conditions  
Park Lane  
Croydon  
CR9 3JS

Proposal : Discharge of condition 34 (residential management plan for Block 1) attached to planning permission 20/04114/CONR relating to the Queens Gardens and the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 08.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04290/DISC Ward : **Fairfield**  
Location : Former Site Of Taberner House Type: Discharge of Conditions  
Park Lane  
Croydon  
CR9 3JS

Proposal : Discharge of condition 26 (contamination) attached to planning permission 20/04114/CONR relating to the Queens Gardens and the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 08.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04331/NMA Ward : **Fairfield**  
Location : Development Site Between Type: Non-material amendment  
1 - 17 Scarbrook Road  
Croydon  
CR0 9XN

Proposal : Non material amendment to planning permission reference 15/01462/P granted on the 04/02/2018 for the 'Erection of an eleven storey building, comprising 13 three bedroom, 20 one bedroom and 9 two bedroom flats with associated landscaping, cycle parking and amenity space.' Changes include alterations to internal layout, provision of PV panels and alterations at ground floor level.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 15.09.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04441/DISC **Ward : Fairfield**  
Location : Electric House **Type: Discharge of Conditions**  
3 Wellesley Road  
Croydon  
CR0 2AG  
Proposal : Discharge of Condition 10 (BREEAM post construction review) attached to planning consent 20/02813/FUL for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.

Date Decision: 01.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04654/DISC **Ward : Fairfield**  
Location : 6-44 Station Road And Queens Hall Car **Type: Discharge of Conditions**  
Park, Poplar Walk, Croydon (St Michael's  
Square)  
Proposal : Details required by Condition 28 (archaeological evaluation) of planning permission 20/04010/CONR

Date Decision: 24.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04873/DISC **Ward : Fairfield**  
Location : Development Site Former Site Of Sydenham **Type: Discharge of Conditions**  
Court  
52 Sydenham Road  
Croydon  
CR0 2EF  
Proposal : Details pursuant to Condition 21 ( soil contamination test report) of planning permission 19/04764/ful granted for the proposed demolition of the existing buildings followed by the re-development of a new residential development consisting of two separate blocks (6 storeys and 4 storeys respectively) containing 43 new homes, new hard and soft landscaping, courtyards, cycle and vehicle parking with refuse areas.

Date Decision: 06.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03381/TRE **Ward : Kenley**  
Location : 126 Welcomes Road **Type: Consent for works to protected trees**  
Kenley  
CR8 5HH  
Proposal : T1, Douglas fir tree to be removed to ground level.

My client is very happy to replant in his garden to a more suitable place for the tree and the house.

Date Decision: 28.09.21

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 21/03465/FUL **Ward : Kenley**  
Location : Land At R/O 31 - 33 Hillcrest Road **Type: Full planning permission**  
Whyteleafe  
CR3 0DN  
Proposal : Alterations to include alterations to land levels, erection of a pair of two storey 3 bedroom houses (lower ground/ground floor levels) with a platform at front with steps adjacent, alterations to existing dropped kerb, provision of parking and associated refuse stores fronting Hilltop Road

Date Decision: 15.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03527/NMA **Ward : Kenley**  
Location : 133 Godstone Road **Type: Non-material amendment**  
Kenley  
CR8 5BD  
Proposal : Non-material amendment sought for alterations to openings within side and rear elevation to planning permission 19/00306/FUL for demolition of Motor Spares shop and development of 6 flats including associated soft ad hardstanding, bicycle and refuse/recycling storage.

Date Decision: 30.09.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/03675/HSE  
Location : 15 Cedar Walk  
Kenley  
CR8 5JL  
Ward : **Kenley**  
Type: Householder Application  
Proposal : Demolition of existing garage and erection of two storey side and rear extension  
Date Decision: 29.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03811/TRE  
Location : 26 Pondfield Road  
Kenley  
CR8 5JX  
Ward : **Kenley**  
Type: Consent for works to protected trees  
Proposal : T1 Beech: 2 metre crown reduction up to a 25mm max cut size, with a 4 metre crown lift measured from base of stem.  
(TPO 22, 1970)  
Date Decision: 15.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/03871/TRE  
Location : 9 Betula Close  
Kenley  
CR8 5ET  
Ward : **Kenley**  
Type: Consent for works to protected trees  
Proposal : T6 Beech - Reduce crown by approx 2m up to a 25mm max cut size, raise crown over road to 5m measured from ground level.  
(TPO 6, 2010)  
Date Decision: 28.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/03912/LP  
Location : 75 Kenmore Road  
Kenley  
CR8 5NW  
Ward : **Kenley**  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of hip to gable loft conversion with dormer in the rear roof slope and roof lights in the front.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 23.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03916/HSE  
Location : 9 Park Road  
Kenley  
CR8 5AS  
Proposal : Single storey rear extension

**Ward : Kenley**  
Type: Householder Application

Date Decision: 21.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03958/DISC  
Location : Land R/O 5-6 Oaklands Gardens  
Kenley  
CR8 5DS  
Proposal : Discharge of condition 10 (sub-division of the plot) attached to planning permission 19/01810/FUL for Alterations to land levels, erection of detached two storey 3 bedroom house with decking, associated bin and cycle stores

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

Date Decision: 08.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03973/HSE  
Location : 80 Hayes Lane  
Kenley  
CR8 5JQ  
Proposal : Alterations including the demolition of the existing single storey side double garage and erection of a two storey side extension, single storey rear extension, front porch and a rear roof extension including raising the ridge of the main roof.

**Ward : Kenley**  
Type: Householder Application

Date Decision: 29.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04103/TRE  
**Ward : Kenley**

## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 29 Hermitage Road  
Kenley  
CR8 5EA

Type: Consent for works to protected trees

Proposal : Austrian Pine T1 Reduce lateral crown spread over garden by 2m leaving 3-4m & remove 3 small low branches  
Austrian Pine T2 Reduce lateral crown spread over garden by 2m leaving 3-4m & remove 3 low branches  
Austrian Pine T3 Reduce lateral crown spread over garden by 2m leaving 3-4m & remove 3 small low branches

To balance crown and reduce branches overhanging garden area and allow more light

Date Decision: 29.09.21

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 21/04118/HSE  
Location : 34 Cumberlands  
Kenley  
CR8 5DX

Ward : **Kenley**  
Type: Householder Application

Proposal : Alterations including the erection of a single storey side and rear extension, including raised terrace and front porch.

Date Decision: 29.09.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/04137/LP  
Location : 99 Valley Road  
Kenley  
CR8 5BY

Ward : **Kenley**  
Type: LDC (Proposed) Operations edged

Proposal : Proposed loft conversion to form a study with internal staircase access, a rear dormer and front roof light

Date Decision: 01.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04268/NMA  
Location : East Cliff House  
5 Highland Road  
Purley

Ward : **Kenley**  
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Non-material amendment to PP 19/03074/FUL (Demolition of existing detached house and detached garage and replacement with 9 new apartments in a single block with parking to the front.).

Date Decision: 15.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04606/NMA

**Ward : Kenley**

Location : Sycamores  
Kenley Lane  
Kenley  
CR8 5DF

Type: Non-material amendment

Proposal : Demolition of existing single dwelling and construction of a building comprising 9 flats, associated vehicle and cycle parking, refuse storage and hard and soft landscaping (amendment to application 20/02074/FUL)

Date Decision: 29.09.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04690/LP

**Ward : Kenley**

Location : 15 Bencombe Road  
Purley  
CR8 4DR

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension, replacement front porch and two side dormers to the main roof of the property.

Date Decision: 22.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04833/LP

**Ward : Kenley**

Location : 59 Welcomes Road  
Kenley  
CR8 5HA

Type: LDC (Proposed) Operations edged

Proposal : Conversion of garage into habitable accommodation and erection of a front porch.

