

Planning Committee Agenda



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

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

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 1 August 2019** at the rise of Planning Sub-Committee but not earlier than **6.30pm** in **Town Hall**

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

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www.croydon.gov.uk/meetings
Wednesday, 24 July 2019

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-hand side.

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

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:
<http://webcasting.croydon.gov.uk>

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting (Pages 5 - 10)

To approve the minutes of the meeting held on Thursday 18 July 2019 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 11 - 12)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 13 - 16)

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

6.1 19/01352/FUL 56 Woodmere Avenue, Croydon, CR0 7PD
(Pages 17 - 32)

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

Ward: Shirley North
Recommendation: Grant permission

6.2 19/02209/FUL 48 Mitchley Hill, South Croydon, CR2 9HB
(Pages 33 - 52)

Demolition of single-family dwelling and erection of one 3-4 storey block, containing 6 x 2-bedroom apartments, 2 x4-bedroom houses and 1 x 3 bedroom house with associated access, 10 parking spaces, cycle storage and refuse store. (Amended description: Parking spaces reduced from 11 to 10).

Ward: Sanderstead
Recommendation: Grant permission

6.3 18/05157/FUL 2-5 Barrowsfield, South Croydon, CR2 9BZ
(Pages 53 - 84)

Demolition of existing buildings and erection of 4/5 storey building comprising 33 self-contained flats (5x1 bed, 15x2 bed and 13x3 bed), vehicular access off Limpsfield Road, 26 car parking spaces (including two disabled car parking spaces), integral cycle store for 64 cycles, integral bin storage, hard and soft landscaping, boundary treatment and communal amenity space at roof level.

Ward: Sanderstead
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 85 - 86)

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

8.1 Item 8.1 Weekly Planning Decisions (Pages 87 - 150)

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

9. Exclusion of the Press & Public

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

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

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 18 July 2019 at 6:31pm
in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

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

MINUTES

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

PART A

152/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 4 July 2019 be signed as a correct record.

153/19 **Disclosure of Interest**

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

154/19 **Urgent Business (if any)**

There was none.

155/19 **Development presentations**

There were none.

156/19 **18/05248/PRE 28 Boulogne Road, Croydon, CR0 2QT**

Complete demolition of existing buildings on the site, redevelopment including erection of four blocks up to five stories in height providing 59 self-contained residential units (C3) and 3 commercial units.

Ward: Selhurst

Jeremy Gray from Evolve Housing, Geoff Brocklehurst from HKR Architects and Chris Heather the applicant's agent from Stiles Harold Williams Partnership, attended to give a presentation and respond to Members'

questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

- Overall, Members welcomed the delivery of 100 percent affordable housing and helping to meet the need to reduce homelessness. The scheme would be a huge benefit to the borough.
- There were concerns raised about potential overshadowing of the surrounding residential gardens. It was suggested that a tweak on the bulk and mass to the boundaries could provide better sunlighting to the neighbours. The scheme needs to protect surrounding occupier's gardens and sunlight into them.
- Justification for the level of cycle parking and how it would be managed was to be considered in the application.
- The scale of the building and architectural approach with strong brickwork and high quality materials was encouraged.
- Members discussed the existing employment floorspace (how much compared to currently on site), the existing occupiers of the site and where they would be relocated. The Council and Evolve Housing must continue to take a balanced approach going forward, with loss of employment but the delivery of affordable housing.
- There was discussion around the sizes of the units in the scheme, which focused on 1-bed units. Though it did not comply with policy on family units, Members suggested that a balance of the benefits of the scheme in relation to what accommodation can be provided was important.
- The extent of community engagement was questioned and raised as important, particularly with adjoining residents.
- OFFICER NOTE: as explained by officers on the night, they had not had sight of the revised Daylight and Sunlight Report referenced by Geoff Brocklehurst. Officers will need to interrogate this revised document that has very different outputs to the original version submitted to officers. If significant impacts remain (as identified in the original version and highlighted in the officer report) the scheme will need to be amended.

At 7:22pm Councillor Niroshan Sirisena attended the meeting.

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

157/19 **Planning applications for decision**

158/19 **18/06140/FUL Leon House, 233 High Street, Croydon, CR0 1FW**

Demolition of existing retail and office units. Redevelopment of the site to provide a mixed use development within three buildings up to 31 storeys, providing up to 357 residential units (Use Class C3) and flexible units for retail, professional service and food and drink uses (Use Class A1-A5). Creation of a new public square, landscaped communal gardens, and associated highway works; basement car parking; cycle parking; waste storage; and associated works.

Ward: Fairfield

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

Mr Richard Katz, Applicant's agent from Deloitte spoke in support of the application.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Leon House, 233 High Street, Croydon, CR0 1FW.

159/19 **19/01900/FUL 91 Marlpit Lane, Coulsdon, CR5 2HH**

Demolition of single-family dwelling and erection of one 3-storey block, containing 2 x 3-bedroom, 6 x 2-bedroom and 1 x 1 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Old Coulsdon

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

Councillor Bird spoke against the application.

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

Councillor Ali proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Scott seconded the motion. There was a request for the landscaping condition to include potential for local indigenous planting to be included.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over-development due to the size and massing, impact on adjoining occupiers and lack of amenity space. Councillor Perry seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 91 Marlpit Lane, Coulsdon, CR5 2HH.

At 8:37pm the Planning Committee adjourned for a short break.

At 8:43pm the Planning Committee reconvened.

160/19 **19/02110/FUL 40 Woodcote Grove Road, Coulsdon, CR5 2AB**

Demolition of existing dwelling house and replacement with 9 new build apartments and the provision of 6 car parking spaces.

Ward: Coulsdon Town

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

Mr David Farrell spoke against the application.

Mr Sam Carr spoke on behalf of the applicant in support of the application.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over development and out of keeping in the surrounding area. Councillor Streeter seconded the motion.

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

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 40 Woodcote Grove Road, Coulsdon, CR5 2AB.

161/19 **Items referred by Planning Sub-Committee**

There were none.

162/19 **Other planning matters**

163/19 **Weekly Planning Decisions**

The report was received for information.

164/19 **Planning Appeal Decisions (June 2019)**

The report was received for information.

The meeting ended at 9.13 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

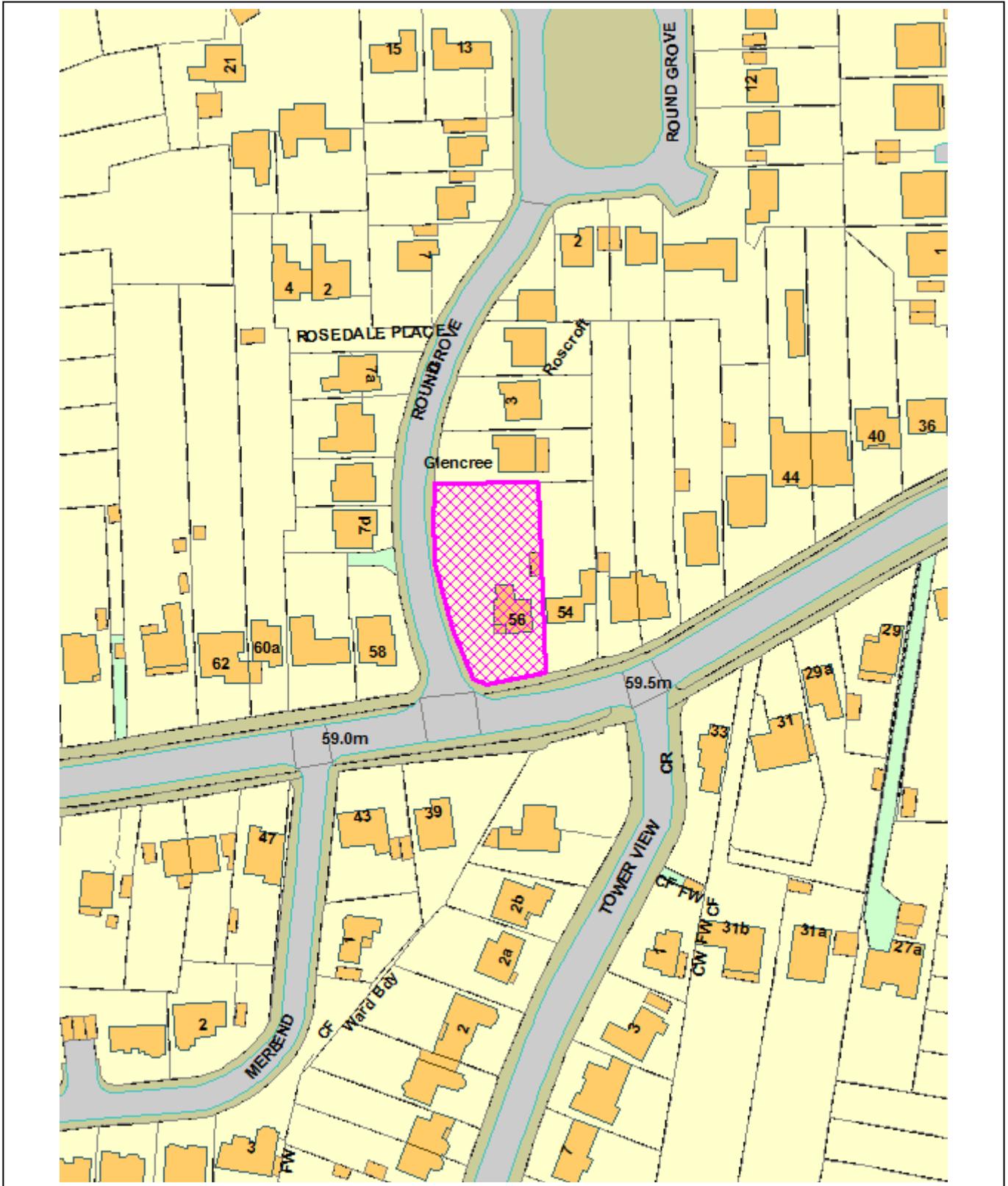
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/01352/FUL
 Location: 56 Woodmere Avenue, Croydon, CR0 7PD
 Ward: Shirley North
 Description: Demolition of a single-family dwelling and erection of a 3-storey block containing 2 x 3-bedroom and 7 x 2-bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store
 Drawing Nos: Trees at 56 Woodmere Avenue, CX18-S1-117, Traffic Survey, Part M4(2) Statement, Flood map for planning CX18. Received 20/03/2019
 Surface Water and SuDS Assessment rev. a, Transport Statement. Received 20/05/2019.
 Energy Statement, Internal Daylight Factor Report Rev0. Received 23/05/2019.
 Hard Landscape Proposal Ground Plan Amendment B, Soft Landscape Proposal Ground Plan Amendment B, Outline 5 Year Landscape Management Plan, Planting Schedule, Tree Specifications. Received 28/05/2019
 CX18-S1-101B, CX18-S1-102, CX18-S1-103b, CX18-S1-104B, CX18-S1-105B, CX18-S1-106C, CX18-S1-107, CX18-S1-108a, CX18-S1-109a, CX18-S1-110a, CX18-S1-111, CX18-S1-112A, CX18-S1-113, CX18-S1-114a, CX18-S1-115a, CX18-S1-116a, Design and Access Statement Rev.C, External Daylight Study Rev1. Received 03/07/2019
 CX18-S1-111B. Received 17/07/2019
 Applicant: Mr Gerasimos Stamatelatos of Aventier Ltd
 Case Officer: George Clarke

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision				1		1
Proposed Provision		6	1	2		9

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

2.0 RECOMMENDATION

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

Conditions

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. Materials as submitted
3. Details of Refuse/Cycle storage/Boundary treatment/Levels as submitted
4. Details of electric vehicle charging points to be agreed and implemented
5. No additional windows in the flank elevations
6. Trees - Accordance with the Arb Report and Tree Protection Plan
7. Hard and soft landscaping to be submitted
8. Permeable forecourt material
9. Details of SuDS to be submitted
10. Playspace to be provided
11. Inclusive access to ground floor flats
12. Car parking provided as specified
13. Visibility Splays as submitted and to be submitted for front car parking area
14. No obstruction within visibility splays
15. 19% Carbon reduction
16. 110litre Water usage
17. Time limit of 3 years
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL
- 2) Code of practise for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a three storey building which includes accommodation in roof-space
- Provision of 7 x 2 bedroom flats (6 x 3 person and 1 x 4 person) and 2 x 3 bedroom flats.
- Provision of 9 off-street spaces including one disabled bay.
- Provision of an associated bin and cycle store

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

- Alterations to the layout of the units including additional balconies
- A change to the roof design and relocation of solar panels
- Additional car parking to the front of the building

Site and Surroundings

3.3 The application site is on a corner between Woodmere Avenue and Round Grove. It contains a detached house and there is no significant change in levels.

3.4 The surrounding area is mainly residential in character with many of the properties being detached. The sites immediately opposite the applicant contain bungalows. Whilst there is no distinct style regarding the properties along this stretch of Woodmere Avenue, the majority appear to be single family dwellings.



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

Planning History

3.5 On 27th August 2013, planning permission was refused for the erection of two, two storey side extensions and single/two storey rear extension; raising of roof ridge; erection of 3 dormer windows in rear roof slope; enlargement of dormer window and installation of roof-lights in front roof slope; enlargement of raised patio area at rear; retention of single storey rear extension on grounds of effect of the development on

the street-scene and on the amenities of neighbouring residential occupiers (LBC Ref 13/01030/P).

- 3.6 On 28th May 2010, planning permission was granted for alterations to the property including the erection of single storey front/two storey side extension (LBC Ref 10/00836/P).

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide an appropriate mix of units including three-bed units and smaller family units.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- The proposed development would not cause unacceptable harm to visual amenity of trees.
- The proposal would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by letters of notification to neighbouring properties in the vicinity of the application site. A re-consultation was also made with amended plans. The number of representations received from neighbours, MPs and local groups in response to notification and publicity of the application are as follows:

No of individual responses: 28 Objecting: 28 Supporting: 0 Comment: 0

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

Summary of objections	Response
<i>Principle of development</i>	

Overdevelopment and intensification	Addressed in the report at paragraphs 8.5 – 8.6
Loss of family home	Addressed in the report at paragraphs 8.4
Poor quality development	Addressed in the report at paragraphs 8.19 – 8.23
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.13
Massing too big	Addressed in the report at paragraphs 8.7 – 8.13
Lack of private outdoor space	Addressed in the report at paragraphs 8.20
<i>Amenities</i>	
Loss of light from development	Addressed in the report at paragraph 8.15
Overlooking and loss of privacy	Addressed in the report at paragraph 8.16
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.18
<i>Traffic & Parking</i>	
Not enough off-street parking	Addressed in the report at paragraphs 8.24 – 8.28
Negative impact on highway safety	Addressed in the report at paragraph 8.24 – 8.28
Inadequate refuse and recycling provision	Addressed in the report at paragraph 8.28 – 8.29
<i>Other matters</i>	
Strain on local services	Addressed in the report at paragraph 8.33

6.3 Councillor Richard Chatterjee objected on the following grounds:

- Overdevelopment and does not respect housing densities
- Unsuitable living conditions
- Lack of private outdoor space
- Lack of storage space
- Inadequate car parking
- Does not comply with the Local Plan in terms of scale, height massing and density
- Harm to neighbour due to the height
- Inadequate refuse and recycling facilities

6.4 Monks Orchard Residents Association (MORA) made the following representations:

- Overdevelopment of the site
- Over intensification of the existing residential area
- Inadequate access to local public transport
- Lack of storage for flats
- Lack of/poor quality of private outdoor space
- Overlooking and loss of privacy
- Lack of car parking
- Loss of light and overbearing to a neighbour
- Unsuitable bin and cycle stores

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

- Promoting sustainable transport;
- Delivery of housing
- Requiring good design.

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

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening

- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.6 Architecture
- 8.3 Community infrastructure levy

7.5 Croydon Local Plan (adopted February 2018)

- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development

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;
- Trees
- 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.
- 8.3 The residential character of Woodmere Avenue consists of large detached houses on large plots and the density is quite low. The proposal, whilst providing a flatted accommodation, has been designed to appear as a large detached dwelling-house which would maintain the overall character of neighbouring properties.
- 8.4 The Croydon Local Plan (Policy DM1.2) seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130 square metres. The existing unit is a 3 bed single-storey house and is lower than this floorspace threshold. However, the proposal would provide two 3 bed, 4 person units and one 2 bed, 4 person unit which would provide adequate floorspace for smaller families. Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and CLP acknowledges that 2 bed, 4 person homes can be treated as family homes (in line with DM1.1) during the first 3 years of the Plan. The overall mix of accommodation, given the relatively small size of the site which limits the number of larger units that can be realistically provided, would be acceptable and would result in a net gain in family accommodation.
- 8.5 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1a and as such, the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha). The residential density of the development would be 305 hr/ha. However, the London Plan further

indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are suitably broad to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. These considerations have been satisfactorily addressed and the London Plan provides sufficient flexibility for such higher density schemes to be supported.