Date Decision: 04.10.21

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 33 Netley Close  
Croydon  
CR0 0QR  
Type: Householder Application

Proposal : Erection of a front porch, single-storey side extension, front retaining wall and additional vehicle crossover for relocated vehicle hardstanding.

Date Decision: 21.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03861/HSE  
Location : 108 Dunsfold Way  
Croydon  
CR0 0TN  
Type: Householder Application  
Ward : **New Addington North**

Proposal : Construction of single storey, ground floor side extension to a single dwelling.

Date Decision: 23.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04124/HSE  
Location : 68 Bygrove  
Field Way  
Croydon  
CR0 9DG  
Type: Householder Application  
Ward : **New Addington North**

Proposal : Erection of pedestrian access ramps to front and rear of existing dwelling.

Date Decision: 29.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04221/HSE  
Location : 20 Brierley  
Field Way  
Croydon  
CR0 9DP  
Type: Householder Application  
Ward : **New Addington North**

Proposal : Erection of a pedestrian access ramp.

Date Decision: 05.10.21

**Permission Granted**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 4 Arnalls Road  
Norbury  
London  
SW16 3EP

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 4 (elevational detail) of Listed Building Consent ref 20/00114/lbc approved for Demolition of existing outbuilding, erection of enlarged outbuilding, ground floor rear link extension and internal alterations.

Date Decision: 23.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/01733/FUL

Ward : **Norbury Park**

Location : 68 And 70 Gibson's Hill  
Norbury  
London  
SW16 3JS

Type: Full planning permission

Proposal : Erection of first floor rear extension and side extension to No 68 Gibson's Hill and Erection of first floor rear extension and a two storey side extension to 70 Gibson's Hill.

Date Decision: 05.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/02897/HSE

Ward : **Norbury Park**

Location : 9 Norbury Hill  
Norbury  
London  
SW16 3LA

Type: Householder Application

Proposal : Ground floor rear single storey extension, double storey side extension and front porch extension.

Date Decision: 01.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03075/HSE

Ward : **Norbury Park**

Location : 262 Norbury Avenue  
Norbury  
London  
SW16 3RL

Type: Householder Application



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 266 Green Lane  
Norbury  
London  
SW16 3BA  
Type: Householder Application  
Proposal : Double storey side extension to existing garage set back 500mm from the street front elevation and built to match existing material.

Date Decision: 24.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03921/LP  
Location : 50 Croft Road  
Norbury  
London  
SW16 3NF  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury Park**  
Proposal : Erection of single storey side extension.

Date Decision: 22.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04079/CONR  
Location : 252 Norbury Avenue  
Norbury  
London  
SW16 3RN  
Type: Removal of Condition  
Ward : **Norbury Park**  
Proposal : Alteration to Condition 1 (Plans) and Condition 2 (Landscaping) of LPA ref: 18/00345/FUL (Proposed subdivision into two dwellings and Erection of single/two-storey side/rear extension, alterations to front facade and dormer extensions in rear roof slopes)

Date Decision: 01.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04180/LP  
Location : 34 Georgia Road  
Thornton Heath  
CR7 8DQ  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury Park**  
Proposal : Erection of hip to gable and rear dormer extension and installation of 3 rooflights in front roofslope.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 23.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04393/GPDO  
Location : 48 Virginia Road  
Thornton Heath  
CR7 8EJ

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

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

Date Decision: 06.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04459/HSE  
Location : 24 Norbury Hill  
Norbury  
London  
SW16 3LB

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

Proposal : Erection of single storey rear extension

Date Decision: 01.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05021/LP  
Location : 43 St Oswald's Road  
Norbury  
London  
SW16 3SA

**Ward : Norbury Park**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey outbuilding.

Date Decision: 06.10.21

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

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 134 Tylecroft Road  
Norbury  
London  
SW16 4TE  
Type: Householder Application

Proposal : Conversion of loft into habitable space facilitated by the installation of one rooflight to the front roof space and two to the rear roof space

Date Decision: 13.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03560/HSE  
Location : 80 Dunbar Avenue  
Norbury  
London  
SW16 4SD  
Type: Householder Application  
Ward : **Norbury And Pollards Hill**

Proposal : Erection of 2.0m high boundary treatment in rear garden

Date Decision: 23.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03576/GPDO  
Location : 25 Semley Road  
Norbury  
London  
SW16 4PS  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Norbury And Pollards Hill**

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum overall height of 3.2 metres

Date Decision: 16.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/03668/LP  
Location : 39 Pollards Hill South  
Norbury  
London  
SW16 4LW  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury And Pollards Hill**

Proposal : Erection of hip-to-gable, rear dormer and 3x roof lights to the front roof slope



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03981/TRE  
Location : 21 Ena Road  
Norbury  
London  
SW16 4JD  
Proposal : T1 - Ash tree - Crown raise over applicants patio to 3.5-4m from ground level.

**Ward : Norbury And Pollards Hill**  
Type: Consent for works to protected trees

Date Decision: 29.09.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/04009/LP  
Location : 87 Melrose Avenue  
Norbury  
London  
SW16 4RU  
Proposal : Erection of single storey rear extension and dormer to rear roof slope. Insertion of three rooflights to front roof slope.

**Ward : Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged

Date Decision: 21.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04299/GPDO  
Location : 68 Stanford Road  
Norbury  
London  
SW16 4QA  
Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

**Ward : Norbury And Pollards Hill**  
Type: Prior Appvl - Class A Larger House Extns

Date Decision: 30.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Single-storey rear extension and internal alterations

Date Decision: 08.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03716/HSE

Ward : **Old Coulsdon**

Location : 39 Stoneyfield Road  
Coulsdon  
CR5 2HP

Type: Householder Application

Proposal : Erection of a single storey outbuilding to the rear garden for use as a granny annexe.

Date Decision: 23.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03810/TRE

Ward : **Old Coulsdon**

Location : 87 Bradmore Way  
Coulsdon  
CR5 1PE

Type: Consent for works to protected trees

Proposal : Oak - T1 - Crown reduce by 2.0m with a maximum cut diameter of 25mm.  
(TPO 7, 2019)

Date Decision: 15.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/03881/LP

Ward : **Old Coulsdon**

Location : 24 Bishops Close  
Coulsdon  
CR5 1HH

Type: LDC (Proposed) Operations edged

Proposal : Conversion of garage into living accommodation, including enclosure of existing covered area to side of house and alterations to porch.

Date Decision: 08.10.21

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Ref. No. : 21/03920/TRE  
Location : 3 Windmill Place  
Coulsdon  
Croydon  
CR5 1FB

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

Proposal : T1 - Lime: 2 metre crown reduction to SE facing branches up to a max cut size of 25mm.  
(TPO 158)

Date Decision: 28.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04011/CAT  
Location : Dormer Lodge  
234 Coulsdon Road  
Coulsdon  
CR5 1EA

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

Proposal : T01 - Conifer: Reduce height by 4 meters and cut back to clear phone line by 1 meter.  
T399 - Silver Birch: Crown Reduce by 2 metres

Date Decision: 29.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04721/PDO  
Location : Purley J Fisher RFC  
Coulsdon Road  
Coulsdon  
CR5 1EE

**Ward : Old Coulsdon**  
Type: Observations on permitted development

Proposal : Removal and replacement of 2no antennas, internal upgrade of existing equipment cabin and associated ancillary works thereto.

Date Decision: 30.09.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/03454/FUL  
**Ward : Park Hill And Whitgift**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : The Cedars School  
Coombe Road  
Croydon  
CR0 5RD

Type: Full planning permission

Proposal : Installation of a Multi Use Games Area (MUGA) with protective fence, reconfiguration of the southern car parking area and provision of ancillary soft and hard landscaping.

Date Decision: 27.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03855/HSE

Location : 23 Paul Gardens  
Croydon  
CR0 5QL

Type: **Ward : Park Hill And Whitgift**  
Householder Application

Proposal : Single Storey Side Extension to 3 storey townhouse.

Date Decision: 23.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04161/HSE

Location : 14 Radcliffe Road  
Croydon  
CR0 5QE

Type: **Ward : Park Hill And Whitgift**  
Householder Application

Proposal : Removal of existing conservatory, erection of a single-storey side/rear extension (retrospective application).

Date Decision: 04.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/00002/OUT

Location : 11 Coombe Wood Hill  
Purley  
CR8 1JP

Type: **Ward : Purley Oaks And Riddlesdown**  
Outline planning permission

Proposal : Outline application for the redevelopment and sub-division of site to provide 2x two-storey semi detached dwelling houses (2 x 4-bed), involving associated parking, cycle parking, refuse storage and landscaping.





Ref. No. : 21/03999/TRE **Ward : Purley Oaks And Riddlesdown**  
Location : 30A Warren Road **Type: Consent for works to protected trees**  
Purley  
CR8 1AA  
Proposal : 1 x Pine - Reduce 4 South West facing lateral branches by 2m.  
1 x multi stemmed Lime - Reduce height by 2m and reduce lateral spread by 1m.  
(TPO 12, 1988)

Date Decision: 29.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04046/GPDO **Ward : Purley Oaks And Riddlesdown**  
Location : 3 Norman Avenue **Type: Prior Appvl - Class A Larger House Extns**  
South Croydon  
CR2 0QH  
Proposal : Erection of a single storey rear extension projecting out 5.35 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 15.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04058/NMA **Ward : Purley Oaks And Riddlesdown**  
Location : 48 Kendall Avenue South **Type: Non-material amendment**  
South Croydon  
CR2 0QQ  
Proposal : Non-material amendment to PP 21/00851/HSE (Single storey side and rear extension (following demolition of part of the side garage and rear extension).

Date Decision: 15.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04167/GPDO **Ward : Purley Oaks And Riddlesdown**  
Location : Cappella Court, Fifth Floor Type: Prior Appvl - Class E to  
725 Brighton Road (dwellings) C3  
Purley  
CR8 2PG  
Proposal : Change of use from Class E to Class C3 to provide 22 self-contained flats under  
Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted  
Development) (England) Order 2015 (as amended)

Date Decision: 05.10.21

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 21/04176/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 142 Riddlesdown Road Type: Householder Application  
Purley  
CR8 1DE  
Proposal : Alterations including garage conversion, porch and velux window to front roof slope

Date Decision: 04.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04265/LP **Ward : Purley Oaks And Riddlesdown**  
Location : 21 Montpelier Road Type: LDC (Proposed) Operations  
Purley edged  
CR8 2QE  
Proposal : Erection of single storey rear extension

Date Decision: 06.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/05058/TRE **Ward : Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Riddlesdown Collegiate  
Honister Heights  
Purley  
CR8 1EX

Type: Consent for works to protected trees

Proposal : G1- Oak trees: Reduce South East facing lateral branches by up to 2m in branch length.  
(TPO no. 16, 2013)

Date Decision: 04.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00886/CONR

Location : 129A Foxley Lane  
Purley  
CR8 3HR

Ward : **Purley And Woodcote**

Type: Removal of Condition

Proposal : Removal of Condition 4 (materials) and variation of Condition 1 (drawings) attached to planning permission 17/04305/FUL for the demolition of existing garage and workshop. Erection of 4 bedroom detached house with accommodation in roof space. [Retrospective application].

Date Decision: 14.09.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/05626/FUL

Location : Rear Of 54 - 56 Brighton Road  
Purley  
CR8 2LJ

Ward : **Purley And Woodcote**

Type: Full planning permission

Proposal : Erection of 4x 4 bedroom houses to the rear of 54 & 56 Brighton Road, accessed via Purley Rise, with associated vehicle access, vehicular parking, private amenity spaces, refuse storage and cycle storage.

Date Decision: 08.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/06025/CONR

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Land Development Site Former Site Of 41 - Type: Removal of Condition  
43  
Russell Hill Road  
Purley

Proposal : Variation of condition 1 (approved plans) attached to planning permission 18/04264/FUL

Date Decision: 20.09.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/06598/FUL Ward : **Purley And Woodcote**  
Location : 6 Woodcote Drive Type: Full planning permission  
Purley

CR8 3PD

Proposal : Demolition of existing two storey dwelling and erection of a three/four storey building comprising 9 self-contained flats; hard and soft landscaping; boundary treatment; new access drive to facilitate parking to the rear; communal/private amenity/play space and external refuse/recycling storage and cycle parking.

Date Decision: 30.09.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/02046/FUL Ward : **Purley And Woodcote**  
Location : Adjacent 19 Rose Walk Type: Full planning permission  
Purley

CR8 3LJ

Proposal : Alterations and construction of a two storey rear extension to the existing garage to provide a 4 bedroom, single family dwelling house in the garden of the host building and the erection of a single storey garage to the east of the existing house.

Date Decision: 08.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/02101/DISC Ward : **Purley And Woodcote**  
Location : 39 Pampisford Road Type: Discharge of Conditions  
Purley  
CR8 2NJ

## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Discharge of Conditions 3 (SUDS), 4 (Materials), 5 (Landscaping) and 6 (Cycle and refuse) attached to planning permission 20/06206/CONR for Demolition of existing dwelling, erection of a four storey building comprising of nine flats and provision of associated amenity space, parking spaces, cycle and refuse store.

Date Decision: 01.10.21

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 21/02166/HSE  
Location : 3A Woodcote Lane  
Purley  
CR8 3HB

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

Proposal : Demolition and reconstruction of garage, new basement, side and front extensions and roof alterations

Date Decision: 08.10.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/02616/FUL  
Location : 938 Brighton Road  
Purley  
CR8 2LP

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

Proposal : Change of use from a bank (Use Class E) to mixed use restaurant and takeaway (Use Class E /Sui generis). External alterations to include installation of extraction system to rear.

Date Decision: 01.10.21

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 21/02992/CONR  
Location : Kingsmead Court  
10 Smitham Downs Road  
Purley  
CR8 4NA

Ward : **Purley And Woodcote**  
Type: Removal of Condition



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Development Site At  
129 - 131 Brighton Road  
Purley  
CR8 4HE  
Type: Removal of Condition

Proposal : Variation of Condition 3 (Landscaping) and removal of Condition 6 (Children's Play Space) attached to planning permission ref. 19/01628/FUL for the demolition of existing buildings and erection of 1 three/four storey building containing 9 flats, and 1 three storey building at rear containing 9 flats. Formation of access road and provision of associated parking, bike and refuse store, and landscaping.

Date Decision: 29.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03378/HSE  
Location : 55 Stoats Nest Road  
Coulsdon  
CR5 2JJ  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Alterations, erection of roof extension and conversion of the existing detached garage to create a new annex associated with the existing dwelling.

Date Decision: 07.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/03406/HSE  
Location : 37 Smitham Bottom Lane  
Purley  
CR8 3DE  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Proposed repositioning of vehicular access following fence alterations

Date Decision: 04.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03430/LP  
Location : Wilmington  
Beaumont Road  
Purley  
CR8 2EJ  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 04.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03872/TRE  
Location : 11 Church Road  
Purley  
CR8 3QQ  
Proposal : T1 - 2 x Beech - Reduce crown by 2m up to a 25mm max cut size, remove 1 low branch growing towards property.  
T2 - 1 x Oak - Crown thin by 20% & remove epicormic growth on the trunk.  
(TPO 42, 1987)

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

Date Decision: 28.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/03873/CAT  
Location : 3A Woodcote Lane  
Purley  
CR8 3HB  
Proposal : T1, Beech- Crown lift to 4m from ground level.  
T2, Tulip tree - Reduce back lateral branches overhanging pool area by up to 1m in branch length.  
T3, Sycamore- Remove low branch growing into Conifer tree  
T4, Ash- Crown lift to 3.5m and reduce back low lateral branch by approx. 2m to clear neighbouring property.