- 8.6 The site is located within an existing residential area and providing that the scheme respects the character and appearance of the surrounding area and that there are no other material effects causing unreasonable harm to immediate neighbours, the density of development would be acceptable.

The effect of the proposal on the character of the area and visual amenities of the street-scene

- 8.7 The existing property is not protected from demolition by existing policies and its demolition is deemed acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to demolish the existing large detached dwelling-house and replace it with 9 apartments within a single building. The scheme has been specifically designed to resemble a large detached property, rather than a block of flats. Officers are satisfied that the scheme respects the street-scene.
- 8.8 The Croydon Local Plan seeks new development to achieve a minimum height of 3 storeys (which is proposed) and the building's overall height is considered to acceptably relate to the existing surrounding buildings (as illustrated by Fig.2 below). In all other regards the proposed design of the scheme would provide a high quality built form that respects the pattern, layout and siting in accordance with Policy DM10.1.



Fig 2: Elevational view showing the proposal (left) in relation to neighbouring properties

- 8.9 The design of the building would incorporate a traditional styled appearance consisting of two gables to the front elevation. This is sensitive to the overall street scene, emulating the style of the existing house to be replaced, with use of an appropriate materials palette (details of which can be secured by condition) and an adequate balance between brick, white render and glazing and appropriate roof proportions. Whilst it is appreciate that there has been a previous refusal of planning permissions to extensions to the existing dwelling, on grounds of impact on the

street-scene, this decision was taken some time ago and prior to the introduction of the Croydon Local Plan 2018 and the recently adopted Suburban Design Guide SPD.

- 8.10 The side elevation fronting Round Grove would feature a projecting central element which would help to break up the massing. Solar panels would be positioned on the flat roof section so not to clutter the frontage roof.
- 8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site benefits from a large rear garden and the proposal would retain open areas around the building to offer sufficient opportunities for soft landscaping.
- 8.12 The application site is a substantial plot within an established residential area and is comparable in size to other flatted and back-land developments approved throughout the borough. As with these previous schemes it is considered the layout of the development would respect the pattern and rhythm of neighbouring area.
- 8.13 The proposal has been designed to resemble a large house on a large plot at the frontage rather than a block of flats as indicated by representations. It responds to the local setting and the siting of adjoining buildings and is a sensitive intensification of the area. Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD (2019) in terms of respecting local character.

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

- 8.14 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 property that would be most affected is 54 Woodmere Avenue which is a detached house to the east.
- 8.15 In terms of impacts on 54 Woodmere Avenue, the proposal would provide slightly more separation between buildings than the current relationship between the two detached homes. There would be a small increase in height and a significant increase in depth from the current building but the 45 degree BRE test for loss of light to the rear elevation windows would not be breached. The rear garden to 54 Woodmere Avenue faces due north and whilst there are side windows facing towards the application property (ground floor lighting a living room and the two first

floor windows lighting bedrooms) all these windows appear (after reviewing historic plans) to be secondary in nature. The applicant has also submitted an External Daylight Study which finds satisfactory outcomes for these windows in accordance with BRE guidelines.



8.16 The first floor windows of the new building which face Number 54 would be high level only (1.8m above floor level) which would prevent a harmful loss of privacy. The proposed balconies would not be orientated toward the garden space at 54 Woodmere Avenue and are enclosed at the sides. This would suitably protect the neighbouring occupier from undue overlooking and loss of privacy.

Properties to the rear and opposite

8.17 The nearest neighbour to the rear of the site would be separated from the proposed building by more than 15m with the refuse store more than 3m away and there would be a significantly vegetated boundary between the properties to provide screening. The properties on the opposite sides of Woodmere Avenue and Round Grove would be also be well separated from the development and there would be new tree planting to the front and side of the site which would soften the appearance of the building from these neighbours. As such no significant impact on residential amenities would occur.

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

The effect of the proposal upon the amenities of future occupiers

8.19 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the internal amenity space. All of the proposed dwellings would meet the minimum required internal space standards and there is storage space within each. The layouts of the flats and outlook afforded to each is good with no single aspect dwellings.

8.20 All the ground floor units would have access to private gardens and all of the first and second floor units would have access to private verandas. Units 5 and 7 would have marginal shortfalls in the size of their balconies (by 2sqm and 1sqm respectively). Unit 5 would however be oversized internally (by 7sqm above minimum standards) and there would also be a 150sqm communal garden area at the rear of the site. It is therefore considered there would be ample and useable outdoor space for future occupiers.

8.21 The local plan also requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. A 37 square metre child play area is proposed with a pyramid slide and see saw. This is considered suitable.

8.22 In terms of accessibility, level access would be provided to the three ground floor dwellings and Unit 2 has been designed to comply with the requirements of Part M4(3) Building Regulations. The London Plan states that developments of four storeys or less adopts a more flexible approach to requiring lift access to all floors (linked to viability and deliverability of new housing). The provision of the ground floor units (under M4(2) and M4(3)) can be secured through the use of planning conditions and compliance with the Building Regulations. A disabled space is proposed for the parking area.

8.23 The development is considered to result in a high quality development including family units all with adequate amenities and provides a good standard of accommodation for future occupiers in accordance with policy.

Traffic and highway safety implications

8.24 The Public Transport Accessibility Level (PTAL) rating is 1a which indicates poor accessibility to public transport. The London Plan and Policy DM30 of the Croydon Local Plan 2018 sets out that maximum car parking standards for residential

developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. The proposed development could therefore provide up to a maximum of 10 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. This scheme proposes 9 on-site parking bays with 1 space designated for each unit and as such accords, with the policy requirements for a development of this nature in this location. The proposed car parking provision is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces and ensuring the best use of land.

- 8.25 There are a number of representation that refer to the parking provision, on-street parking and highway safety at the site. In respect to highways safety, the scheme provides 9 off-street parking spaces 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.
- 8.26 Space would be made available on site to allow vehicles to turn and exit in forward gear, although it is appreciate that the proposed car parking areas would be relatively compact. A condition is recommended to require suitable visibility spalys to be accommodated and officers are satisfied that the scheme would not harm the safety and efficiency of the highway network. It is considered the network and transport impacts associated with the developments on traffic and transport would be negligible and it is unlikely to have a significant impact on highway safety.
- 8.27 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.
- 8.28 Cycle storage facilities would comply with the London Plan (which would require 18 spaces) and would be secure and undercover within a brick building with a flat roof.
- 8.29 The refuse arrangements would be contained within the same building and proposes 1 x 1280ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 240ltr food recycling. This store is in an accessible location but positioned away from the street and is of a sufficient size. Details can be secured by condition.

Trees and Landscaping

- 8.30 The applicant has provided a tree report with their application which does not identify any large mature trees or specimens of quality at the site. The proposal would involve the planting of a number of trees, primarily around the edges of the site and it is considered that this would improve the quality of the environment. The trees to

the rear of the building would be an appropriate distance from the rear of 54 Woodmere Avenue and would not harm living conditions. The applicant has submitted suitable landscaping details which can be secured by condition.

Sustainability Issues

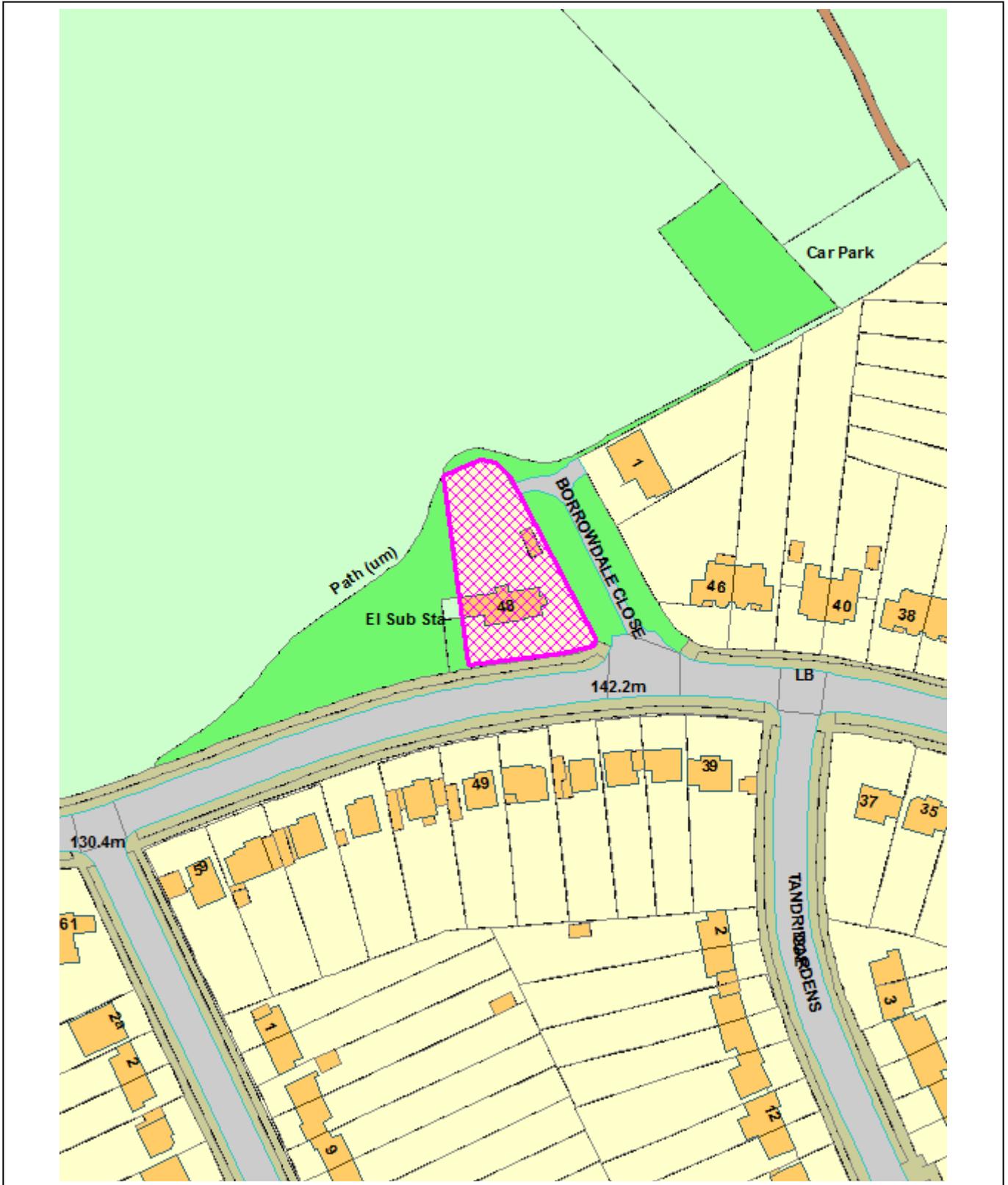
- 8.31 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

Other Matters

- 8.32 The site is located in an area with an identified low risk of surface water flooding. As such, 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.
- 8.33 Representations have raised concerns that local services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.34 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and appropriate in relation to residential amenity, transport, sustainability and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.35 All other relevant policies and considerations, including equalities, have been taken into account.



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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/02209/FUL
 Location: 48 Mitchley Hill, South Croydon, CR2 9HB
 Ward: Sanderstead
 Description: Demolition of single-family dwelling and erection of one 3-4 storey block, containing 6 x 2-bedroom apartments, 2 x 4-bedroom houses and 1 x 3 bedroom house with associated access, 10 parking spaces, cycle storage and refuse store. (Amended description: Parking spaces reduced from 11 to 10).
 Drawing Nos: CX17-S1-101C; CX17-S1-102; CX17-S1-103D; CX17-S1-104B; CX17-S1-105A; CX17-S1-106A; CX17-S1-107B; CX17-S1-108A (Part 1); CX17-S1-108A (Part 2); CX17-S1-109A; CX17-S1-110A; CX17-S1-111A; CX17-S1-112A; CX17-S1-113A; CX17-S1-114A; CX17-S1-115A; CX17-S1-116A; CX17-S1-117A; CX17-S1-118 Tree Protection CX17-S1-119; Tree Impact Assessment, Tree Protection Scheme, SUDS, Hard Landscape Plan, Soft Landscape Plan.
 Applicant: Mr Rafael Porzycki of Aventier Ltd
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision				1		1
Proposed Provision		4	2	1	2	9

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

2.0 RECOMMENDATION

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

Conditions

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Details of facing materials

3. Details of car and cycle parking
4. Hard and soft landscaping to be submitted
5. 19% reduction in CO2 Emissions
6. 110l Water Restriction
7. Permeable forecourt material
8. Trees – Details in accordance with tree report
9. Tree Protection Plan
10. Visibility splays
11. Construction Logistics Plan
12. Accessibility
13. Sustainable urban drainage details
14. Windows restrictions
15. Time limit of 3 years
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL
- 2) Code of practise for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a three and four storey building including accommodation in roof-space and a short terrace of three houses connected to it.
- Provision of 4 x 2 bedroom flat (3 person), 2 x 2 bedroom (4 person) flats, 1 x 3 bedroom house and 2 x 4 bedroom houses.
- Provision of 10 off-street parking spaces including one disabled bay.
- Provision associated refuse/cycle stores.

3.2 Amended plans were received showing an amended parking layout. No re-notification was conducted because the amendments did not lead to a material change in circumstances.

Site and Surroundings

3.3 The application site is a large detached property situated on the north side of Mitchley Hill. The topography of the site is a sloping site. The land rises from the lower level on the west of the site to a higher level on the east of the site.

3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Mitchley Hill, the majority of properties appear to be detached and semi-detached family dwellinghouses. Metropolitan Green Belt is immediately to the north and west of the site. There is an electricity

substation and small area of woodland immediately to the west of the site. The site has a Public Transport Accessibility Level (PTAL) of 1a.

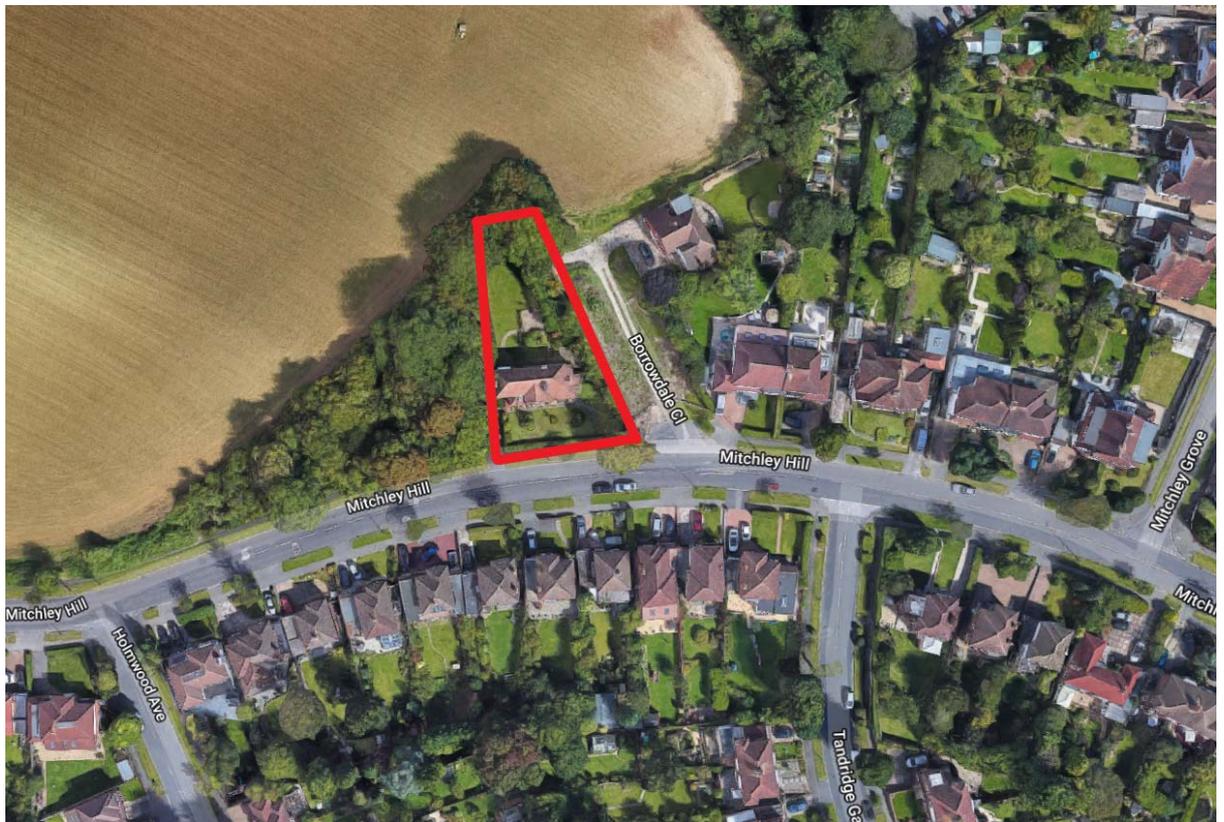


Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene

Planning History

- 3.5 17/04259/FUL - Demolition of existing and erection of a building comprising of 9 x 2 bedroom apartments with parking, secure cycle storage and bin storage and modification of an existing access – Application withdrawn 16/02/2018.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide an appropriate mix of units including 2x four-bed houses and 1x three-bed house.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.

- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 8 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a Residents' Association, a local ward Councillor and Local MP in response to notification and publicity of the application are as follows:

No of individual responses: 44 Objecting: 41 Supporting: 1
 Comment: 1

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.8 – 8.11
Loss of family home	Addressed in the report at paragraph 8.6
Poor quality development	Addressed in the report at paragraphs 8.26 – 8.31
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.8 – 8.17
Massing too big	Addressed in the report at paragraphs 8.8 – 8.17
Over intensification – Too dense	Addressed in the report at paragraph 8.6
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.8 – 8.17
Accessible provision	Addressed in the report at paragraphs 8.30
Number of storeys	Addressed in the report at paragraphs 8.11
<i>Amenities</i>	

Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.18
Loss of light	Addressed in the report at paragraphs 8.13 – 8.18
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.18
Overlooking	Addressed in the report at paragraphs 8.13 – 8.18
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.18
Refuse store	Addressed in the report at paragraphs 8.30
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.25 – 8.31
Not enough off-street parking	Addressed in the report at paragraphs 8.25 – 8.31
Negative impact on highway safety	Addressed in the report at paragraph 8.25 – 8.31
Refuse and recycling provision	Addressed in the report at paragraph 8.30
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.38
Impact on wildlife and Metropolitan Green Belt	Addressed in the report at paragraphs 8.32 – 8.34
Impact on flooding	Addressed in the report at paragraph 8.37
Local services cannot cope	Addressed in the report at paragraph 8.38
Lack of affordable homes	Addressed in the report at paragraph 8.39
Impact on trees	Addressed in the report at paragraphs 8.32 – 8.34

- 6.3 Cllr Tim Pollard (Sanderstead Ward) has referred the application to committee and raised the following issues:
- Overdevelopment of the site
 - Visual dominance on the streetscene
 - Excess size for site adjacent to green belt
 - Loss of amenity to neighbours

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application

and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

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

- Promoting sustainable transport;
- Delivery of housing
- 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:

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
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- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.6 Architecture
- 8.3 Community infrastructure levy

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
- DM43 – Sanderstead

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
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- National Planning Practice Guidance

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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

8.23 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. The residential character of Mitchley Hill consists of detached and semi-detached houses.
- 8.4 The proposal, whilst incorporating flatted accommodation, has been designed to appear as a large house which would maintain the overall character of neighbouring properties.
- 8.5 The existing unit is a 4-bed house and the proposal would provide 2 x 4 bed and 1 x 3 bed units which would provide adequate floorspace for families. Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes. The target of 30% of family homes have been met through the proposed 3-bed and 4-bed units.
- 8.6 The other units within the scheme are 2-bed, 4-person units which are considered family units as well for the first three years of the plan period. Careful consideration has been given to whether the proposal provides sufficient units within the proposed overall quantum of development, given the size of the units proposed. A reduction in the size of some units could lead to an increase in the number of units by potentially one or two units, potentially resulting in a “major” development, which triggers a number of other considerations including the provision of affordable housing. However, it is likely that such a development would not be able to accord with the level of family unit provision required for “major” developments (70% of units in this location) and the associated parking demand may result in concerns regarding either the size of the forecourt or amount of off-site parking. A number of other considerations also apply to “major” developments. As such, officers are satisfied that the unit mix proposed appropriately maximises the development potential of this site.
- 8.7 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1a and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (330 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

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

- 8.8 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace it with 9 units within a single building. The scheme has been specifically designed to resemble houses, rather than a block of flats. 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 and the application seeks to provide a three-four storey property providing a high quality built form that respects the land level changes, 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 topography and would sit well with the adjoining properties. The taller element of the building is located furthest from existing properties, at the lower point of the site and so responds sympathetically to the character of the area.



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

- 8.11 The design of the building would incorporate a traditional styled appearance consisting of gables and bays to the front elevation, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between brick, render and glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of gabled bays.

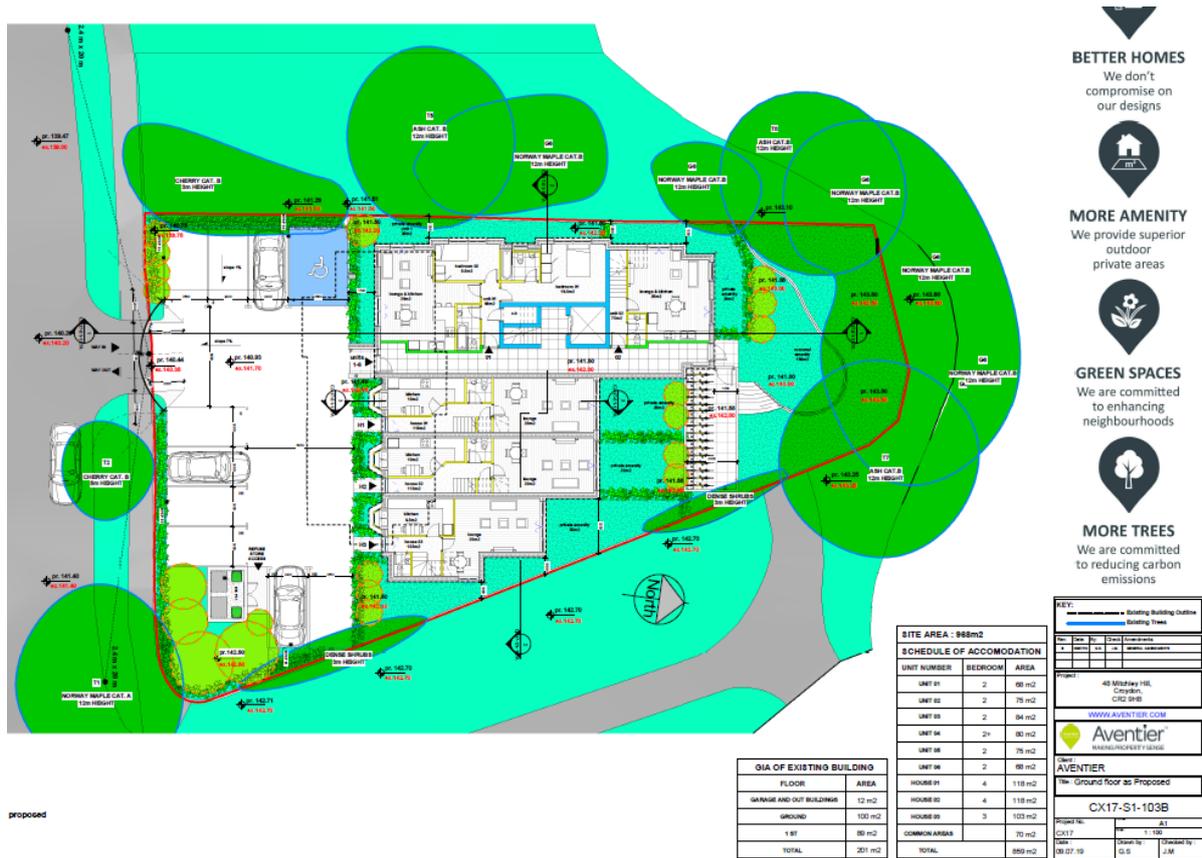


Fig 3: Ground floor plan proposed site showing proposal in relation to neighbouring properties

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. Whilst the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the boundary. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear.

8.13 The application site is a substantial plot within an established residential area and is not immediately adjacent to existing residential buildings due to an area of undeveloped land and an access road. . The scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets pattern and rhythm.



Fig 4: CGI of site showing proposal in relation to neighbouring properties

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

- 8.14 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 properties at 46 Mitchley Hill, 1 Borrowdale Close and the dwellings opposite on Mitchley Hill:



46 Mitchley Hill

- 8.15 This dwelling is to the east and is at a higher level than the proposal site. The separation distance would be 23m between the proposed flank wall and the flank wall of no.46. Given the separation distance, the scheme would be unlikely to cause a loss of natural light, a loss of outlook or the creation of a sense of enclosure.

1 Borrowdale Close

- 8.16 This dwelling is to the north-east and at a higher level than the proposal site. The separation distance would be 18m between the proposed rear elevation and the front elevation of no.1. Given the separation distance and the angle between the buildings the scheme would be unlikely to cause a loss of natural light, a loss of outlook or the creation of a sense of enclosure.
- 8.17 It is considered that given the separation distances and the angles that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

Dwellings opposite on Mitchley Hill

- 8.18 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.
- 8.19 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

- 8.20 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.
- 8.21 The units would have access to private and communal amenity space which meets the required standard.
- 8.22 The local plan also requires all flatted development to provide new child play space as well as the amenity space to be provided. In terms of the child play space, this can be secured through use of planning conditions.

- 8.23 Although there are side facing windows on the west elevation that are in close proximity to the existing trees immediately adjacent on the west side, an internal daylight study has been submitted which shows that the Average Daylight Factor is acceptable in accordance with BRE guidance and that the proposed development would have acceptable light to all rooms. Additionally, these windows tend to be bedroom windows or secondary windows to living areas, where the other windows have good light and outlook.
- 8.24 In terms of accessibility, a lift is proposed to the block of flats. As such all units can meet M4(2) standard and one two-bedroom unit meets M4(3), in compliance with policy.
- 8.25 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, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

Traffic and highway safety implications

- 8.26 The Public Transport Accessibility Level (PTAL) rating is 1a 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 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 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.
- 8.27 Although no parking survey has been provided, this scheme proposes 10 on-site parking bays with 1 space designated for each unit, and as such accords with the policy requirements for a development of this nature in this location. The proposed car parking provision is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst preserving the existing trees on-site and ensuring the best use of land.
- 8.28 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 10 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.
- 8.29 The parking layout and access arrangement has been amended and the number of spaces has been reduced from 11 to 10. This was necessary because the 3 of the spaces on the previous layout were not accessible when vehicles were

parked in front. Vehicles would be able to enter and exit in forward gear, the access point to the site has a width of 4.2m which is deemed acceptable and would not harm the safety and efficiency of the highway network.

- 8.30 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 16 spaces) as these are located in a secure and covered cycle store within the rear communal amenity space. This can be secured by way of a condition.
- 8.31 The refuse arrangements would be acceptable and for a nine units scheme would require 1 x 1100ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling, which has been accommodated within the site. The refuse store would be located in front of the building with access to the hardstanding. It can be secured by condition.
- 8.32 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Impact on trees, wildlife and Metropolitan Green Belt

- 8.33 The site is bordered by established trees and shrubs adding to the overall amenity value and also providing a good degree of screening. The proposed landscape design protects most of the existing trees and provides a large variety of bushes and hedges. None of the trees to be lost are considered to be of high value and appropriate replacement trees are proposed. No works are required for the building within Root Protection Areas. Minor changes to land levels are proposed within some Root Protection Areas but affect a small section of the protected area and so will have a minimal impact on the vegetation concerned. A landscaping and planting plan has been submitted and can be secured by condition.
- 8.34 The works should be undertaken in accordance with the Arboricultural Report and Impact Assessment recommendations and this and the submission of a detailed tree protection plan can be resolved by condition.
- 8.35 As regards wildlife, a preliminary ecological appraisal and a bat survey report have been submitted. The Council's Ecological Consultant has raised no objection subject to securing biodiversity mitigation and enhancement measures. Conditions have been added requiring the works to be undertaken in accordance with the submitted ecological appraisal; a biodiversity enhancement layout to be submitted and agreed prior to slab level; and a wildlife sensitive lighting design scheme to be submitted and approved prior to occupation. An informative has been added regarding general good practice mitigation to avoid ecological impacts during the construction phase.
- 8.36 The site lies adjacent to - but not within the Metropolitan Green Belt (MGB). Green Belt policies (National to Local) aim to protect and preserve the openness of the Green Belt by preventing inappropriate development within the designated

Green Belt boundaries. Such policies do not refer to development adjacent to such designations. As such, the location of the site adjacent to the MGB does not prohibit development. The proposed building would be located on previously developed brownfield land. Whilst the scale of the building is notably larger than the current built form on site, given its location, it would not harm the open character of the adjacent MGB or erode its function.



Fig 7: Extract from submitted soft landscaping scheme

Sustainability Issues

8.36 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

Other Matters

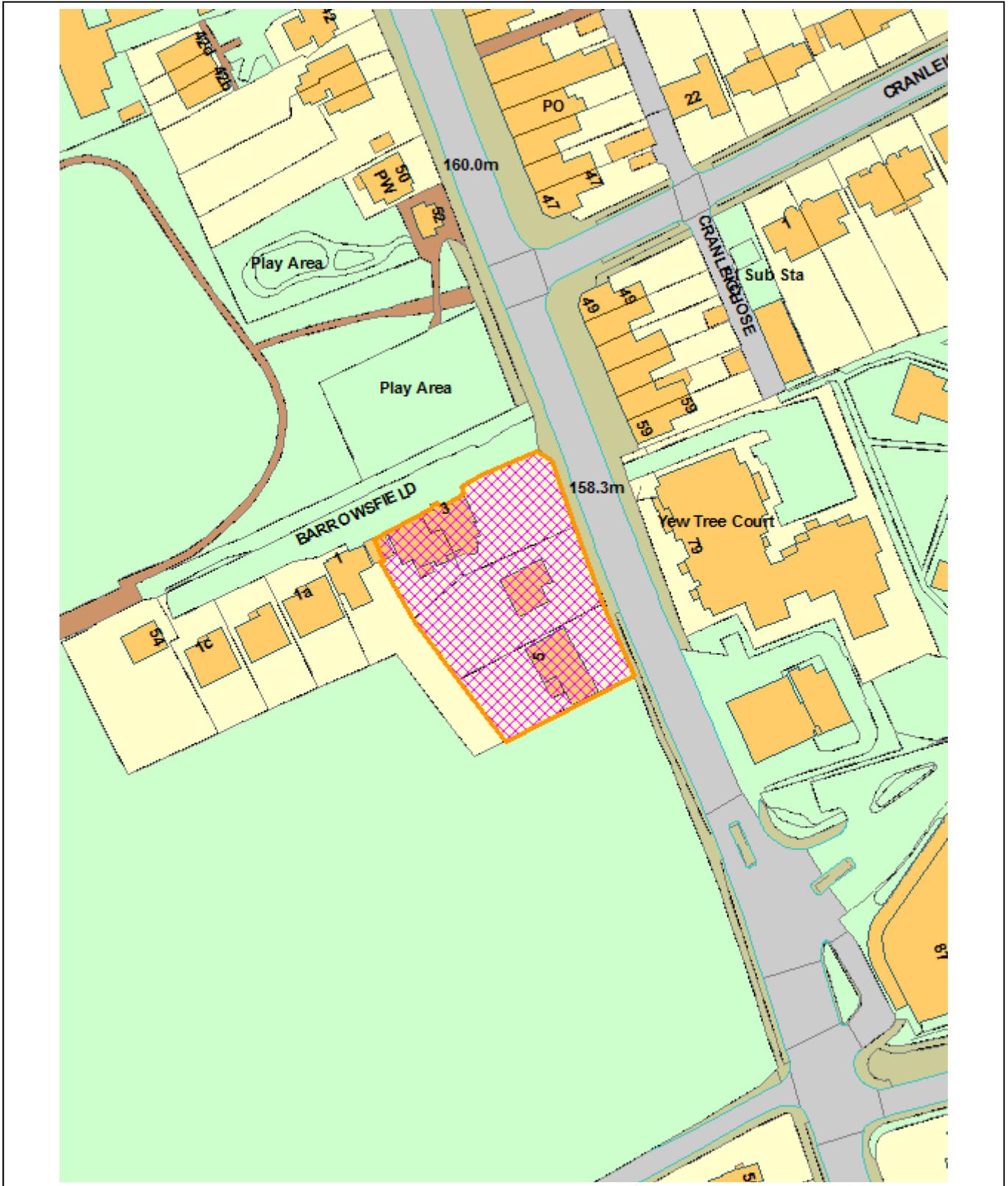
8.37 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking 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.