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

Date Decision: 28.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03930/HSE  
Location : 39 Graham Road  
Purley  
CR8 2EN  
Proposal : Two-storey side extension

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

Date Decision: 21.09.21

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/03962/HSE  
Location : 32 Plough Lane  
Purley  
CR8 3QA  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Alterations, erection of single storey rear extension to provide an additional bedroom with ensuite bathroom and courtyard area (KNOWN AS THE BILLIARDS)

Date Decision: 24.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04001/LP  
Location : 3 Hartley Way  
Purley  
CR8 4EJ  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged  
Proposal : Installation of rooflights on the front roofslope, erection of gable end roof extension and enlargement of roof

Date Decision: 07.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04003/HSE  
Location : 6 Friends Road  
Purley  
CR8 1BL  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Erection of single storey side extension.

Date Decision: 23.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04017/DISC  
Location : Purley Baptist Church And Hall, Banstead Road, 1-4 Russell Hill Parade, 1 Russell Hill Road And, 2-12 Brighton Road And 1-9 Banstead Road Purley CR8  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Partial discharge of condition 24 (District Energy Connection Strategy) for Phase 1 attached to permission 16/02994/P for Demolition of existing buildings on two sites, erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses

Date Decision: 27.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04049/TRE  
Location : 32A Selcroft Road  
Purley  
CR8 1AD  
Proposal : T1 Yew: Fell  
T2 Oak: Crown Reduce east facing lateral branches by 2 metres and 25mm cut size.  
(TPO 17, 1973)

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

Date Decision: 29.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04119/HSE  
Location : High Trees  
10A Woodland Way  
Purley  
CR8 2HU  
Proposal : Erection of a first floor extension and single storey side extension to the existing garage.

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

Date Decision: 29.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04252/DISC  
Location : 49 Hartley Old Road  
Purley  
CR8 4HH  
Proposal : Discharge of Conditions

**Ward : Purley And Woodcote**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Discharge of condition 3 - external facing materials, 6 - details of vehicular access including visibility splays, 7 - hard and soft landscaping, 8 - water target, 9 - carbon dioxide emissions attached to planning permission 21/02372/FUL for demolition of existing 2 bedroom bungalow, alterations, erection of 3 bedroom chalet bungalow with a dormer feature on the rear roofslope and attached garage

Date Decision: 01.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04273/GPDO

**Ward : Purley And Woodcote**

Location : 2 Church Hill  
Purley  
CR8 3QN

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.36 metres and a maximum height of 4 metres

Date Decision: 23.09.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04646/DISC

**Ward : Purley And Woodcote**

Location : 35A Smitham Bottom Lane  
Purley  
CR8 3DE

Type: Discharge of Conditions

Proposal : Discharge of condition 6 (carbon dioxide reduction) attached to planning application 19/05396/CONR for the Variation of Condition 1 (approved plans) attached to Planning Permission 18/05293/FUL granted for the demolition of dwellinghouse and erection of 3-storey development containing 9 apartments with associated access, 9 off-street parking spaces, cycle storage and refuse store

Date Decision: 23.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04875/DISC

**Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Woodcote Reservoir  
Smitham Bottom Lane  
Purley  
CR8 3DE

Type: Discharge of Conditions

Proposal : Discharge of condition 5 (ecology license) of planning reference 18/04720/FUL for the erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping

Date Decision: 07.10.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04910/NMA

Location : 95 - 95A Foxley Lane  
Purley  
CR8 3HP

Ward : **Purley And Woodcote**

Type: Non-material amendment

Proposal : Non-material amendment to planning application 20/01905/CONR

Date Decision: 29.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06469/FUL

Location : 51 The Ridge Way  
South Croydon  
CR2 0LJ

Ward : **Sanderstead**

Type: Full planning permission

Proposal : Demolition of existing two storey detached dwelling and construction of a two/three storey building to the front comprising 6 self-contained flats and part single; part two storey building to the rear (3 terraced dwellings); proposed access drive leading to the rear of the site; vehicular parking and new crossovers; hard and soft landscaping; boundary treatment; communal/play and private amenity space and cycle and refuse storage.

Date Decision: 30.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/06509/FUL

Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 11 Briton Hill Road  
South Croydon  
CR2 0JG  
Type: Full planning permission

Proposal : Demolition of existing chalet style dwelling house and the erection of two pairs of four bed semi's with associated vehicular access, parking, refuse and recycling stores and cycle stores and private amenity space.

Date Decision: 01.10.21

**Permission Granted**

Level: Planning Committee - Minor Applications

---

Ref. No. : 21/01994/PDO  
Location : Telecommunication Mast  
Mitchley Wood  
Dunmail Drive  
Purley  
CR8 1EX  
Ward : **Sanderstead**  
Type: Observations on permitted development

Proposal : Proposed upgrade comprises the replacement of 2no. existing antennas with 2no. new antennas, the installation of 1no. 300mm dish and 1no. 600mm dish, and ancillary work thereto.

Date Decision: 16.09.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/02118/TRE  
Location : 24 Maywater Close  
South Croydon  
CR2 0RS  
Ward : **Sanderstead**  
Type: Consent for works to protected trees  
Proposal : T1 Beech - Reduce & shape crown by 2m up to a max cut size of 25mm leaving 4m, crown thin by 10%.  
(TPO 145)

Date Decision: 17.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/02873/CONR  
Ward : **Sanderstead**





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 37 Kingswood Lane  
Warlingham  
CR6 9AB  
Type: Removal of Condition

Proposal : SECTION 73 APPLICATION: Seeking to vary condition 2 (drawing numbers) attached to planning permission 20/05326/FUL seeking to change a side door to a window, add parapet and glazing to balconies and internal alteration.

Date Decision: 14.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03824/HSE  
Location : 13 Kingswood Avenue  
South Croydon  
CR2 9DQ  
Type: Householder Application  
Ward : **Sanderstead**

Proposal : Erection of an outbuilding in the rear garden for use as a self-contained granny annexe

Date Decision: 30.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03932/TRE  
Location : Hurnford  
Hurnford Close  
South Croydon  
CR2 0AN  
Type: Consent for works to protected trees  
Ward : **Sanderstead**

Proposal : G1 - x3 Pine trees: 2 Metre reduction of SE facing lateral limbs up to a max cut size of 25mm.  
T2 - Common Beech. 2 Metre reduction of SE facing lateral limbs up to a max cut size of 25mm.  
(TPO 56)

Date Decision: 28.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/03988/HSE  
Location : 39 The Windings  
South Croydon  
CR2 0HW  
Type: Householder Application  
Ward : **Sanderstead**

Proposal : Single storey rear and side extension



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Erection of single storey front/side/rear extensions and alteration

Date Decision: 01.10.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04586/LP

**Ward : Sanderstead**

Location : 11 Sundown Avenue  
South Croydon  
CR2 0RQ

Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion including the erection of a rear hip to gable roof extension and side dormers, including one rooflight.

Date Decision: 16.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04592/LP

**Ward : Sanderstead**

Location : 49 Upper Selsdon Road  
South Croydon  
CR2 8DG

Type: LDC (Proposed) Operations  
edged

Proposal : Alterations including conversion of the existing garage to a habitable room.

Date Decision: 15.09.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04675/DISC

**Ward : Sanderstead**

Location : Yewbank  
Sanderstead Road  
South Croydon  
CR2 0AG

Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (SUDS) attached to planning permission ref. 20/00064/FUL for the demolition of the existing building and erection of a block of flats comprising of 9 units with associated parking and landscaping.

Date Decision: 01.10.21

**Not approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 36 Farley Road  
South Croydon  
CR2 8DA

Type: Householder Application

Proposal : Erection of a part two-storey, part single-storey side extension and front porch.