- 8.38 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.
- 8.39 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.
- 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

- 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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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/05157/FUL
 Location: 2-5 Barrowsfield, South Croydon, CR2 9BZ
 Ward: Sanderstead
 Description: Demolition of existing buildings and erection of 4/5 storey building comprising 33 self-contained flats (5x1 bed, 15x2 bed and 13x3 bed), vehicular access off Limpsfield Road, 26 car parking spaces (including two disabled car parking spaces), integral cycle store for 64 cycles, integral bin storage, hard and soft landscaping, boundary treatment and communal amenity space at roof level.
 Drawing Nos: 3204-10 Rev K, 3204-14 Rev I, 3204-15 Rev J, 3204-16 Rev J, 3204-17 Rev J, 3204-18 Rev J, 3204-19 Rev J, 3204-20 Rev I, 3204-21 Rev H, 3204-22 Rev D, 3204-23 Rev A, 3204-24 Rev E, 3204-25 Rev E, 3204-26 Rev F, 3204-27 Rev E, 3204-32, QLP_001 Rev B, 100 Rev A, 300 Rev A and 18-580-TPP.
 Applicant: Quantum Land and Planning Ltd
 Agent: Mr Spencer Copping
 Case Officer: Samantha Dixon

	studio	1 bed	2 bed	3 bed	4 bed
Existing			1	1	2
Proposed flats		5 (16%)	15 (45%)	13 (39%)	0

Affordable -15% on site (3 affordable rented units (1x1 bed, 1x2 bed and 1x3 bed) and 2 shared ownership units (1x2 bed and 1x3 bed) with required early and late stage review mechanisms.

Number of car parking spaces	Number of cycle parking spaces
26	64

1.1 This application is being reported to Planning Committee because the Planning Vice Chair (Councillor Paul Scott) who was Planning Chair at the time of referral and Ward Councillors (Councillors Lynne Hale and Cllr Tim Pollard) have made a representation in accordance with the Committee Consideration Criteria and requested Committee consideration. Moreover, objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

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

- a) Affordable housing – 5 units (3 x affordable rented and 2 x shared ownership) and Review Mechanism
- b) Local Employment and Training contributions

- c) Financial contribution towards air quality
- d) Provision/contribution to car club space
- e) S278 Agreement for the implementation of the highway works
- f) Carbon offsetting contribution
- g) Monitoring fee
- h) And any other planning obligations considered necessary

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

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

Conditions

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. Details and samples of materials to be submitted
3. Detailed elevational drawings (Scale 1:10) showing window reveals
4. Details of signage to be submitted
5. Landscaping to be submitted
6. Accordance with Tree Protection Plan
7. Details of boundary treatment and retaining walls to be submitted
8. Details of children's play-space to be submitted for approval
9. Lighting of bin and bike stores, surface and under-croft parking areas to be submitted for approval
10. Details of screen to communal amenity space to be approved
11. Inclusive access M4(2) and M4(3)
12. Car parking provided as specified
13. Car club space on street to be provided prior to occupation
14. Details of electric vehicle charging point to be submitted
15. Full details of cycle storage to be submitted
16. Construction Logistics Plan to be submitted
17. Submission of Residential Green Travel Plan
18. 110litre Water usage
19. Accord with mitigation and enhancement measures outlined in the Preliminary Ecological Survey
20. Submission of a copy of the EPS licence for bats prior to commencement of any development.
21. Construction environmental management plan (biodiversity) to be submitted prior to any development on site.
22. Accord with mitigation outlined in Noise Assessment
23. Reinstatement of raised kerbs and verge where necessary
24. SuDS condition as requested by LLFA
25. Contaminated Land remediation strategy to be submitted
26. Contaminated Land verification report to be submitted
27. Unexpected contamination
28. Details of connection to foul and/or surface water drainage system to be submitted
29. No infiltration of surface water drainage into the ground
30. No piling or any other foundation designs using penetrative methods without consent of the LPA.
31. Time limit of 3 years

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

Informatives

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Light pollution
- 5) Requirement for ultra-low NOx boilers
- 6) Nesting birds in buildings
- 7) Thames Water informatives regarding underground assets and public sewers
- 8) Environment Agency advice to applicant regarding contaminated land, piling, drainage and disposal of soil.
- 9) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

2.4 That if by 30th November 2019 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of the 4 existing houses
- Erection of a four/five storey building to create 33 residential units including 13x3 bedroom (39%), 15x2 bedroom (45%) and 5x1 bedroom (16%).
- Provision of rooftop communal external amenity space and children's play space
- Provision of 26 off-street parking spaces
- Provision of associated refuse and cycle stores

3.2 During the course of the application amended plans have been received. The main alterations to the scheme have been as follows:

- Amendments to the proposed roof form – presenting a mansard roof appearance with projecting dormers. (Reason: To introduce a more residential and calmer feel to the proposed block, better respecting the character and appearance of the immediate area).
- Amendments to the façade - colour of the brick work (Reason: To ensure that the tone better reflects the predominate brick tone in the area)
- Balconies mostly recessed into the building envelope and balustrades altered from glass to metal railing (Reason: To reduce their prominence and create a cleaner overall finish to the building)
- Alteration to appearance of entrances (Reason: To make them more legible and consistent with the overall scheme)

- Inclusion of rooftop children's play space (Reason: To ensure that the scheme delivers policy compliant children's play space. The scheme as initially submitted had no children's play space)
- Removal of entrance into Sanderstead Recreation Ground (Reason: The entrance involved access over private land outside of the application site)
- Additional lift within the second stair-core (Reason: All units now have step free access and would comply with M4(2) requirements)
- Additional entrance from the building into the car park (Reason: To provide step free access to all units to and from the car park).



Fig 1: Proposed site plan

Site and Surroundings

- 3.3 The application site comprises a rectangular parcel of land on the western side of Limpsfield Road, bounded by Barrowsfield to the north. Limpsfield Road (B269) provides a north to south axis route from Sanderstead through to Warlingham. The site comprises a pair of two storey semi-detached properties which front onto Barrowsfield and two detached properties (one a single storey bungalow and one a two-storey dwelling) both fronting onto Limpsfield Road.
- 3.4 The southern and part of the western boundary of the site abuts Metropolitan Green Belt. To the north of the site lies Barrowsfield which is a narrow private road (lacking footpath access) which serves seven residential units. Beyond this to the north is a high hedge which demarcates the boundary between Barrowsfield and a large play area, which forms part of a wider Sanderstead Recreational Ground and is also designated as Metropolitan Green Belt. Yew Tree Court, a three-storey building

comprising 26 later living retirement apartments, is located on the opposite side of Limpsfield Road to the east.



Fig 2. Aerial view highlighting the proposed site within the surrounding area

- 3.5 The site has a public transport accessibility level (PTAL) of 1b. The eastern side of Limpsfield Road directly opposite the site is defined as a local centre and primary shopping area and contains a large supermarket, petrol station and a number of small local shops, cafes and take-aways.
- 3.6 Limpsfield Road has been identified to be at risk of surface water flooding. The site is also located within an Archaeological Priority Zone.



Fig 3. Aerial street view highlighting the proposed site in relation to adjacent properties

Planning History

- 3.4 18/01243/PRE: New Build Residential – Demolition of existing buildings and erection of building comprising 33 self-contained flats
- 3.5 18/03262/PRE: New Build Residential - Demolition of existing buildings and erection of building comprising of 34 self- contained flats
- 3.6 98/01769/P - Planning permission was granted at 3 Barrowsfield for the erection of a single storey side extension - granted on 17 September 1998.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The proposal includes 15% affordable housing and a review mechanism, in accordance with local plan requirements and is the maximum reasonable level of affordable housing currently deliverable in view of scheme viability.
- The proposal includes a policy compliant number of family units.
- The development would not have any impact on the openness or function of the adjacent Metropolitan Green Belt.
- The scheme has been amended so that the design and appearance of the development is appropriate. Whilst acknowledged that the mass of built form is significantly greater than the existing structures of site, the proposal accords with the thrust of guidance contained within the Suburban Housing Design SPD.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.

5.0 CONSULTATION RESPONSE

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

Lead Local Flood Authority (LLFA) (Statutory Consultee)

- 5.2 An objection to the development was initially received. Further information has now been received to address these concerns. The LLFA have now removed its objection and is satisfied that a detailed sustainable drainage scheme can be suitably secured through a condition (which is recommended).

Thames Water

- 5.3 No objection with regard to waste water network and waste water process infrastructure. With regard to surface water drainage, if the developer follows the sequential approach to the disposal of surface water they have no objection. The

proposed development is located within 15m of our underground waste water assets and as such we would require an informative be attached to any approval granted.

Natural England

5.4 No comments to make on this application

English Heritage

5.5 No comments received

Environment Agency

5.6 Planning permission could be granted subject to conditions regarding contaminated land, connectively to foul and surface water drainage, surface water drainage infiltration and piling.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 52 letters of notification to neighbouring properties in the vicinity of the application site. Site notices were also erected in the vicinity of the site and a press note published. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 562 Supporting: 4 Comment: 0

6.2 The neighbours were re-notified following receipt of amended plans. The number of representations received from neighbours in response to notification and publicity of the amended application are as follows:

No of individual responses: 495 Objecting: 495 Supporting: 0 Comment: 0

6.3 Immediately prior to the finalisation of this report, officers received further amendments to the plans and elevations which focussed on detailed design issues (including the design of the main entrances to the building, façade treatments, the introduction of further windows overlooking the open space to the north and further balcony detailing). As these changes were relatively minor and had little bearing on the scheme (when viewed holistically), officers determined that there was no need for further re-consultation.

6.4 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:

Objection	Officer comment
<i>Visual amenity</i>	

Proposal does not accord with The Planning Inspectorate's comments regarding intensification in Sanderstead	Addressed in Section 8.4 of this report.
Harm to setting of Green Belt	Addressed in Section 8.13 of this report.
Overdevelopment of the site. Exceeds maximum density in the London Plan	Addressed in Section 8.30 of this report.
Development on 90% of site with no landscaping	It is acknowledged that the proposed development on site is far more significant than the current built form. Landscaping addressed in Section 8.66 of this report.
Too close to road – doesn't respect building line	Addressed in Section 8.21 of this report.
Flats out of keeping in Sanderstead	There is existing flatted development within close proximity to the application site.
Design - 5 storeys and mass out of keeping/obtrusive	Addressed in Section 8.17 – 8.31 of this report.
Change the character of the area and the village feel of Sanderstead	Addressed in Section 8.17 – 8.31 of this report. The built form around the application site is well varied in terms of age, scale and appearance.
Destruction of period properties	Addressed in Section 8.14 – 8.16 of this report.
Negative impact on vital green space	The site is an existing brownfield site containing housing. There will be no impact on the function of the adjacent recreation ground or Metropolitan Green Belt.
<i>Impact on amenities of neighbouring properties and future residents</i>	
Loss of light to neighbouring properties	Addressed in Sections 8.40 – 8.49 of this report.
Overlooking and loss of privacy for neighbours	Addressed in Sections 8.40 – 8.49 of this report.
Loss of enjoyment/use of garden of 1 Barrowsfield	Addressed in Section 8.45 of this report.
Inadequate perimeter treatment	Full details of boundary treatment would be secured by condition

Artificial lighting glow – impact on adjacent properties	In accordance with guidance from the Institution of Lighting Professionals, light from the proposed illuminations should not cause a nuisance to local residents. The development should comply with standard guidance and this shall be recommended as an informative on any permission granted.
Loss/obstruction of views of the park	This is not a material planning consideration
Extra pollution and noise disturbance. Pollution from extra cars and to future occupiers (front balconies and roof top amenity space)	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area. The additional impact on the highway network is considered to be negligible. The Councils Environmental Health Team have no objection in this regard.
Construction noise and dust will be harmful to local residents	A condition will be imposed requiring a Construction Logistics Plan to ensure construction noise and dust is not harmful to local residents.
Noise Assessment outlines unacceptable conditions for some future residents	Addressed in Sections 8.34 of this report. The Council's Environmental Health Officer finds the mitigation measures in the Noise assessment acceptable.
Proposed flats are cramped	All units accord with required national standards. Addressed in Section 8.32 of this report.
No privacy for residents of Plots 4, 5 and 6	The private amenity spaces will be surrounded by soft landscaping/hedging.
Not enough green space for the proposed occupants	Each unit has private amenity space and there is a small communal space at roof top level. Whilst the lack of open green space on site is noted, the site is located directly adjacent to Sanderstead Recreation Ground.
No children's play space	The scheme has been amended so that children's play space is provided on the roof of the development. Addressed in Sections 8.37 of this report.

Roof terrace unsafe as a children's play area	The design of the children's play area will be of key importance to ensure the safety of the users. Full design details will be secured by condition.
Overlooking and over-shadowing of the children's play area and overlooking of Gresham School	<p>The children's play area is a public space in the public realm which is visible by all. Gresham School is 120 metres away from the site.</p> <p>The development is located 5m away from the playground and due south. The sun would be at its highest when there may be an impact on the playground and as such the impact would be negligible.</p>
Cause extra anti-social behaviour on the recreation ground.	This is a residential development in an existing residential area and there is no evidence or reason to suggest that the proposal would result in extra anti-social behaviour. The development would overlook the recreation ground and therefore this natural surveillance may reduce anti-social behaviour.
<i>Landscape/Trees</i>	
Loss of existing established trees	Addressed in Sections 8.65 and 8.66 of this report.
Loss of biodiversity and natural habitat. Site home to protected species	Addressed in Section 8.67 of this report.
<i>Transport and parking</i>	
Inadequate parking provision	Addressed in Sections 8.53 – 8.56 of this report.
No visitor or delivery/servicing parking/stopping areas on site	There is not a policy requirement to provide visitor or servicing parking. Swept path analysis dominates that goods vehicles can access the site and leave in forward gear.
Access too narrow – vehicles will back up onto the highway	Addressed in Sections 8.51 and 8.52 of this report.
Has consideration been given to assess in case of fire?	Addressed in Section 8.61 of this report.

Increased traffic/exacerbate traffic problems. This part of Limpsfield Road already congested	Addressed in Sections 8.50 of this report.
Refuse collection will cause traffic jams.	Refuse vehicles already stop on Limpsfield Road for the existing dwellings. The stopping time is not considered to be significantly greater for the proposed development in comparison to the existing situation.
Not easily accessible by public transport given the local topography. Public transport inadequate to replace cars in this area. Existing buses and trains are already over full	Whilst it is acknowledged that the PTAL is low, given the scale of development there is unlikely to be a severe impact on public transport capacity.
Plans to reduce bus service in the area – routes 403 and 412 to terminate on the fringe of the town	The Council is working with TfL to improve service provision in outer areas of the borough.
Highway safety concerns – located in the middle of two schools	There are existing vehicular access roads and crossovers on this section of road and as such impact will not be unacceptable.
Danger to Pedestrian and children's safety during construction and long term obstruction	The plans show acceptable highway visibility splays on the access road entrance and this stretch of road has good sightlines with minimum obstructions to visibility.
Less parking for shoppers of the local shops	As the parking bays on Limpsfield Road are 40 mins short stay bays, residents would not park here and therefore there would be no impact on shopper or short stay parking.
Inadequate cycle, mobility scooter and electric cycle storage	The cycle store provides space for 64 cycles as required by the London Plan. Electric cycle storage can be secured by condition. Each wheelchair accessible unit has space within the unit for wheelchair storage.
Cycle use unlikely due to topography of area	Cycle storage is proposed in accordance with London Plan requirements.
Unlawful direct access to recreation ground	The access into the recreation ground has been removed from the proposals.
Number of recycle bins seems inadequate	Addressed in Section 8.60 of this report.

Construction Logistics Plan misleading – construction workers will park on surrounding roads	Addressed in Section 8.62 of this report. An amended CLP will be required by condition.
<i>Other matters</i>	
Only 15% affordable housing	The application proposes a policy compliant amount of affordable housing. Addressed in Sections 8.6 – 8.9 of this report.
Need for more family homes not flats	The proposal would provide 13x3 bedroom units which is an increase in family units over the existing situation.
Loss of family homes (under 130sqm) and therefore does not accord with policy	Addressed in Sections 8.10 – 8.11 of this report.
The number of three-bedroom units does not accord with policy	Addressed in Sections 8.10 – 8.12 of this report.
Increase flood risk	Addressed in Section 8.63 of this report.
Impact on archaeological remains	Addressed in Section 8.68 of this report.
Exacerbate impact on already strained services i.e. doctors, dentists, schools. Inadequate infrastructure to support the development. Need to build new infrastructure.	The application is CIL liable. Addressed in Section 8.69 of this report.
Too many planning applications in the area	Each planning application is judged on its own merits. The cumulative impacts of development are assessed accordingly.
Quota for new homes in the borough is already exceeded	Addressed in Section 8.2. The number of new homes needed in the borough has not been exceeded.
Brownfield sites should be developed instead	This site comprises existing residential development and is classed as a brownfield site.
No consultation with neighbours by the developer	Neighbours were notified of the application in accordance with the required national guidelines. Applicants are encouraged to engage with local residents, but it is not a planning requirement.

Set precedence for other such developments on green space	There is no objection to the principle of the development. This is a previously-developed brownfield site and the proposal does not seek to redevelop open space.
Poor effort by the planning department	This application has not been made by the local planning authority.