Date Decision: 28.09.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04076/TRE

Ward : **Selsdon And Addington Village**

Location : 60 Lomond Gardens  
South Croydon  
CR2 8EQ

Type: Consent for works to protected trees

Proposal : T1 Field Maple - 2 metres crown reduction up to 25mm cut size.  
T2 - Field Maple - 2 metres crown reduction up to 25mm cut size and removal of the lowest west facing lateral branch.  
(TPO 40,1990)

Date Decision: 29.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04229/HSE

Ward : **Selsdon And Addington Village**

Location : 106 Littleheath Road  
South Croydon  
CR2 7SE

Type: Householder Application

Proposal : Alterations, erection of single/two storey side/rear extension to form granny annexe and single storey rear extension to the rear of the existing property with alterations at rear with new steps

Date Decision: 06.10.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04349/HSE

Ward : **Selsdon And Addington Village**

Location : 51 Queenhill Road  
South Croydon  
CR2 8DW

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Alterations, proposed rear outbuilding

Date Decision: 01.10.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/00642/CONR  
Location : 32 Kingswood Way  
South Croydon  
CR2 8QP

**Ward : Selsdon Vale And Forestdale**  
Type: Removal of Condition

Proposal : Variation of condition 1 (approved drawings) attached to application 19/02090/FUL for Alterations and erection of front porch, erection of dormer extension on front roof slope, erection of single/two storey rear extension at lower ground floor/ground floor levels and conversion to form 3 two bedrooms and 2 three bedroom flats with associated parking for 6 cars, cycle and refuse storage and amenity area

Date Decision: 17.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03990/HSE  
Location : 14 Old Farleigh Road  
South Croydon  
CR2 8PB

**Ward : Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 23.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04004/HSE  
Location : 35 Kingswood Way  
South Croydon  
CR2 8QL

**Ward : Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Alterations, landscaping works to rear garden to form a level garden area & erection of a detached garden building for use incidental to the enjoyment of the dwelling house (part retrospective)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 24.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04294/PA8  
Location : Land At Junction Of Old Farleigh Road  
Addington Road  
South Croydon  
CR2 8LJ

**Ward :** Selsdon Vale And Forestdale  
**Type:** Telecommunications Code  
System operator

Proposal : Installation of a 20m high Hutchinson engineering monopole with 6no. antennas, 1no. GPS unit, 2no. cabinets and ancillary development.

Date Decision: 08.10.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04722/PDO  
Location : Addington Well Pumping Station  
Featherbed Lane  
Croydon  
CR0 9AF

**Ward :** Selsdon Vale And Forestdale  
**Type:** Observations on permitted  
development

Proposal : Removal and replacement of 2no antennas and 1no equipment cabinet with associated ancillary works thereto.

Date Decision: 08.10.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 19/04087/DISC  
Location : 170 Whitehorse Road  
Croydon  
CR0 2LA

**Ward :** Selhurst  
**Type:** Discharge of Conditions

Proposal : Discharge of condition 5 (contamination) of permission Ref: 19/02727/GPDO

Date Decision: 14.09.21

**Not approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Level: Delegated Business Meeting

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Ref. No. : 20/00428/LE  
Location : Flat 2  
333 Sydenham Road  
Croydon  
CR0 2EL  
Proposal : Erection of terrace at rear of flat 2 (retrospective)  
Date Decision: 15.09.21  
Ward : **Selhurst**  
Type: LDC (Existing) Use edged

**Revocation of Lawful Devt Certificate**

Level: Delegated Business Meeting

---

Ref. No. : 21/03360/HSE  
Location : 1 Princess Road  
Croydon  
CR0 2QY  
Proposal : Construction of railings and access ramp.  
Date Decision: 21.09.21  
Ward : **Selhurst**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04069/FUL  
Location : 58 Selhurst New Road  
South Norwood  
London  
SE25 5PU  
Proposal : Alterations, installation of replacement windows and door and erection of replacement roof to existing garage and conversion of garage to office/gym.  
Date Decision: 28.09.21  
Ward : **Selhurst**  
Type: Full planning permission

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04429/GPDO  
Location : 25 Edith Road  
South Norwood  
London  
SE25 5PG  
Proposal :  
Date Decision:  
Ward : **Selhurst**  
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

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

Date Decision: 06.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04778/LP

**Ward : Selhurst**

Location : 18 Holmesdale Road

Type: LDC (Proposed) Operations edged

Croydon

CR0 2LQ

Proposal : Erection of outbuilding for office use

Date Decision: 27.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/03691/DISC

**Ward : Shirley North**

Location : 174 The Glade

Type: Discharge of Conditions

Croydon

CR0 7UF

Proposal : Discharge of Condition 5 (Details) of LPA ref: 20/01968/FUL (Proposed conversion of the house into two flats (1x3, 1x2 bedroom flats))

Date Decision: 29.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02229/FUL

**Ward : Shirley North**

Location : 167 Shirley Road

Type: Full planning permission

Croydon

CR0 8SS

Proposal : Erection of a single storey side/rear extension

Date Decision: 05.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/03788/TRE **Ward : Shirley North**  
Location : 15 Burrell Close Type: Consent for works to protected  
Croydon trees  
CR0 7QL  
Proposal : Oak trees - T1-T5 are proposed to have a crown reduction of 3-3.5 meters and the  
removal of the tree closest to the property in order to prevent tree causing possible  
damage to house roof.  
(TPO 26, 1977)

Date Decision: 15.09.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/03923/TRE **Ward : Shirley North**  
Location : 59 Greenview Avenue Type: Consent for works to protected  
Croydon trees  
CR0 7QW  
Proposal : To reduce the South facing lateral branches of the 20 Sycamore trees that form G1 on  
the southern border of 59 Greenview Avenue by 2 metres and 25mm.  
(TPO 49, 1983)

Date Decision: 28.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04029/DISC **Ward : Shirley North**  
Location : 17 Orchard Avenue Type: Discharge of Conditions  
Croydon  
CR0 8UB  
Proposal : Details pursuant to condition 2 (materials), 4 (refuse), 5 (cycle storage), 8 (Construction  
Logistics Plan) , 11 (security lighting) of planning permission 19/00131/FUL for demolition  
of existing detached house, erection of 3-storey building with further floor of  
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.

Date Decision: 08.10.21

**Part Approved / Part Not Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/04037/HSE  
Location : 9 Delamare Crescent  
Croydon  
CR0 7BW  
Ward : Shirley North  
Type: Householder Application  
Proposal : Alterations, erection of a porch and construction of new boundary brick boundary wall  
Date Decision: 29.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04071/LP  
Location : 165 The Glade  
Croydon  
CR0 7UL  
Ward : Shirley North  
Type: LDC (Proposed) Operations edged  
Proposal : Alterations, erection of a single storey rear extension  
Date Decision: 23.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04111/DISC  
Location : 17 Orchard Avenue  
Croydon  
CR0 8UB  
Ward : Shirley North  
Type: Discharge of Conditions  
Proposal : Details pursuant to Conditions 3 (landscape) 7 (land levels) and 13 (trees) of planning permission 19/00131/ful granted for Demolition of existing detached house, erection of 3-storey building with further floor of 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  
Date Decision: 28.09.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04139/DISC  
Location : 17 Orchard Avenue  
Croydon  
CR0 8UB  
Ward : Shirley North  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Details pursuant to Condition 12 (Drainage) in reference to planning permission ref 19/00131/FUL demolition of existing detached house, erection of 3-storey building with further floor of 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

Date Decision: 28.09.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04370/GPDO  
Location : 11 Orchard Rise  
Croydon  
CR0 7QZ

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

Proposal : Erection of single storey rear extension, projecting out 5 metres with maximum height of 3.0 metres

Date Decision: 30.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/03571/HSE  
Location : 2 Sandy Way  
Croydon  
CR0 8QT

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

Proposal : Erection of a single storey rear extension and the erection of a new outbuilding.