6.5 The following Councillors have made representations:

Cllr Paul Scott (Woodside Ward Councillor). Referred application to committee for further consideration of:

- Potential to meet housing need through the provision of new homes, responding to local, regional and national housing targets
- Affordable housing provision – only 15% with a review mechanism. Not compliant with policy as not in the OA or a district centre
- Mix of residential units – lack of family sized units
- Amenities for future occupiers and especially families with children
- Inappropriate use of glass balustrades limiting the usability of the balconies.

Cllr Lynne Hale (Sanderstead Ward Councillor) Objecting and referred application to committee:

- Over development due to size, density, bulk and massing
- Density of 152 units per hectare far exceeds even the maximum guidance for central urban areas of 100 units per hectare
- Fails to meet the Croydon Local Plan 2018 proposals for intensification of the suburbs; the Planning Inspectorate Report following the CLP examination (dated 16 January 2018) Item 135 states “The Setting of Sanderstead is an exception, where the PTAL rating at 1b is one of the lowest accessibility ratings in London and so falls below the lowest end of the range which should be considered for intensification, according to the Council’s own criteria.”
- Out of character with the character of the existing buildings in this Sanderstead Village location
- The urban design is dreadful and completely fails to respect the location right next to the lovely green and open character of Sanderstead Recreation Ground
- Insufficient parking provision - will add to already stressed parking in this local area - especially at school times
- Loss of Edwardian property
- No children’s play space as required by policy.

Following points raised in respect of the amended plans:

- Height massing and design are out of character
- Density too high and contrary to guidance
- Over 50% are single aspect flats
- Unacceptable loss of two properties below 130sqm
- Inadequate cycle, mobility scooter and electric cycle storage

- Loss of amenity to existing residents of Barrowsfield and inadequate perimeter treatment
- Over development of the building footprint and car parking to cover 90% of the site
- Inadequate landscaping
- Proposed building line does not reflect the established building line
- Unsafe rooftop children's play area
- Inadequate car parking which will negatively impact local businesses and residents
- Poor quality design with no architectural merit, completely at odds with its proposed Sanderstead Village location immediately adjacent to the open green space of Sanderstead Recreation Ground.

Cllr Tim Pollard (Sanderstead Ward Councillor) Objecting and referred application to committee:

- Gross over development of the site due to size
- Insensitive development of a site surrounded on three sides by Green Belt
- Excessive massing from the street
- Insensitive design which does not in any way support its locality
- Parking provision inadequate for an area relatively poorly served by public transport
- Inadequate facilities for genuine family use
- Domination over nearby housing

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments

- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.16 Green Belt
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP2 Homes
- SP6.3 Sustainable Design and Construction
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM26 Metropolitan Green belt
- SP7 Green Grid
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Affordable housing and housing mix
3. Impact on openness of Metropolitan Green Belt
4. Townscape and visual impact
5. Housing quality for future occupiers
6. Residential amenity for neighbours
7. Parking and highway safety
8. Flood risk
9. Sustainability
10. Trees, landscaping and biodiversity
11. Other planning matters

Principle of Development

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

8.3 This presumption includes Sanderstead, which is identified in the "Places of Croydon" section of the CLP (2018) as being an area for sustainable growth of the suburbs with some opportunity for windfall sites, with growth mainly confined to infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness. The Croydon Suburban Design Guide (2019) has recently been adopted, which sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.

8.4 Numerous objectors have commented that the Planning Inspector who presided over the Croydon Local Plan Examination (Examination Report dated 16 January 2018, item 135), advised that '*The Setting of Sanderstead is an exception, where the PTAL rating at 1b is one of the lowest accessibility ratings in London and so falls below the lowest*

end of the range which should be considered for intensification, according to the Council's own criteria'. This comment referred to Sanderstead being considered as a possible location for "Focussed Intensification" within which development would be significantly more intensive across a wide area. Whilst this site (nor any others in Sanderstead) is included within an Intensification Area, stand-alone applications such as this, need to be assessed in accordance with the policies outlined above (especially meeting housing need and a presumption in favour of the sustainable development of new homes).

- 8.5 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

Affordable Housing and Housing Mix

- 8.6 The CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified. CLP Policy SP2.5 requires a minimum provision of affordable housing to be provided either:

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

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

- 8.7 A Full viability appraisal was provided in support of the planning application which concludes that the proposal can provide 15% on site affordable housing, accepting that comprehensive review mechanisms would be required to capture any uplift in value and the scheme progresses. This would equate to five units; 3 affordable rented units (1x1 bed, 1x2 bed and 1x3bed) and 2 shared ownership units (1x2bed and 1x3 bed). The appraisal concludes as follows:

'The financial appraisal model for a scheme that includes a policy-target affordable housing contribution produces a residual value output that represents a substantial deficit against the site's EUV-based benchmark land value. This does not therefore provide a viable outcome for the applicant and the proposed scheme could not be expected to proceed on that basis. The reduction of the contribution to the Council's 15% minimum would significantly reduce the deficit. Even so, the applicant would still need to take a view about potential residential market movements or look for currently unanticipated construction cost savings to produce a scheme that, with a potentially compromised profit margin, could be pursued. However, there must be some doubt that these circumstances would, in practice, arise and that the scheme would be able to deliver an additional affordable housing contribution through the operation of a review mechanism in the Section 106 agreement associated with any planning consent'.

- 8.8 The Appraisal has been assessed by an independent viability consultant. This consultant initially assessed the viability of the scheme - if 15 affordable units were to be made available and found that the residual land value would be considerably under the benchmark land value and therefore unviable. A further appraisal with the minimum provision of 15% affordable housing (5 units) was undertaken which found that the residual land value would still be below the benchmark land value, meaning that the applicant would be in deficit of the usual expected profit levels.
- 8.9 That said, it is clear that the level of affordable being offered would comply with policy requirements - as set out in Policy SP2.5; providing 15% on site affordable housing with required review mechanisms secured by way of a legal agreement. The agent has confirmed that an agreement has been made with a Registered Provider to take on the 5 affordable units. As such, based on the above finding of the independent assessor, the proposal is considered acceptable and in accordance with policy requirements.
- 8.10 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m². Moreover, Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In suburban settings with low PTALs, the requirement is 70% 3+ bedroom units. The policy goes on to say that within three years of the adoption of the plan, where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two-bedroom (four person) homes.
- 8.11 The existing dwellings on site comprise 1x2 bed, 1x3 bed and 2x4 bed houses. Two of the existing houses are smaller than 130sqm (excluding garages and conservatory). All of the proposed units have floor spaces of less than 130sqm and 13 of the new units would comprise three bedrooms. There would therefore be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.12 The development proposes a unit mix comprising of 13x3 bedroom (39%), 15x2 bedroom (45%) and 5x1 bedroom (16%). All of the two-bedroom units have been designed to accommodate 4 persons with a GIA of 70sqm or above. When including the two-bedroom units, the scheme would provide 84% family sized units (exceeding the target). The proposal provides a net gain in family accommodation, in accordance with/exceeding the policy requirements outlined above.

Impact on Openness of Metropolitan Green Belt

- 8.13 The site lies adjacent to - but not within the Metropolitan Green Belt (MGB). Green Belt policies (National to Local) aim to protect and preserve the openness of the Green Belt by preventing inappropriate development within the designated Green Belt boundaries. Such policies do not refer to development adjacent to such designations. As such, the location of the site adjacent to the MGB does not prohibit development. The proposed building would be located on previously developed brownfield land. Whilst the scale of the building is notably larger than the current built form on site, given its location, it would not harm the open character of the adjacent MGB or erode its function.

Heritage Impact, Townscape and Visual Impact

- 8.14 The existing dwellings on the site have a mixed appearance with no uniform style. The properties fronting Limpsfield Road (a detached bungalow and two storey dwelling) were constructed in the 1950-1960s and are of little architectural or historic importance and there is no objection to their demolition.



Figure 4. Front elevation of 2-3 Barrowsfield

- 8.15 The semi-detached pair fronting Barrowsfield is Edwardian (built between 1887 and 1912). The properties are partly rendered and partly tile clad. A Heritage Statement was submitted alongside the application which outlined the historic evolution of this part of Sanderstead. Whilst 2-3 Barrowsfield are of some merit (the building comprises typical features of its age and style, such as bay windows and large fireplaces and external detailing and is an earlier example of a residential building on this part of Limpsfield Road) the building within Sanderstead as whole (or nationally) is not a rare example in terms of its style or use. The external appearance of the building has been noticeably altered through extensions and subdivision which detracts from its overall aesthetic value. Whilst the building is of minor local interest solely due to its age, it does not represent any distinctive local vernacular or traditions.
- 8.16 The existing properties are not statutorily listed or locally listed and do not fall within a conservation area. Whilst 2-3 Barrowsfield contains some qualities of merit, this is considered to be of only limited local value and insufficient to warrant inclusion on the local or statutory list. As such, there can be no objection to the removal of this building.
- 8.17 The area surrounding the site has a very mixed character in terms of building type and layout. The short cul-de-sac of Barrowsfield comprises 7 properties, mainly two storey dwellings of varied age and appearance. Barrowsfield is surrounded by Sanderstead Recreation Ground and as such appears as an 'island' site, separated from other built forms by Limpsfield Road. As stated above, 4 and 5 Barrowsfield front onto Limpsfield Road and their appearance is of no special merit, failing to enhance the appearance of the area. 2-3 Barrowsfield does not have a strong visual presence onto Limpsfield

Road with the building set well back from the highway with a close-boarded fence prominent along the site boundary.

- 8.18 The properties situated on the eastern side of Limpsfield Road comprise varied architectural forms - in terms of scale and appearance. To the north is a traditional row of shops with two storeys above and pitched roofs. Opposite the site is Yew Tree Court, a development of 26 "later living" retirement apartments which has a large footprint and comprises three storeys, the third contained within the roof space. To the south of this is a petrol station and then a Waitrose supermarket which is a substantial two storey structure with a modern appearance and flat roof. To the east of Yew Tree Court, is Borough Grange, a large flatted residential block of 45 units over three storeys, with part pitched and part flat roofs. These buildings can be seen in Figures 2 and 3 above.
- 8.19 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area.
- 8.20 The existing buildings have a poor relationship with Limpsfield Road. Whilst 4 & 5 Barrowsfield face onto Limpsfield Road, the close boarded fence enclosing the rear garden of 3 Barrowsfield takes up half of the road frontage. These buildings have a stand-alone form and function along this side of Limpsfield Road and their complete removal would effectively remove the current building line and provide opportunities for a new stand-alone front building line and Limpsfield Road relationship. The current prominent unattractive fencing would be removed and the built form would be located closer to the Limpsfield Road back edge of footway. The development would form a strong active frontage to Limpsfield Road and a minimum gap of 3 metres would be provided to the front of the building which would allow sufficient for landscaping to help soften the proposed relationship with the street.
- 8.21 Objections have referred to the historic building line along the western side of Limpsfield Road with original buildings in the area being set back over 9m from the road. As stated above, this site is detached from the adjacent properties on this side of Limpsfield Road by over 50m and therefore is not read as part of a clear building line. Other buildings have been erected in this row that sit forward of the historic building line (e.g. Tea Room within the Recreation Ground and adjacent Brethren's Meeting Room) and there are instances of close-boarded fencing and brick boundary walls that dominate the streetscape on Limpsfield Road to the north of the site. This area is not within a designated conservation area. Given the existing circumstances, the proposal would not encroach over any clear or notable building lines and it is not considered that the positioning of the building would not harm the character of the street scene in this regard.
- 8.22 The proposed building would have an 'L' shaped footprint and has been designed to predominantly address the Limpsfield Road frontage. The building would have two main entrances; one onto Limpsfield Road and one onto Barrowsfield, with pedestrian access from Limpsfield Road. The building would span the majority of the Limpsfield Road frontage with recessed intervals to successfully break up the resultant massing from this viewpoint. The overall footprint of the building would be comparable with other built forms in the immediate area, including Yew Tree Court, Borough Grange and the Waitrose building. The width of the building in the street scene (45 metres) would be comparable with the width of the main frontage of the Waitrose building (40 metres),

Yew Tree Court opposite (32 metres not including rear protrusion) and the historic terraced rows to the north-east.

8.23 Section 2.10 of the Suburban Design Guide SPD (2019) suggests appropriate ways of accommodating additional accommodation on sites based on the site's context. Where the surrounding buildings are predominantly detached dwellings of two or more storeys, new developments may be three storeys with an additional floor contained within the roof space or set back from the building envelope below. The properties on Barrowsfield are predominantly two-storey whilst those on the eastern side of Limpsfield Road are predominantly three storey.

8.24 Section 2.14 of the SDG refers to forms of development on corner plots. This site, fronting Limpsfield Road and Barrowsfield can be classed as a corner plot. The SDG states that by working with the dual aspect, proposals for the development of corner plots should seek to accommodate additional height and depth as marker points within the townscape. Such redevelopment should seek to include an additional storey and some may be able to accommodate further height provided the massing is responsive to neighbouring properties.



Figure 5. SDG building height



Figure 6. SDG corner plots

8.25 The application proposes a part three, four, and part five storey building. The element adjacent to 1 Barrowsfield would be three storey. The height would rise to four storeys on the corner of the plot and there would be a five storey element towards its southern end. Given the mixed scale of existing buildings in the immediate area, it is considered that the development has been designed to respond appropriately to the local context.



Figure 7. Proposed building showing height in comparison to adjacent buildings

8.26 The built element adjacent to 1 Barrowsfield would be 1.7 metres higher than this house for a width of 10m. The height of the building would respect the height of the existing houses on Barrowsfield, the higher element set well away from the boundary with these properties. The four-storey element would accord with the SDG guidance for corner plots and infill development. The height of this four-storey element would only be 1.3 metres higher than the opposite development at Yew Tree Court and therefore, its prominence in comparison to this building would not be overly obtrusive. The building increases by a further storey towards its southern end. This element would span approximately half of the width of the building and would be set well back from

the main flank elevations which would be suitably subordinate when viewed from the street. Overall, whilst the height of the building would be greater than the surrounding buildings, the proposal would accord with the principles outlined in the SDG. Officers are of the view that the scheme would successfully deliver intensification without appearing as an overly dominant mass, assisted in part by the proposed roof form – which was introduced post submission.

- 8.27 During the course of the application, the roof form has been amended from an entirely flat roof to a mansard roof form. The pitch to the roof has introduced a more domestic appearance which would better respect the character of the surrounding area, reducing the overall perceived bulk and massing of the building.
- 8.28 The building would be brick clad with a metallic roof cladding system. As originally submitted, the proposed façade comprised predominantly yellow stock brickwork whereas as amended, the predominant building material is proposed as red brick – in keeping with the predominant materials palette found in the immediate vicinity, albeit with a contrasting soldier course band to reflect the brick tones and features found in the Gresham School building to the north of the site. Officers have considered the materiality of the building at length and note that there may be options to further break up the mass of the building by introducing differing brick tones across the elevations. Full details of the proposed façade design (including 1:10 sections and elevational details) will need to be submitted for subsequent approval.
- 8.29 The originally proposed glazed balustrades have been replaced with metal railings and the balconies have been incorporated into the building envelope to reduce their prominence within the street scene – albeit with some projections to help articulate the south-eastern corner of the building. Officers are satisfied that the form of the development and that the materials palette would be appropriate to its context.



Figure 8. Proposed visual from Limpsfield Road



Figure 9. Proposed visual from Limpsfield Road

8.30 The site has a suburban setting with a PTAL rating of 1b and as such the London Plan indicates that the density levels ranges of 150-250 habitable rooms per hectare (hr/ha) are appropriate. The proposal would be considerably in excess of this range at 498 hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. The application site is within an established residential area. Its footprint is comparable in size to other flatted development in the nearby area and impact on local character is considered to be acceptable as assessed above. The site is bounded on two sides by open space and on one side by a predominant street frontage and the development can therefore accommodate a relatively high density. The impact of the development on the neighbouring highway network (including on and off street car parking capacity) is acceptable as discussed in Sections 8.50 – 8.62 below. The proposal would result in a development that would have an acceptable impact on the appearance of the street scene and accords with the National and Local requirements to intensify the development potential of sites and to optimise the delivery of additional housing in a sustainable manner.

8.31 Therefore, having considered all of the above, against the backdrop of housing need, on balance, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

8.32 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS).

8.33 As amended, over half of the 33 units would be dual aspect (20) and a further 11 would have a secondary window contained within a side elevation, opening onto the private amenity space. Whilst three of the units would be single aspect north facing, two of

these would have secondary windows in the eastwards facing elevation and they would also face out onto the open recreation ground. As such and notwithstanding the orientation of these flats, officers are satisfied that they will receive adequate levels of daylight and an open outlook. During the course of the application concern was raised to the quality of the units proposed in the inside corner of the building (Units 2, 9, 18 and 27) in terms of access to light and layout. An Internal Daylight Study was undertaken for these units and it was found that, as originally submitted, these units would have substantially failed BRE standards (in terms of internal daylight). The internal layout has subsequently been rearranged so that the main living spaces and main bedroom would now be BRE compliant in terms of daylight. Whilst the proposed second bedroom to Units 2, 9 and 18 would still marginally fail, when viewed in the round, this would not be sufficient to warrant refusal of planning permission and on balance, given that the vast majority of rooms comply with the guidance, this minor shortfall is considered to be acceptable.