Date Decision: 01.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04027/HSE  
Location : 9 Shirley Church Road  
Croydon  
CR0 5EF

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

Proposal : Erection of a first floor side extension, alterations to roof and side dormer to facilitate loft conversion. Alterations to location of windows/doors.

## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 27.09.21

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/01172/FUL  
Location : 93 Blenheim Park Road  
South Croydon  
CR2 6BL  
Ward : **South Croydon**  
Type: Full planning permission  
Proposal : Erection of a part single, part two storey side extension, rear extension, alterations and extensions to the roof and conversion of the property into 4 self contained units.

Date Decision: 24.09.21

### Permission Granted

Level: Planning Committee - Minor Applications

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Ref. No. : 20/03437/FUL  
Location : 16 Coombe Road  
Croydon  
CR0 1BP  
Ward : **South Croydon**  
Type: Full planning permission  
Proposal : Demolition of existing dwellinghouse and the construction of a three-storey building comprising 5 flats with associated cycle store and landscaping.

Date Decision: 30.09.21

### Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

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Ref. No. : 21/00245/NMA  
Location : Development Site Former Site Of  
5 Croham Valley Road  
South Croydon  
CR2 7JE  
Ward : **South Croydon**  
Type: Non-material amendment  
Proposal : Non material amendment to planning application ref 19/03628/FUL dated 09/09/2020 granted for demolition of the existing property followed by a replacement development of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 17.09.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02282/HSE **Ward : South Croydon**  
Location : 44 Castlemaine Avenue **Type: Householder Application**  
South Croydon  
CR2 7HR  
Proposal : Alterations, part reconstruction of existing gable roof, erection of a double two storey side extension and single storey ground floor rear & side extension

Date Decision: 13.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/02390/DISC **Ward : South Croydon**  
Location : Montello Apartments **Type: Discharge of Conditions**  
23 South Park Hill Road  
South Croydon  
CR2 7DZ  
Proposal : Discharge of conditions 4 (materials), 6 (waste management plan) and 7 (cycle and refuse stores) attached to planning permission ref.20/03992/FUL. (Erection of two, 3 bedroom semi-detached houses to the rear of the existing building. Redesign of the communal garden. Provision of new bin & bike store).

Date Decision: 22.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02939/GPDO **Ward : South Croydon**  
Location : 105 South End **Type: Prior Appvl - Class B1(c) to Dwelling**  
Croydon  
CR0 1BG  
Proposal : Conversion of existing ground and first floor retail area into a self contained 1 bedroom flat with retail unit to front of property retained with a smaller footprint.

Date Decision: 04.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : Royal Russell School  
Coombe Lane  
Croydon  
CR9 5BX

Type: Discharge of Conditions

Proposal : Discharge of condition 6 (BREEAM final certificate) of planning reference 15/01323/P for the construction of two three-storey buildings to provide replacement residential student accommodation and associated landscaping and ecological enhancement works, and demolition of the existing Cambridge House residential student accommodation.

Date Decision: 08.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03588/LP

Location : 346 Brighton Road  
South Croydon  
CR2 6AJ

Ward : **South Croydon**

Type: LDC (Proposed) Operations edged

Proposal : Erection of loft conversion including an L-shaped rear dormer extension and 2x front roof lights to front roof slope.

Date Decision: 17.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03655/HSE

Location : 9 Rockhampton Road  
South Croydon  
CR2 7AQ

Ward : **South Croydon**

Type: Householder Application

Proposal : Erection of single storey side extension.

Date Decision: 17.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03738/NMA

Location : Land To Rear Of 23 And 25 Normanton Road  
South Croydon  
CR2 7AE

Ward : **South Croydon**

Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Non-material amendment sought for alterations to change 1bed unit into 2bed unit at second floor level to planning permission planning permission 20/02352/FUL, dated 26/03/2021: ' Construction of a four-storey building, including basement and roof accommodation, to accommodate 9 flats, under-croft vehicle and cycle parking, refuse store, vehicular access from existing parking area and landscaping.

Date Decision: 21.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	21/03945/LP	Ward :	<b>South Croydon</b>
Location :	11 Heathfield Road Croydon CR0 1EY	Type:	LDC (Proposed) Operations edged

Proposal : Alterations, erection of a single storey side extension

Date Decision: 27.09.21

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

Level: Delegated Business Meeting

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Ref. No. :	21/04006/HSE	Ward :	<b>South Croydon</b>
Location :	17 Blenheim Park Road South Croydon CR2 6BG	Type:	Householder Application

Proposal : Alterations, erection of a rear decking and steps, landscaping of the rear garden and erection of a detached outbuilding towards the rear garden.

Date Decision: 24.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	21/04033/HSE	Ward :	<b>South Croydon</b>
Location :	42 Bynes Road South Croydon CR2 0PR	Type:	Householder Application

Proposal : Erection of a single storey rear wraparound extension and a single storey outbuilding

Date Decision: 27.09.21

**Permission Refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/04056/GPDO  
Location : 10 Mansfield Road  
South Croydon  
CR2 6HN

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.3 metres and a maximum overall height of 3.2 metres

Date Decision: 15.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04098/FUL  
Location : 17 Temple Road  
Croydon  
CR0 1HU

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

Proposal : Conversion of single dwellinghouse to 1 x 3 bedroom flat and 2 x 1 bedroom flats, with associated refuse store

Date Decision: 29.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04106/GPDO  
Location : Progress House  
404 Brighton Road  
South Croydon  
CR2 6AN

**Ward : South Croydon**  
Type: Prior Appvl - Class T  
School/Nursery

Proposal : Notification for prior approval under the GPDO 2015 from change of use under Class T from office (Class E) to nursery (Class D1b)

Date Decision: 08.10.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/04188/LP

**Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 40 Croham Park Avenue  
South Croydon  
CR2 7HH  
Type: LDC (Proposed) Operations  
edged

Proposal : Alterations, erection of a single storey extension of the existing garage and conversion into office/playroom

Date Decision: 07.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04237/FUL  
Location : 24C Moreton Road  
South Croydon  
CR2 7DL  
Type: Full planning permission  
Ward : **South Croydon**

Proposal : Installation of three rooflight, one on side elevation roofslope, one on rear roofslope, and one on rear outrigger roof. (Retrospective)

Date Decision: 05.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04322/PAD  
Location : 1A Brighton Road  
South Croydon  
CR2 6EA  
Type: Determination prior approval  
demolition  
Ward : **South Croydon**

Proposal : Prior notification of the proposed demolition of single storey and two storey buildings at 1a Brighton Road

Date Decision: 27.09.21

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 21/04804/NMA  
Location : Montello Apartments  
23 South Park Hill Road  
South Croydon  
CR2 7DZ  
Type: Non-material amendment  
Ward : **South Croydon**

Proposal : Non-material amendment to planning permission ref. 20/03992/FUL for the erection of two, 3 bedroom semi-detached houses to the rear of the existing building. Redesign of the communal garden. Provision of new bin & bike store.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 29.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02607/FUL  
Location : 61 Whitworth Road  
South Norwood  
London  
SE25 6XJ

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

Proposal : Single storey rear and rear dormer roof extensions to facilitate the conversion of the property into 3no flats, with associated site alterations

Date Decision: 08.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03304/HSE  
Location : 72 Sunny Bank  
South Norwood  
London  
SE25 4TG

**Ward : South Norwood**  
Type: Householder Application

Proposal : Alterations, erection of additional storey, two-storey side extension, rear dormer extension and front porch extension and installation of 3 rooflights in front roofslope.

Date Decision: 01.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03611/HSE  
Location : 4 Prince Road  
South Norwood  
London  
SE25 6NN

**Ward : South Norwood**  
Type: Householder Application

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

Date Decision: 21.09.21

**Permission Granted**

Level: Delegated Business Meeting

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### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 21/04155/DISC **Ward : South Norwood**  
Location : Garage Block And Forecourt South Of 27 - 32 Type: Discharge of Conditions  
Avenue Gardens, Warminster Road, South  
Norwood  
London, SE25 4EB

Proposal : Details pursuant to the discharge of conditions 3 (landscaping) and 13 (carbon emissions) from planning permission 17/05954/FUL for 'Demolition of existing garages and the erection of a three storey building to provide six units together with landscaping and other associated works.'

Date Decision: 01.10.21

### Approved

Level: Delegated Business Meeting

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Ref. No. : 21/04212/LP **Ward : South Norwood**  
Location : 18 Southern Avenue Type: LDC (Proposed) Operations  
South Norwood edged  
London  
SE25 4BT

Proposal : Alteration of the roof from hip to gable end; rear dormer incorporating Juliet balcony; and installation of two rooflights to front roofslope

Date Decision: 08.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04430/HSE **Ward : South Norwood**  
Location : 2 Norhyrst Avenue Type: Householder Application  
South Norwood  
London  
SE25 4BZ

Proposal : Erection of single storey rear extension, front porch, raised garden level, lowering first floor window sill, floor plan redesign and all associated works

Date Decision: 24.09.21

### Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04652/LP  
Location : 76 Norhyrst Avenue  
South Norwood  
London  
SE25 4BZ  
Proposal : Erection of single storey rear extension.  
Date Decision: 23.09.21

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

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

Level: Delegated Business Meeting

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Ref. No. : 21/01129/FUL  
Location : 2 St Paul's Road  
Thornton Heath  
CR7 8NB  
Proposal : Erection of a ground floor rear extension, part side extension and conversion of a house into flats 1 x 3 bedroom flat and a 1 x 2 bedroom flat.  
Date Decision: 06.10.21

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

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/02255/NMA  
Location : 7 Willett Road And, 2-12 Thornton Road,  
Thornton Heath, CR7  
Proposal : Application for Non Material Amendment associated with the demolition of existing buildings, erection of 2 four storey buildings comprising a total of 14 one bed, 29 two bed and 7 three bed flats, alterations to existing vehicular access and provision of 31 associated parking spaces (amendment to planning permission 12/02749/P).  
Date Decision: 21.09.21

**Ward : Thornton Heath**  
Type: Non-material amendment

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/02310/HSE  
Location : 405 Whitehorse Road  
Croydon  
CR7 8SD  
Proposal : Erection of a two storey rear extension, loft conversion and roof extensions to provide a larger single dwelling house.

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 16.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03284/GPDO

**Ward : Thornton Heath**

Location : Beulah Road Post Office  
100 Beulah Road  
Thornton Heath  
CR7 8JF

Type: Prior Appvl - Class O offices to houses

Proposal : Prior approval application for change of use from office (Class E) to residential (Class C3) to provide 1 self-contained flat and installation of window in front elevation.

Date Decision: 30.09.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03745/GPDO

**Ward : Thornton Heath**

Location : 26 Wharncliffe Gardens  
South Norwood  
London  
SE25 6DQ

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 27.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/03759/HSE

**Ward : Thornton Heath**

Location : 21 Foulsham Road  
Thornton Heath  
CR7 8LQ

Type: Householder Application

Proposal : Erection of single storey side/rear extension.

Date Decision: 14.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03761/LP

**Ward : Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 31 Nursery Road  
Thornton Heath  
CR7 8RF  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single-storey rear extension, rear dormer extension and installation of 2 rooflights in front roofslope.

Date Decision: 24.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03869/HSE  
Location : 9 Westbrook Road  
Thornton Heath  
CR7 8PS  
Type: **Ward : Thornton Heath**  
Householder Application

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

Date Decision: 01.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04220/LE  
Location : 53 Grange Park Road  
Thornton Heath  
CR7 8QE  
Type: **Ward : Thornton Heath**  
LDC (Existing) Use edged

Proposal : Use of the property as two flats, one flat on the ground floor and one flat on the first floor

Date Decision: 06.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04255/LP  
Location : 21 Osborne Road  
Thornton Heath  
CR7 8PD  
Type: **Ward : Thornton Heath**  
LDC (Proposed) Operations  
edged

Proposal : Erection of single storey rear extension

Date Decision: 06.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04458/LP  
**Ward : Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 87B Burlington Road  
Thornton Heath  
CR7 8PJ  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of rear dormer  
Date Decision: 05.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04549/LP  
Location : 18 Elm Road  
Thornton Heath  
CR7 8RH  
Type: LDC (Proposed) Operations edged  
Ward : Thornton Heath  
Proposal : Erection of L shaped dormer and two roof lights to rear elevation and provision of two roof lights in the front roof slope.  
Date Decision: 17.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04627/NMA  
Location : Land R/O 19 Burlington Road  
Thornton Heath  
CR7 8PG  
Type: Non-material amendment  
Ward : Thornton Heath  
Proposal : Non-material amendment (alterations to materials, internal layouts and entrances) linked to planning application 19/03621/FUL for the 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: 22.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05639/FUL  
Location : 63 - 65 Imperial Way  
Croydon  
CR0 4RR  
Type: Full planning permission  
Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Use of existing building as a mixed use comprising a workshop and storage use Class E uses (formally Class B1a and B1c), B2 and B8 uses together with a place of religious worship Class F.1 (f) / F2 (b) use ( formally D1 place of worship and D2 community recreation) together with associated office and staff/visitor accommodation.

Date Decision: 23.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/00606/FUL  
Location : Whitgift School  
Haling Park  
South Croydon  
CR2 6YT

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

Proposal : Retention of 4 Portakabin classroom buildings (8nr classrooms) on existing car park and the installation of a temporary car park for 3 years.

Date Decision: 27.09.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00607/NMA  
Location : Units 2 & 4 Trojan Way  
Croydon  
CR0 4XL

**Ward : Waddon**  
Type: Non-material amendment

Proposal : Non material amendement to application ref 19/03735/FUL granted for Change of use from A1 (non-food) to A1 (unrestricted) to allow for a food retailer to occupy part of the retail warehouse and installation of additional plant on the north elevation. (Minor change to the colour of the frame of the shopfront).

Date Decision: 29.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02991/LP  
Location : 90 Stafford Road  
Croydon  
CR0 4NE

**Ward : Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Use of the outbuilding for purposes ancillary residential accomodation to the ground floor flat

Date Decision: 17.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03110/FUL **Ward : Waddon**  
Location : 40 Warrington Road Type: Full planning permission  
Croydon  
CR0 4BH  
Proposal : Alterations, Use of building as a dwellinghouse (Use Class C3)  
Date Decision: 05.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03207/HSE **Ward : Waddon**  
Location : 81 Bates Crescent Type: Householder Application  
Croydon  
CR0 4ET  
Proposal : Erection of two storey side extension, with roof light in rear roof slope and single storey rear/side extension.  
Date Decision: 29.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03260/FUL **Ward : Waddon**  
Location : Units 4, & 7-8 Commerce Park Type: Full planning permission  
19 Commerce Way  
Croydon  
CR0 4YL  
Proposal : Construction of windows, doors, external stairwell and installation of mezzanine floor for Units 7 and 8, construction of windows, doors and installation of mezzanine floor for Unit 4.  
Date Decision: 14.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03620/HSE **Ward : Waddon**  
Location : 25 Barrow Road Type: Householder Application  
Croydon  
CR0 4EZ  
Proposal : Single storey rear extension (following demolition of existing rear extension)



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Date Decision: 23.09.21

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/04064/HSE  
Location : 591 Purley Way  
Croydon  
CR0 4RJ  
Proposal : Alterations, erection of a proposed access ramp