- 8.34 A Noise Impact Assessment accompanied the planning application to assess the living conditions of future occupiers. The report concludes that standard thermal double glazing would be suitable for the majority of the bedroom and living room windows (north, south and western facades). The windows will need to contain acoustic trickle vents to ensure suitable background ventilation and/or cooling. The bedrooms on the eastern façade, fronting onto Limpsfield Road require enhanced glazing to reduce internal noise levels for future occupants and to provide occupants with background ventilation, heating and cooling. Such an enhanced system should also overcome any concerns as regards air quality. The Council's Environmental Health advisors have confirmed that the Noise Assessment is sound and suitably robust, having been conducted in accordance with all relevant guidance. The recommendations for glazing and other design features would be satisfactory and should achieve the requirements of the World Health Organisation (WHO) - Guidelines for Community Noise 1999 and BS8233 (Sound insulation and noise reduction for buildings) 2014 for internal noise criteria. The proposed mitigation measures outlined in the report regarding glazing and ventilation been will be secured through the imposition of a planning condition.
- 8.35 The building is proposed to be serviced via two separate stair cores. Each stair core will have step free pedestrian access from Limpsfield Road and the car park. In terms of accessibility, the London Plan sets requirements for 10% of homes to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Three units (Plots 2, 4 & 6) have been designed to the standards set out under Building Regulations M4(3) and would therefore be in compliance with London Plan policy. In addition, all remaining plots have been designed to the standards set out under Building Regulations M4(2) for accessible and adaptable dwellings. The plans have been amended so that lifts are provided in both cores.
- 8.36 With regard to external amenity space, the London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm for each additional unit. Private amenity space has been provided for all units in the form of terraces for the ground floor units and balconies for the upper floor units. During the course of the application the layout has been amended to ensure that all of the units have private amenity spaces that accords with or exceeds the required standards. The provision of private amenity space is acceptable.
- 8.37 A small area of communal amenity space is provided on the rooftop, accessed via the stair-core at third level. Children's play space is shown to be provided on the roof-top

at fourth floor level, the scale of which accords with the amount required by Policy DM10.4 of the CLP. That said, the site is also located immediately adjacent to Sanderstead Recreation Ground which contains a substantial children's playground and other sporting facilities. Whilst the scale of communal space within the development is small, on site door-step play can be accommodated. Moreover, as the units all have private amenity space and in view of the close proximity of publicly accessible recreation ground which offers plentiful open space and play equipment, the provision as proposed is considered acceptable. Full details of the children's play area (including measures to ensure fully safety and security) is proposed to be secured by planning condition.

8.38 It was originally proposed that a direct pedestrian access be provided to the recreation ground by forming a gated opening in the existing hedge (outside of the application site) and walking across Barrowsfield. Barrowsfield is a private road and as such the proposed new access has been removed from the scheme. Given the immediately proximity of the recreation ground this has no adverse impact on the proposal.

8.39 The development is considered to result in a high-quality development including a significant proportion of family units all with adequate amenities and overall provides an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

8.40 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. The main properties that would be affected by the proposed development are the adjacent dwellings on Barrowsfield and the flats opposite the site in Yew Tree Court.

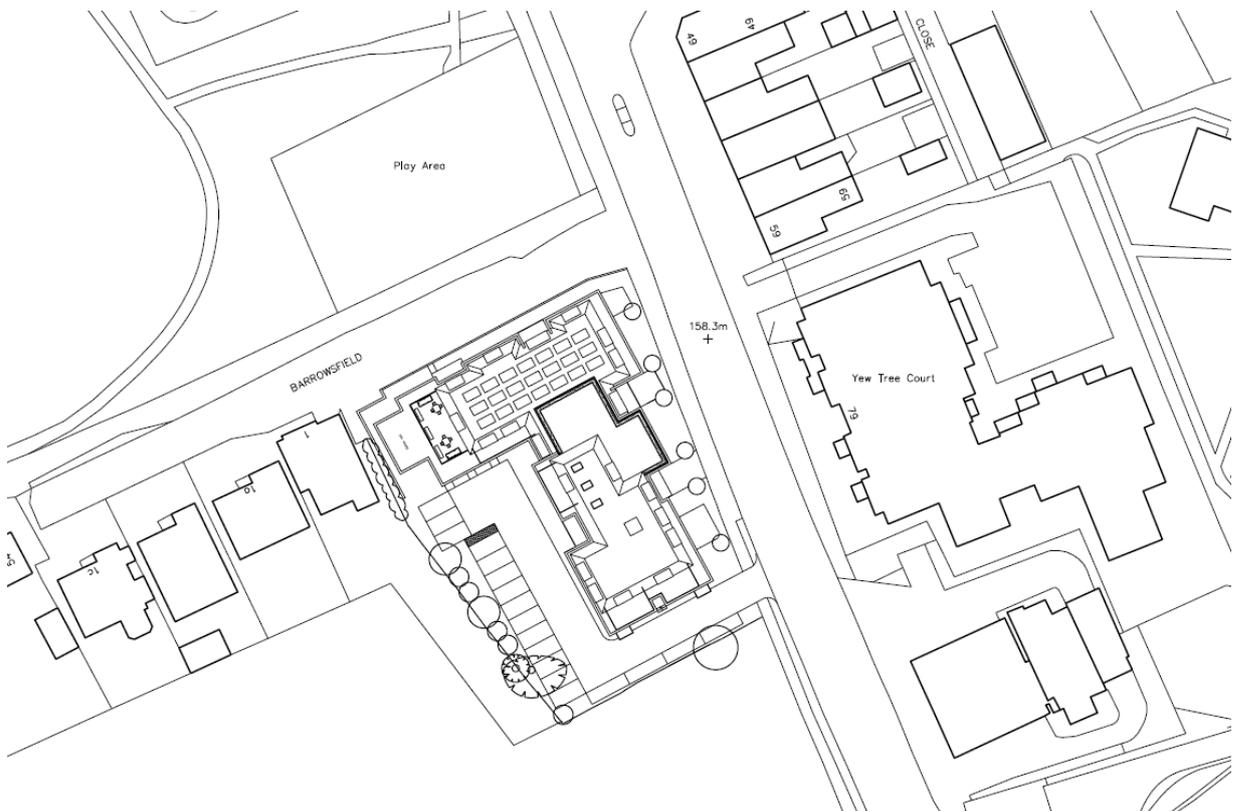


Figure 8: Site plan highlighting the relationship with the adjoining occupiers.

Properties on Barrowsfield

- 8.41 The closest dwelling to the site is 1 Barrowsfield. The other properties on Barrowsfield will not be affected to any greater degree than this adjacent property and therefore the assessment below focusses on the impact 1 Barrowsfield only, with the effect on other properties in Brownfield being significantly more limited. The proposed development adjacent to 1 Barrowsfield would be three storeys in height (as can be seen in Figure 7 above). This three-storey element would be located approximately 2 metres from the western site boundary and at this point, would be shallower than the adjacent neighbouring property. The higher elements of the development would be set significantly back from the boundary (closer to the junction with Limpsfield Road). The southern four/five storey element of the proposed scheme would be sited approximately 20 metres from the boundary with 1 Barrowsfield (albeit with the distance reducing to 13.3m towards the southern end of the rear garden of the neighbouring property. The siting and relationship with this immediate neighbouring property (in terms of bulk, mass and outlook) would be acceptable.
- 8.42 There would be no windows proposed that would harmfully overlook the rear of the dwelling or garden of 1 Barrowsfield. The windows contained within the southern elevation (of the wing fronting onto Barrowsfield) would face south/rearwards into the site. Balconies closest to the boundary with 1 Barrowsfield would be recessed and the rooftop communal amenity space would be screened along its western edge – to be provided and maintained through the use of a planning condition. The windows in the western elevation would be situated between 13.7m - 18.5m from the side garden boundary of 1 Barrowsfield. Section 2.9.20 of the SDG refers to overlooking private outdoor amenity spaces and states that while a greater level of protection should be afforded to the first 10 metres of a neighbouring garden (in line with Policy DM10.6 of the Croydon Local Plan) the remainder of the garden may be overlooked from neighbouring developments provided it does not prejudice development. Given the length of the garden of 1 Barrowsfield (almost 40 metres) and the distance of the development to the boundary, it is considered that the proposal would be in accordance with this policy approach and would not lead to overly harmful levels of overlooking.
- 8.43 Given how the building has been designed, with spacing between the facades and the neighbouring boundary, the proposal would not cause any loss of outlook from the properties on Barrowsfield.
- 8.44 An overshadowing study has been undertaken by the applicant to calculate the change in sunlight and overshadowing for the amenity space/garden to 1 Barrowsfield. The report confirms that 98% of the rear garden will continue to receive two hours of sunlight on the 21st March which meets and exceeds the minimum requirement as set by BRE guidelines. Officers concur with these findings and are satisfied that the development would not unacceptably cause a loss of light to the adjacent dwellings.
- 8.45 Concern has been raised that the development, including car park adjacent to the boundary, will cause noise disturbance to the adjacent occupiers and disturb the quiet enjoyment of the garden to 1 Barrowsfield. There is existing boundary treatment between the sites. The existing landscaping along this boundary is proposed to be removed and replaced with a new tree screen with fencing on the boundary. Whilst it is accepted that there will be some impact on the amenities of the rear garden to this

neighbouring property, the level of activity in the car park will be relatively modest with the car parking being screened by boundary fencing and planting.

- 8.46 On balance, the impact on the amenities of 1 Barrowsfield and the other properties within the street would be acceptable.

Yew Tree Court (and properties to the east side of Limpsfield Road)

- 8.47 Yew Tree Court comprises retirement apartments located on the opposite side of Limpsfield Road. The proposed building would be located over 20m from the adjacent block. Given this gap and the presence of Limpsfield Road, it is not considered that the proposal would be overbearing or cause any loss of outlook or light to the units in Yew Tree Court. Loss of a view is not a material planning consideration.

- 8.48 The gap between the buildings would also ensure that the proposal would not cause any harmful loss of privacy.

- 8.49 Given the location of the site, no other residential properties would be affected by the proposal – in terms of direct effects on residential amenities.

Highway Safety, Access and Parking

- 8.50 The number of trips expected to be generated by mode by the proposed scheme has been calculated using the TRICS database and examining the National Traffic Survey. The trip generation analysis has indicated that the proposed development would generate 32 vehicular movements at the site, accessed during the network peak hours. This is considered to be immaterial when assessed against the existing background traffic flows on Limpsfield Road (traffic flows on Limpsfield Road have been recorded as circa 1,400 to 1,600 two-way movements during the AM and PM peak hours). This level of vehicle trip generation would have a negligible effect on highway capacity. The local planning authority is continuing to work with Transport for London to improve bus services within the south of the borough; additional residential development within the area at higher densities will help support the case for additional public transport services. The additional number of bus trips in the peak hour generated by the development will be 12 which will not result in any significant impacts on the capacity of the existing services.

- 8.51 A vehicular access is proposed to be located towards the south-eastern corner of the site off Limpsfield Road, in a broadly similar location to the existing access to 5 Barrowsfield. The required pedestrian visibility splays and vehicular visibility splays are achieved at the access. A Road Safety Audit (RSA) of the site was undertaken by an independent consultant to assess the proposed highway access and development site at the request of the Council's Strategic Transport Team. The RSA identified two concerns. The first related to the vehicle access width and whether any larger delivery vehicles would be able to safely access the site without having to drive over the footway and risk pedestrian safety. The applicant has resolved this concern by providing new swept path drawings that show that this manoeuvre can be undertaken safely with a slightly revised and widened vehicle access crossover. The new vehicle access crossover will be reconstructed as part of a S278 agreement. The second issue related to the lack of tactile paving provision on the vehicle driveway access. This issue will also be resolved through the installation of tactile paving at the same time that the vehicle crossover is reconstructed, again to be secured through the s278 agreement. The RSA identified no concerns relating to highway sightlines or visibility splays.

- 8.52 The parking forecourt provides sufficient manoeuvring space for vehicles to access and egress the site in a forward gear. Swept paths drawings have been submitted for a 7.5 tonne rigid delivery vehicle and demonstrate that such a vehicle could manoeuvre within the site and would not have to either reverse back into the site or out onto the public highway.
- 8.53 The site has a PTAL rating of 1b which means that it has very poor access to public transport links. Notwithstanding this rating, the site is under 2 minutes walking distance away from the bus stop and service route 403 and under 7 minutes-walk away from bus route 412. The site is also well located within a short walking distance from the local town centre amenities and major food store.
- 8.54 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit.
- 8.55 On-site parking provision is provided at a rate of 26 spaces including 3 spaces for disabled bays. For a development consisting of 33 units this equates to a ratio of 0.78 spaces per unit. Analysis of Census Ward data for the Sanderstead suggests that a development of this size and mix could potentially generate parking demand from occupants of up to 36 vehicles. This means that as a worst-case scenario there could be potential overspill of 10 vehicles onto the surrounding road network. An overnight parking stress survey has been carried out which has recorded maximum parking stress to be 52% which equates to 47 spare spaces within 200m of the application site. Whilst this represents a snapshot in time, it demonstrates that there is capacity on the surrounding highway to accommodate any potential overspill vehicles from the development.
- 8.56 As the level of car parking provided on-site is not expected to accommodate all parking demand from occupants the applicant has agreed to work with the Strategic Transport Team to fund the implementation of a car club bay with associated vehicle in a nearby location off-site. Car clubs are an effective tool to limit the demand for private car ownership and mitigate against potential overspill parking onto surrounding streets. The applicant has agreed to fund the implementation of the car club bay and the running costs for a period of 3 years.
- 8.57 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. 5 of the car parking spaces are shown to have electric vehicle charging points as identified on the proposed site plan. The Design and Access Statement advises that passive provision will be made for a further 20% of the spaces. Ideally at least one the Blue Badge bays should have an EVCP. Full details and provision of the EVCP will be secured by conditioned.
- 8.58 Three of the parking bays (10%) are Blue Badge bays all with step free access from the main building.
- 8.59 A cycle storage area for 64 cycles is proposed within the building. This is in line with the cycle parking standards as prescribed within the London Plan.

- 8.60 Refuse storage is also shown within the envelope of the building. Two separate stores are located in close proximity to the main entrances to the building. The stores can accommodate the required number of bins. A bulky waste store is also proposed of the required size (10sqm). Refuse collection is proposed to take place on Limpsfield Road as per the current situation. The location of the bin stores is within the required maximum drag distance of 20m.
- 8.61 Given that the site is located directly adjacent to the highway, fire tenders would not be required to access the site. The incidences of such vehicles needing to attend the building is expected to be minimal and as such this arrangement would not cause severe harm to the highway network.
- 8.62 Whilst a Framework Construction Logistics Plan (CLP) has been submitted, this has been found to be currently unsatisfactory by the Environmental Health Team as it proposes construction delivery vehicles to be parking on Limpsfield Road. Officers are satisfied that this issue can be resolved through further discussions – as part of a future planning conditions discharge process.

Flood Risk

- 8.63 The site is located within an area some risk of surface water flooding and limited risk of groundwater flooding. A Flood Risk Assessment (FRA) and Sustainable Drainage Strategy have been submitted as part of the application. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). It is proposed that surface water will continue to be discharged to the foul sewer in Limpsfield Road as per the existing situation. Proposed SuDS include geocellular storage and permeable paving. The LLFA have reviewed the submitted information. Their initial concerns have been addressed and overcome and they have no objection to the application subject to the imposition of a condition.

Sustainability

- 8.64 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. A Renewable Energy Statement has been provided, showing that whilst the minimum 35% on-site CO2 reductions beyond Part L of 2013 Building Regulations can be achieved (meeting local policy requirements) through on-site energy efficiency measures and renewable technologies, zero carbon cannot be achieved on site. The remaining shortfall will therefore be offset through a cash-in-lieu contribution, secured through the Section 106 Agreement. The report states that it is a feasibility study only and that the information used in the study should not be assumed for the final design. Consequently planning conditions are recommended to finalise the design as well as to demonstrate the CO2 and water use targets have been met following construction.

Trees, Landscaping and Biodiversity

- 8.65 A number of existing mature trees on site are proposed to be removed to facilitate the development. The Council's Tree Officer has assessed the Tree Survey and planting schemes and raises no arboricultural objection to the scheme. The trees marked for removal are of poor condition offering limited or reduced visual amenity value.
- 8.66 The tree officer was also supportive of the proposed landscaping and planting schedule, in terms of the new tree planting species, which should suitably mitigate the

impact of tree loss. There is space to plant new trees to the front of the building adjacent to Limpsfield Road which should soften the hardscape elevations within the street scene. The details shown on the planting plan can be secured by condition.

8.67 Ecology – A Preliminary Ecological Appraisal and Bat Survey Report was submitted which has been reviewed by the Council’s ecological consultant who was satisfied that there is sufficient ecological information to support determination. The site was considered to provide commonplace habitats of low relative ecological and biodiversity value. The report highlights that the demolition of 2 Barrowsfield would result in the loss of the day roost of up to two soprano pipistrelle bats which would be illegal unless completed under the auspices of a Natural England (NE) European Protected Species Mitigation (EPSM) licence. To ensure ecological mitigation is appropriate and implemented, it is recommended that conditions and informative are imposed on any permission.

Other Matters

8.68 Archaeology – The site is located within an Archaeological Priority Zone and as such, an Archaeological Desk-Based Assessment was submitted. Historic England have reviewed the submitted details and have concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Whilst there is evidence of prehistoric activity in the general area, the site is not considered to have potential to contain significant undisturbed remains and therefore it is recommended that further archaeological work is not required. No further assessment or conditions are necessary.

8.69 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

8.70 An employment and training strategy and contribution would be secured through a legal agreement to ensure the employment of local residents during construction.

Conclusions

8.71 Given the significant need for housing within the Borough, the principle of residential development is considered acceptable within this area. The proposal provides a policy compliant affordable housing offer and officers understand that agreement has been reached with a Registered Provider to deliver the affordable units on site. The proposed design would respect the character and appearance of the area and would represent a sensitive and sustainable intensification of the site. Whilst it is acknowledged that the mass of built form would be greater than the existing structures of site, the proposal would be in accordance with Suburban Design Guidance. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission.

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

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

1st August 2019

Part 8 Other Planning Matters

Item 8.1

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

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

Planning Decisions

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee decisions taken between 8th July and 19th July 2019.
- 1.3 During this period the service issued 198 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 11 applications were withdrawn by the applicants (which also appear in the list).
- 1.4 Out of the 198 decisions made, 15 were refused (7.5%). Therefore the approval rate was 92.5%.
- 1.5 Notable decisions include the following:
- Part discharge of the landscaping proposals for Queens Gardens – linked to the Taberner House redevelopment. Further discharge will be required once the developer has appointed a landscape contractor to carry out the works. A water feature was included and approved as part of the landscaping scheme – as requested by members as part of the pre application process (LBC Ref 18/04341/DISC).
 - Refusal of planning permission in respect of 69 Selhurst New Road involving the erection of a two storey side extension and single storey rear extension to facilitate a change of use of a 5 bed dwelling-house into an HMO (LBC Ref 19/02065/FUL). The reasons for refusal focussed on the loss of a family house and increase don street car parking pressure within an area already experiencing car parking stress.
 - Refusal of planning permission in respect of the Sandrock Public House

at 152 Upper Shirley Road, involving the erection of a two storey side and rear extension, use of the first floor of the public house as a 2 bedroom flat and the erection of a part 3, part 4 storey building to the rear of the public house comprising 19 flats (7x1, 6x2 and 6x3 bedroom units) with associated car parking (LBC Ref 19/01134/FUL). The reasons for refusal focussed on the failure of the scheme to provide sufficient family accommodation, the failure of the scheme (in terms of its scale, mass form and overall design) to reflect the character and appearance of the immediate area and the neighbouring locally listed building, the impact of the development on trees, ecology and flooding, substandard residential accommodation, the impact of the development on car parking capacity and highway safety issues and the failure to satisfactorily deal with the requirement to deliver affordable housing.

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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

Ref. No. :	19/00122/FUL	Ward :	Addiscombe East
Location :	190 Lower Addiscombe Road Croydon CR0 6AH	Type:	Full planning permission
Proposal :	Alterations, conversion of existing two bedroom flat into 2 one bedroom flats		
Date Decision:	18.07.19		

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : 81 Oval Road
Croydon
CR0 6BQ
Type: Full planning permission
Proposal : Erection of dormer extension in the rear roof slope and roof lights in the front roof slope
Date Decision: 17.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02527/LE
Location : 19 Alpha Road
Croydon
CR0 6TH
Type: LDC (Existing) Use edged
Ward : **Addiscombe West**
Proposal : Use of dwelling as two flats
Date Decision: 12.07.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/02944/GPDO
Location : 29 Dartnell Road
Croydon
CR0 6JB
Type: Prior Appvl - Class A Larger House Extns
Ward : **Addiscombe West**
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres
Date Decision: 19.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01581/HSE
Location : 17 Geneva Road
Thornton Heath
CR7 7BH
Type: Householder Application
Ward : **Bensham Manor**
Proposal : Demolition and erection of single storey rear extension
Date Decision: 12.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02283/HSE
Ward : **Bensham Manor**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : 102 Warwick Road
Thornton Heath
CR7 7NG
Type: Householder Application
Proposal : Demolition of existing conservatory and erection of single storey rear extension

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02294/GPDO
Location : 35 Langdale Road
Thornton Heath
CR7 7PS
Type: Prior Appvl - Class A Larger House Extns
Ward : **Bensham Manor**
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.7 metres

Date Decision: 11.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02389/FUL
Location : 79A Melfort Road
Thornton Heath
CR7 7RT
Type: Full planning permission
Ward : **Bensham Manor**
Proposal : Erection of conservatory at rear

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02468/GPDO
Location : 146 Langdale Road
Thornton Heath
CR7 7PR
Type: Prior Appvl - Class A Larger House Extns
Ward : **Bensham Manor**
Proposal : Erection of single storey rear extension projecting out 4.1 metres with a maximum height of 3.5 metres

Date Decision: 11.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02523/GPDO
Ward : **Bensham Manor**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : 17 Geneva Road
Thornton Heath
CR7 7BH
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.5 metres

Date Decision: 17.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02575/HSE
Location : 25 Haslemere Road
Thornton Heath
CR7 7BF
Type: **Ward : Bensham Manor**
Householder Application
Proposal : Erection of a single storey side and rear extension

Date Decision: 12.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02602/GPDO
Location : 12 Geneva Road
Thornton Heath
CR7 7BH
Type: **Ward : Bensham Manor**
Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.5 metres

Date Decision: 17.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/01238/HSE
Location : 71 Addington Road
Croydon
CR0 3LW
Type: **Ward : Broad Green**
Householder Application

Proposal : Retrospective erection of single storey rear extension and front porch.

Date Decision: 10.07.19

Permission Refused

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : 52 Auckland Road
Upper Norwood
London
SE19 2DJ

Type: Full planning permission

Proposal : Retrospective change of use from a 6 bedroomed HMO to 8 bedroom HMO

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02823/NMA

Ward : Crystal Palace And Upper Norwood

Location : 21 & 21A Fitzroy Gardens
Upper Norwood
London
SE19 2NP

Type: Non-material amendment

Proposal : Non material amendment to approved application 15/05298/P seeking to include two new rooflights

Date Decision: 18.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/05532/FUL

Ward : Coulsdon Town

Location : 24A Brighton Road
Coulsdon
CR5 2BA

Type: Full planning permission

Proposal : Conversion of existing house to provide 2 one bedroom and 1 three bedroom flats including the erection of single/two storey rear extension and associated cycle/refuse/recycling stores, provision of 4 parking spaces

Date Decision: 09.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01007/FUL

Ward : Coulsdon Town

Location : 16 The Grove
Coulsdon
CR5 2BH

Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Erection of part two/part three storey detached dwelling house with associated bin and cycle stores, formation of vehicular access, and provision of 2 parking spaces for the host property and 2 parking spaces for the proposed dwelling

Date Decision: 18.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01109/FUL

Ward : Coulsdon Town

Location : 1 South Drive

Type: Full planning permission

Coulsdon

CR5 2BJ

Proposal : Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats (comprising 1 x 1 bedroom, 5 x two bedroom and 3 x three bedroom units), cycle storage, private and communal amenity space, landscaping including land level alterations, bin store, new access crossover and the provision of 6 parking spaces to the front.

Date Decision: 11.07.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/01240/HSE

Ward : Coulsdon Town

Location : 43 Stoats Nest Village

Type: Householder Application

Coulsdon

CR5 2JN

Proposal : Erection of a single storey front extension and associated alterations

Date Decision: 11.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02091/HSE

Ward : Coulsdon Town

Location : 8 The Vale

Type: Householder Application

Coulsdon

CR5 2AW

Proposal : Erection of single storey front/side extension.

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Ref. No. : 19/02240/DISC **Ward : Coulsdon Town**
Location : Foxville Apartments Type: Discharge of Conditions
175 Chipstead Valley Road
Coulsdon

Proposal : Discharge of conditions 2 (Construction Logistics Plan), 3 (Tree Protection Plan) and 5 (External Facing Materials) attached to planning permission 18/02720/FUL for Demolition of the existing building and the erection of a two-storey building including accommodation within the roof to form 7 x self-contained flats (2 x 1 bedroom, 4 x 2 bedroom and 1 x 3 bedroom) with associated car parking, relocated access, hard and soft landscaping, refuse and cycle stores.

Date Decision: 10.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02271/HSE **Ward : Coulsdon Town**
Location : 3 Woodplace Close Type: Householder Application
Coulsdon
CR5 1NA

Proposal : Replacement of 2 x rear roof dormers with 1 x rear roof dormer

Date Decision: 12.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02290/DISC **Ward : Coulsdon Town**
Location : 322 Chipstead Valley Road Type: Discharge of Conditions
Coulsdon
CR5 3BE

Proposal : Discharge of Condition 3 (Landscaping Plan) attached to planning decision ref.17/01235/FUL for the erection of single storey rear extension to provide a one bedroom flat.

Date Decision: 16.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02476/DISC **Ward : Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : Plumb Centre Type: Discharge of Conditions
Station Approach Road
Coulsdon
CR5 2NS

Proposal : Discharge of Condition 3 (CLP) attached to planning permission 19/00198/FUI for
Addition of 2 storeys of the permitted development (under planning permission
16/04441/FUL) to provide 5 additional residential units

Date Decision: 18.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02477/DISC Ward : Coulsdon Town
Location : Plumb Centre Type: Discharge of Conditions
Station Approach Road
Coulsdon
CR5 2NS

Proposal : Discharge of Condition 2 (material) attached to planning permission 19/00198/FUL for
the Addition of 2 storeys of the permitted development (under planning permission
16/04441/FUL) to provide 5 additional residential units

Date Decision: 18.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02595/LP Ward : Coulsdon Town
Location : 10 Portnalls Close Type: LDC (Proposed) Operations
Coulsdon edged
CR5 3DB

Proposal : Erection of single storey rear extension, associated alterations

Date Decision: 19.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02713/DISC Ward : Coulsdon Town
Location : Plumb Centre Type: Discharge of Conditions
Station Approach Road
Coulsdon
CR5 2NS

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Discharge of Condition 4 (1) (lighting) attached to planning permission 19/00198/FUL for the Addition of 2 storeys of the permitted development (under planning permission 16/04441/FUL) to provide 5 additional residential units

Date Decision: 18.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02715/NMA

Ward : Coulsdon Town

Location : Plumb Centre
Station Approach Road
Coulsdon
CR5 2NS

Type: Non-material amendment

Proposal : Addition of 2 storeys of the permitted development (under planning permission 16/04441/FUL) to provide 5 additional residential units (amendment to planning permission 19/00198/FUL)

Date Decision: 16.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02728/LP

Ward : Coulsdon Town

Location : 4 Woodplace Close
Coulsdon
CR5 1NA

Type: LDC (Proposed) Operations edged

Proposal : Installation of rooflights on front and rear roof slopes, erection of front porch, erection of single storey rear extension and dormer extension on rear roof slope

Date Decision: 18.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02895/GPDO

Ward : Coulsdon Town

Location : Coulsdon South Railway Station
Brighton Road
Coulsdon
CR5 3EA

Type: Observations on permitted development

Proposal : Installation of 2 lift shafts and associated lift motor rooms, stairwells, lobbies and walkways.

Date Decision: 16.07.19

Approved (prior approvals only)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Level: Delegated Business Meeting

Ref. No. : 18/04222/DISC **Ward : Fairfield**
Location : Former Site Of Taberner House **Type: Discharge of Conditions**
Park Lane
Croydon
CR9 3JS
Proposal : Full discharge of Condition 3 (Hoarding & Hoarding Phasing Plan) attached to planning permission 17/05158/CONR for 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.

This discharge of condition relates to the 'Hoarding Plan' and 'Hoarding Phasing Plan'.

Date Decision: 11.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/04341/DISC **Ward : Fairfield**
Location : Former Site Of Taberner House And The **Type: Discharge of Conditions**
Queen's Gardens,
Park Lane,
Croydon,
CR9 3JS.
Proposal : Part-approval of Condition 4 (hard and soft landscaping details) of planning permission 17/05158/CONR relating to The Queens Gardens and the redevelopment of the former Taberner House site to provide 514 residential units in 4 buildings including commercial space at ground floor level.

Date Decision: 10.07.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 18/05403/DISC **Ward : Fairfield**
Location : Carolyn House **Type: Discharge of Conditions**
26 Dingwall Road
Croydon
CR0 9XF

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Details pursuant to the discharge of Condition 7 (Piling Methodology) attached to planning permission 16/03368/P for demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces.

Date Decision: 09.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02148/FUL

Ward : **Fairfield**

Location : 57 - 59 Friends Road
Croydon
CR0 1ED

Type: Full planning permission

Proposal : Erection of detached outbuilding for use as storage and office accommodation associated with main building.

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02340/CONR

Ward : **Fairfield**

Location : Unit 3, Bridge House,
11-19 Surrey Street,
Croydon,
CR0 1RG

Type: Removal of Condition

Proposal : Variation of Condition 3 of permission 15/05640/P to change the opening hours (of Crisis Skylight) to 08:00-20:00 Monday-Thursday, 08:00-18:00 on Fridays and 11:00-17:00 hours on Saturdays, Sundays and Bank Holidays.

Date Decision: 17.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02418/FUL

Ward : **Fairfield**

Location : 25 Frith Road
Croydon
CR0 1TH

Type: Full planning permission

Proposal : Replacement of existing 4mm thick Aluminium Composite Material (ACM) cladding with new 4mm (A2) rated ACM panels.

Date Decision: 10.07.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : 14 Welcomes Road Type: Householder Application
Kenley
CR8 5HD
Proposal : Erection of car port at front and south facing solar collectors
Date Decision: 09.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02227/FUL Ward : **Kenley**
Location : 66A Godstone Road Type: Full planning permission
Kenley
CR8 5AA
Proposal : Demolition of existing garage and erection of two storey detached one bedroom house
with associated bin stores
Date Decision: 10.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02450/DISC Ward : **Kenley**
Location : Cena House Type: Discharge of Conditions
23 Park Road
Kenley
Proposal : Discharge of condition 4 (soft and hard landscaping) attached to planning application
17/05189/FUL for the Demolition of the existing buildings, erection of a two storey
building to provide 7 self-contained (C3) residential flats with associated car parking,
cycle parking, bin store and landscaping.
Date Decision: 12.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02589/GPDO Ward : **Kenley**
Location : 3 Beckett Avenue Type: Prior Appvl - Class A Larger
Kenley House Extns
CR8 5LT
Proposal : Erection of single storey rear extension
Date Decision: 12.07.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/02770/TRE **Ward : Kenley**
Location : 24 Park Road Type: Consent for works to protected
Kenley trees
CR8 5AQ
Proposal : Felling of a tall conifer along the front boundary of the property & replacing this with a silver birch tree within the same area of the garden. The existing conifer is dead & is both an eyesore & a potential danger.
(TPO no 27 of 2009)

Date Decision: 15.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03021/TRE **Ward : Kenley**
Location : 26 Driftwood Drive Type: Consent for works to protected
Kenley trees
CR8 5HT

Proposal : Work - T1 Douglas fur - fell due to altered exposure - (TPO no. 5 of 1996).

Date Decision: 19.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01076/DISC **Ward : New Addington South**
Location : 56A - 76D Chertsey Crescent Type: Discharge of Conditions
Croydon
CR0 0DX
Proposal : Details pursuant to condition 3 (landscaping) as approved following planning application ref: 18/01995/ful granted for Refurbishment of tower block to include new rain-screen cladding, new windows and upgraded roof works.; alterations, landscaping and ancillary works to include car parking spaces, new bin stores, new general stores and new mobility scooter stores.

Date Decision: 10.07.19

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Level: Delegated Business Meeting

Ref. No. : 19/01391/HSE
Location : 96 Aldrich Crescent
Croydon
CR0 0NN
Ward : **New Addington South**
Type: Householder Application
Proposal : Alterations, erection of a two storey side extension, rear single storey extension and porch

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02160/HSE
Location : 13 Calley Down Crescent
Croydon
CR0 0EY
Ward : **New Addington South**
Type: Householder Application

Proposal : Alteration, erection of a single storey side extension

Date Decision: 08.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02331/FUL
Location : 7-10 Central Parade
Croydon
CR0 0JB
Ward : **New Addington South**
Type: Full planning permission

Proposal : Decoration of shop front window frames, doors, pilasters and roller shutters in Traffic Grey B RAL 7043. Installation of 2 new AC units within existing rear plant enclosure yard on level concrete bases.