**Ward : Waddon**  
Type: Householder Application

Date Decision: 28.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04090/TRE  
Location : Oaklands  
113 Haling Park Road  
South Croydon  
CR2 6NN  
Proposal : T1 -To remove lowest limb on Sycamore parallel with fence  
T2 -To remove two branches on Sycamore growing over drying area  
T3 - To fell Leylandii by fence  
T4 - To fell dying Cherry  
T5 - To crown lift Yew tree to give clearance from ground of approximately three metres  
T6 - To reduce remaining crown by two metres in height and re-shape crown  
T7 - To fell Lawson Cypress adjacent to Yew (crown sparse and offers little amenity value. Happy to re-plant)  
T8 - To cut back Sycamore from road and lift canopy to give three metre clearance  
T9 - To cut back overhang on Cherry tree (the Cherry tree which is to the left of Conifers on right hand side of garden) by 1.5metres  
(TPO 16, 1969)

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

Date Decision: 29.09.21

**Not Determined application**

Level: Delegated Business Meeting

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Ref. No. : 21/04138/GPDO  
Location : 44 Waddon Park Avenue  
Croydon  
CR0 4LU

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 2.9 metres

Date Decision: 15.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04173/HSE

**Ward : Waddon**

Location : 60 The Ridgeway  
Croydon  
CR0 4AE

Type: Householder Application

Proposal : Erection of a dormer on the side roof slope

Date Decision: 05.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04225/FUL

**Ward : Waddon**

Location : 102A South End  
Croydon  
CR0 1DQ

Type: Full planning permission

Proposal : Conversion of flat at first and second floors into two self-contained flats facilitated by two rear roof extensions and external alterations

Date Decision: 06.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04383/DISC

**Ward : Waddon**

Location : Makro  
Peterwood Way  
Croydon  
CR0 4UQ

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 7 ( Cycle Shelter), 10 (EVCP) of planning ref 20/00420/ful granted for External alterations to the existing warehouse and reconfiguration of the parking area to facilitate the change of use of the building from Cash & Carry (sui generis) to a Storage & Distribution warehouse (B8)

Date Decision: 06.10.21

**Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Ref. No. : 21/04737/DISC **Ward : Waddon**  
Location : Garages R/O 126-130 Coldharbour Road Type: Discharge of Conditions  
Croydon  
CR0 4DW  
Proposal : Discharge of Condition 11 attached to Planning Permission 20/03260/CONR for Variation of Conditions 1, 2, 5, 6, 7, 13, 10, 17, 18 attached to Planning Permission 16/06273/FUL for Demolition of garages and erection of a two-storey building comprising 4 one bedroom and 4 two bedroom flats together with landscaping and other associated works.  
Date Decision: 23.09.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05993/LP **Ward : Woodside**  
Location : 21 Westgate Road Type: LDC (Proposed) Operations  
South Norwood edged  
London  
SE25 4NA  
Proposal : Erection of a dormer in the rear roof slope and roof lights in the front roof slope  
Date Decision: 23.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/02598/DISC **Ward : Woodside**  
Location : Eldon Court Type: Discharge of Conditions  
Eldon Park  
South Norwood  
London  
SE25 4JG  
Proposal : Discharge of Condition 4 - Construction Logistics Plan - attached to Planning Permission Ref 18/06049/FUL for Demolition of existing building and erection of a 5-storey building comprising 15 residential flats (6 x one bed, 8 x two bed and 1 x three bed) together with the provision of one disabled parking space, secure cycle parking, refuse storage, private and communal amenity space, associated landscaping and infrastructure works.  
Date Decision: 23.09.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02923/FUL **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 636 Davidson Road  
Croydon  
CR0 6DJ  
Type: Full planning permission

Proposal : Conversion into two flats, alterations and provision of external rear staircase leading to rear first floor, provision of associated cycle and refuse storage.

Date Decision: 16.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03346/FUL  
Location : 88 Portland Road  
South Norwood  
London  
SE25 4PQ  
Type: Full planning permission  
Ward : Woodside

Proposal : Alterations to side elevation, conversion of ground floor shop (E) to form 1 x 2 bedroom flat (C3) and part demolition and erection of a single storey rear extension and associated amenity space, cycle parking and refuse storage

Date Decision: 22.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03658/HSE  
Location : 49 Ferndale Road  
South Norwood  
London  
SE25 4QR  
Type: Householder Application  
Ward : Woodside

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

Date Decision: 29.09.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03730/DISC  
Location : Former Site Of Queens Arms  
40 Portland Road  
South Norwood  
London  
Type: Discharge of Conditions  
Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Proposal : Discharge of Conditions 3 (Materials & Architectural Details), 4 (Landscaping & Boundary Treatments), 5 (Waste Stores), 6 (Cycle Stores), 8 (Land & Finished Floor Levels) and 9 (Construction Logistics Plan) attached to planning permission 20/06358/FUL for demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self- contained flats; provision of cycle and refuse storage (integrated communal roof garden)

Date Decision: 22.09.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03880/FUL

Ward : **Woodside**

Location : 1 Market Parade  
Portland Road  
South Norwood  
London  
SE25 4PP

Type: Full planning permission

Proposal : Erection of single storey rear extension

Date Decision: 17.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03928/HSE

Ward : **Woodside**

Location : 4 Backley Gardens  
South Norwood  
London  
SE25 5HR

Type: Householder Application

Proposal : Alterations, erection of rear dormer extension and installation of 1 rooflight in front roofslope.

Date Decision: 24.09.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04075/LP

Ward : **Woodside**

Location : 62 Belmont Road  
South Norwood  
London  
SE25 4QF

Type: LDC (Proposed) Use edged

Proposal : Use as children's care home within use class C3b.

Date Decision: 22.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04088/GPDO **Ward : Woodside**  
Location : 39 Westbourne Road Type: Prior Appvl - Class A Larger  
Croydon House Extns  
CR0 6HQ

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.2 metres

Date Decision: 15.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04110/GPDO **Ward : Woodside**  
Location : 62 Westgate Road Type: Prior Appvl - Class A Larger  
South Norwood House Extns  
London  
SE25 4LZ

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 15.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04147/LP **Ward : Woodside**  
Location : 62 Westgate Road Type: LDC (Proposed) Operations  
South Norwood edged  
London  
SE25 4LZ

Proposal : Erection of single-storey side/rear and rear extension, L-shaped rear dormer extension and installation of 2 rooflights in front roofslope.

Date Decision: 28.09.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04172/HSE **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 6 Harrington Road  
South Norwood  
London  
SE25 4LU

Type: Householder Application

Proposal : Alterations, erection of first-floor rear extension and installation of replacement door in rear elevation.

Date Decision: 05.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04240/GPDO

Location : 169 Tension Road  
South Norwood  
London  
SE25 5NF

Ward : **Woodside**

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single-storey rear extension projecting out 4.0 metres from the rear wall of the original house with a height to the eaves 3.0m and maximum overall height of 3.4m

Date Decision: 24.09.21

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 21/00698/TRE

Location : 2 Wharfedale Gardens  
Thornton Heath  
CR7 6LA

Ward : **West Thornton**

Type: Consent for works to protected trees

Proposal : T2 (Oak) Remove to ground level and treat the stump to prevent regrowth.  
(TPO no.22, 2005)

Date Decision: 29.09.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/01272/FUL

Location : 945 London Road  
Thornton Heath  
CR7 6JE

Ward : **West Thornton**

Type: Full planning permission

Proposal : Erection of 4 no. mews houses at the rear of the site, with associated refuse storage and landscaping.





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

Location : 19 Alma Place  
Thornton Heath  
CR7 7HS  
Type: Householder Application

Proposal : Alterations, erection of replacement roof to existing single-storey side extension and application of pebble dash finish to property.

Date Decision: 06.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04333/GPDO  
Location : 37 Mayfield Road  
Thornton Heath  
CR7 6DN  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 30.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04352/GPDO  
Location : 18 Limpsfield Avenue  
Thornton Heath  
CR7 6BE  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3 metres

Date Decision: 30.09.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04469/GPDO  
Location : 97 Mayfield Road  
Thornton Heath  
CR7 6DP  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 4 metres

Date Decision: 06.10.21



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2021

**Approved**

Level: Delegated Business Meeting

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