Date Decision: 08.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02689/PDO
Location : O/S 33 Vulcan Way
Croydon
CR0 9UG
Ward : **New Addington South**
Type: Observations on permitted development

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Conversion of existing bus driver hut into a permanent one

Date Decision: 16.07.19

No Objection

Level: Delegated Business Meeting

Ref. No. : 19/03053/ADV
Location : 7-10 Central Parade
Croydon
CR0 0JB

Ward : New Addington South
Type: Consent to display
advertisements

Proposal : Erection of 1x Internal Illuminated Fascia Board (Only the Co-op Logo Illuminates), 1 x Internally illuminated Co-op Projector, 1 x Internally illuminated Co-op Logo, 6 x Non-illuminated flat grey aluminium panels and 1 x wall mounted flat aluminium panel.

Date Decision: 08.07.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/00529/FUL
Location : 5 Buckingham Gardens
Thornton Heath
CR7 8AT

Ward : Norbury Park
Type: Full planning permission

Proposal : Alterations and erection of single/two storey side/rear extensions. Conversion of dwelling to create 1 one bedroom, 1 two bedroom and 1 three bedroom flats with associated bin/cycle stores.

Date Decision: 19.07.19

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 19/01961/HSE
Location : 31 Florida Road
Thornton Heath
CR7 8EY

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of porch and two storey side extension with alterations to garage into a habitable room.

Date Decision: 18.07.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02383/HSE **Ward : Norbury Park**
Location : 244 Norbury Avenue **Type: Householder Application**
Norbury
London
SW16 3RN
Proposal : Retention of single storey outbuilding in rear garden.

Date Decision: 18.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02384/HSE **Ward : Norbury Park**
Location : 8 Courtland Avenue **Type: Householder Application**
Norbury
London
SW16 3BB
Proposal : Erection of single storey rear extension

Date Decision: 12.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02390/FUL **Ward : Norbury Park**
Location : 2 Georgia Road **Type: Full planning permission**
Thornton Heath
CR7 8DQ
Proposal : Use of outbuilding at rear as a home office and storage space ancillary to the existing residential C3 Use

Date Decision: 17.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02465/GPDO **Ward : Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : 160 Green Lane
Norbury
London
SW16 3NE

Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 17.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02522/GPDO

Location : 32 Westminster Avenue
Thornton Heath
CR7 8BR

Ward : **Norbury Park**

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 17.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02667/LP

Location : 27 St Oswald's Road
Norbury
London
SW16 3SA

Ward : **Norbury Park**

Type: LDC (Proposed) Operations
edged

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

Date Decision: 12.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02786/GPDO

Location : 268 Norbury Avenue
Norbury
London
SW16 3RL

Ward : **Norbury Park**

Type: Prior Appvl - Class A Larger
House Extns

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : 39 Isham Road
Norbury
London
SW16 4TH
Type: LDC (Proposed) Operations edged
Proposal : Loft conversion with rear dormer and 3 front roof lights.

Date Decision: 11.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03224/DISC
Location : 1385 London Road
Norbury
London
SW16 4AN
Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Disabled Access) attached to planning permission 19/01261/FUL (Change of use to a Tuition Centre (Class D1). Replacement of existing shopfront and associated alterations).

Date Decision: 19.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03303/LP
Location : 89 Hatch Road
Norbury
London
SW16 4PW
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations edged

Proposal : Erection of a hip to gable roof extension, dormer extension in the rear roof slope, roof lights in the front roof slope and a single storey rear extension

Date Decision: 18.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01227/FUL
Location : 85 Coulsdon Road
Coulsdon
CR5 2LD
Ward : **Old Coulsdon**
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Demolition of the existing garage and alterations to the existing property. Erection of a detached two storey dwelling at the rear 85 Coulsdon Road with associated parking, refuse and cycle storage.

Date Decision: 19.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01687/HSE
Location : 7 Barnfield Close
Coulsdon
CR5 1QR
Proposal : Alterations, erection of a two storey side extension and a single storey rear extension

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 18.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01696/HSE
Location : 90 Coulsdon Road
Coulsdon
CR5 2LB
Proposal : Alteration, erection of a first floor rear extension

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01767/HSE
Location : 2 Lawrences Close
Coulsdon
Croydon
CR5 1EY
Proposal : Alterations to land levels in rear garden, erection of retaining walls and fencing (retrospective).

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 15.07.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02303/FUL **Ward : Old Coulsdon**
Location : Coulsdon College **Type: Full planning permission**
Placehouse Lane
Coulsdon
CR5 1YA
Proposal : Erection of temporary modular classroom, to be retained for a maximum of two years

Date Decision: 09.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02469/HSE **Ward : Old Coulsdon**
Location : 26 Coulsdon Court Road **Type: Householder Application**
Coulsdon
CR5 2LL
Proposal : Construction of a mansard roof extension to provide a two storey dwelling.

Date Decision: 19.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03131/TRE **Ward : Old Coulsdon**
Location : 30 Coulsdon Road **Type: Consent for works to protected trees**
Coulsdon
CR5 2LA
Proposal : Yew tree from edge of drive reduce by 1.8 metres to shape and remove deadwood.
(TPO no. 3, 1980)

Date Decision: 19.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01225/FUL **Ward : Park Hill And Whitgift**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : Archbishop Tennysons Church Of England School
Selborne Road
Croydon
CR0 5JQ

Type: Full planning permission

Proposal : Proposed extension to existing classroom block

Date Decision: 11.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02225/HSE
Location : 1 Brownlow Road
Croydon
CR0 5JT

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

Proposal : Erection of two storey front, rear and side extensions, alterations to rear patio, formation/alterations of garage, formation of new roof, alterations to front boundary wall and vehicular cross-over.

Date Decision: 15.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02350/HSE
Location : 7 Upfield
Croydon
CR0 5DR

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

Proposal : Demolition of existing conservatory and erection of single storey side and rear extensions

Date Decision: 15.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02402/DISC
Location : The Lodge
Coombe Road
Croydon
CR0 5RD

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Discharge of condition 2 (materials) attached to listed building consent 18/02373/LBC for the demolition of existing extensions to Grade II Listed Building. Erection of single storey side/rear extension, re-configuration of internal layout and external alterations with associated landscaping, decking and erection of boundary walls/fencing

Date Decision: 12.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/04839/FUL

Ward : **Purley Oaks And Riddlesdown**

Location : 31 Riddlesdown Road
Purley
CR8 1DJ

Type: Full planning permission

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

Date Decision: 12.07.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/00601/HSE

Ward : **Purley Oaks And Riddlesdown**

Location : 37 Purley Bury Avenue
Purley
CR8 1JF

Type: Householder Application

Proposal : Erection of a two storey side extension.

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00833/HSE

Ward : **Purley Oaks And Riddlesdown**

Location : 24 Warren Road
Purley
CR8 1AA

Type: Householder Application

Proposal : Alterations. Erection of a part two/part three storey side/rear extension

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.8 metres

Date Decision: 11.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02370/HSE

Ward : Purley Oaks And Riddlesdown

Location : 28 Honister Heights
Purley
CR8 1EU

Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 12.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01690/CONR

Ward : Purley And Woodcote

Location : 81 Higher Drive
Purley
CR8 2HN

Type: Removal of Condition

Proposal : Variation of condition 1 (alterations to the proposed plans namely in relation to unit mix, building footprint and design) linked to planning application 18/03241/FUL for the demolition of the existing dwelling. Erection of a three storey building to provide 9 residential units. Formation of vehicular access and provision of associated parking, cycle storage and refuse store (amended description)

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01693/HSE

Ward : Purley And Woodcote

Location : 171 Aveling Close
Purley
CR8 4DY

Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Alterations, proposed single storey front extension

Date Decision: 11.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02006/HSE
Location : 17 Reedham Drive
Purley
CR8 4DT
Proposal : Removal of existing garage and replacing with an enlarged garage and a first floor extension above.
Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02041/CONR
Location : 2 Plough Lane
Purley
CR8 3QA
Proposal : Variation of Condition 10 (landscaping plan) attached to planning permission 16/04520/FUL for demolition of no.2 Plough Lane for the erection of 1 four storey building with accommodation in roofspace and 1 two storey building comprising 6 one bedroom, 12 two bedroom and 1 three bedroom flats. Formation of vehicular access and provision of associated car parking (12 spaces, 10 standard and 2 disabled spaces), cycle parking (32 spaces) and landscaping.
Ward : **Purley And Woodcote**
Type: Removal of Condition

Date Decision: 17.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02137/HSE
Location : 2 Woodcote Park Avenue
Purley
CR8 3NG
Proposal : Two storey side extension and single storey rear extension.
Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 10.07.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Level: Delegated Business Meeting

Ref. No. : 19/02153/HSE
Location : 5 Hartley Down
Purley
CR8 4EE
Proposal : Erection of a single storey rear extension
Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 16.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02203/HSE
Location : 44 Oakwood Avenue
Purley
CR8 1AQ
Proposal : Erection of extended rear terraced area and balustrade, including alterations to the boundary fencing and erection of a single storey outbuilding. (retrospective).
Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 16.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02363/FUL
Location : Windsor Lodge
Purley Rise
Purley
CR8 3AW
Proposal : Demolition of the garage, existing roof, and erection of a first floor extension with hipped roof over to create a two-storey property, associated alterations, conversion of dwelling to provide 2 x 1 bedroom, 2 x 2 bedroom, 1 x 3 bedroom unit with associated landscaping, refuse and cycle storage (amended description)
Ward : **Purley And Woodcote**
Type: Full planning permission

Date Decision: 18.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02368/CONR
Location : 4, 6 And 8 Russell Hill
Purley
CR8 2JA
Ward : **Purley And Woodcote**
Type: Removal of Condition

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Variation of Condition 1 (approved plans) attached to planning permission ref.17/02427/FUL (Demolition of existing houses: erection of 2 three storey buildings, comprising a total of 15 two bedroom , 8 one bedroom and 7 three bedroom flats) to alter unit mix

Date Decision: 17.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02470/DISC **Ward : Purley And Woodcote**

Location : 25 Monahan Avenue **Type: Discharge of Conditions**
Purley
CR8 3BB

Proposal : Discharge of condition 4 (landscaping) attached to planning permission 19/00749/CONR for the demolition of existing building and erection of 2 storey building with part basement and accommodation in the roof space comprising 1 x one bedroom, 5 x two bedroom and 2 x three bedroom flats and provision of cycle and refuse stores. Plus erection of detached 2 storey, 4 bedroom dwelling, with new crossover. Provision of associated parking and landscaping. (without compliance with condition 1 - built in accordance with approved plans- attached to reference number: 18/04802/CONR) (alterations to proposed two storey dwelling)

Date Decision: 12.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02472/HSE **Ward : Purley And Woodcote**

Location : 91 Downlands Road **Type: Householder Application**
Purley
CR8 4JJ

Proposal : Retention of a playhouse

Date Decision: 18.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02500/FUL **Ward : Purley And Woodcote**

Location : 7A The Bridle Road **Type: Full planning permission**
Purley
CR8 3JB

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Demolition of side roof dormer and chimneys, erection of hipped roof to two storey outrigger, rear roof dormer, associated alterations

Date Decision: 18.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02588/HSE
Location : 89 Downs Court Road
Purley
CR8 1BJ
Proposal : Erection of single/two storey side/rear extension.

Ward : Purley And Woodcote
Type: Householder Application

Date Decision: 18.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03168/TRE
Location : Amberley Lodge
86 Downlands Road
Purley
CR8 4JF
Proposal : Horse Chestnut - Boundary of Care Home - Fell to ground level, tree is dead and has evidence of previous fungal infection at the base of the tree. Tree is unsafe.

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

Date Decision: 19.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 18/04079/CONR
Location : 42 Limpsfield Road
South Croydon
CR2 9EA
Proposal : Variation of Condition (6) to substitute proposed, part-retrospective site plan including landscaping attached to planning permission 16/06324/FUL for the Demolition of existing storage buildings at rear. refurbishment of cottage and erection of single storey rear extension for use as a 3 bedroom house; erection of a terrace of 3 two storey three bedroom houses at rear with accommodation in roofspace; provision of associated parking

Ward : Sanderstead
Type: Removal of Condition

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Erection of single storey rear extension projecting out 4.3 metres with a maximum height of 3 metres

Date Decision: 17.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02800/TRE
Location : 44 Tindale Close
South Croydon
CR2 0RT

Ward : Sanderstead
Type: Consent for works to protected trees

Proposal : Yew (T1) - reduce lawn side by approximately 2m to reduce encroachment onto the lawn. Reduce limb growing into the Sycamore to the rear by approximately 3.5m to the next fork.

Yew (T2) - reduce left hand side by approximately 2m to reduce encroachment onto the lawn. Crown lift to approximately 3m to increase clearance over the footpath to the rear of the property.
(TPO n. 145)

Date Decision: 15.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03096/LP
Location : 69 Arkwright Road
South Croydon
CR2 0LP

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

Proposal : Erection of dormer extension on rear roof slope and erection of gable end roof extension.

Date Decision: 10.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03107/TRE
Location : 13 Wisborough Road
South Croydon
CR2 0DR

Ward : Sanderstead
Type: Consent for works to protected trees

Proposal : T1 - Ash
. Removal of 1x lowest secondary limb over hanging the neighbouring gardens to reduce the encroachment from the neighbouring gardens.
(TPO no. 4, 2004)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Level: Delegated Business Meeting

Ref. No. : 19/02284/HSE
Location : 2 Bench Field
South Croydon
CR2 7HX
Ward : **South Croydon**
Type: Householder Application
Proposal : Alterations, erection of a single storey and two storey rear extension

Date Decision: 15.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02444/FUL
Location : 12 Spencer Road
South Croydon
CR2 7EH
Ward : **South Croydon**
Type: Full planning permission
Proposal : Demolition of garage, erection of a two storey side extension, single storey rear extension, installation of rooflights, and conversion of dwelling to provide 1 x 1 bedroom unit, 3 x 2 bedroom unit, 1 x 3 bedroom unit with associated landscaping, parking, refuse and cycle storage

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02480/FUL
Location : 17 Moreton Road
South Croydon
CR2 7DN
Ward : **South Croydon**
Type: Full planning permission
Proposal : Demolition of the existing garage. Erection of a basement/two storey side extension to form an additional one bedroom flat.

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03019/TRE
Location : 7 St Ann's Way
South Croydon
CR2 6DN
Ward : **South Croydon**
Type: Consent for works to protected trees
Proposal : Oak Tree - Over all crown reduction of 2m - (TPO no 49 of 2010)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Level: Delegated Business Meeting

Ref. No. : 19/02275/FUL **Ward : Selhurst**
Location : 5 Union Road **Type: Full planning permission**
Croydon
CR0 2XU
Proposal : Alterations , erection of a 3 storey building with basement. Provision of B8 Use Class (Storage and Distribution) in basement with reception office at front part of ground floor. Provision of 3 flats, comprising 1 studio flat at ground floor rear, 1 x 1 bedroom flat at first floor, 1 x 1 bedroom flat at second floor. Provision of an associated off-street parking space for commercial use. Provision of associated refuse storage and cycle storage.

Date Decision: 19.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02437/FUL **Ward : Selhurst**
Location : 141 Windmill Road **Type: Full planning permission**
Croydon
CR0 2XT
Proposal : Conversion of retail unit to provide 1 x two bed flat.

Date Decision: 19.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01981/HSE **Ward : Shirley North**
Location : 22 Nursery Close **Type: Householder Application**
Croydon
CR0 5EU
Proposal : Demolition and erection of single storey side/rear extension, and alterations to garage to a habitable room.

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02205/FUL **Ward : Shirley North**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : 30 Ridgemount Avenue
Croydon
CR0 8TQ
Type: Full planning permission
Proposal : Erection of single storey front extension and porch

Date Decision: 12.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02259/HSE
Location : 4 Woodmere Close
Croydon
CR0 7PN
Type: **Ward : Shirley North**
Householder Application
Proposal : Erection of single storey rear extension and front porch

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02423/GPDO
Location : 26 Mardell Road
Croydon
CR0 7TG
Type: **Ward : Shirley North**
Prior Appvl - Class A Larger
House Extns
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 11.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02502/HSE
Location : 2 Orchard Way
Croydon
CR0 7NG
Type: **Ward : Shirley North**
Householder Application
Proposal : Erection of single storey rear extension

Date Decision: 16.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03128/TRE
Location : 158A The Glade
Croydon
CR0 7UE
Proposal : T1: Oak - Fell (no replacement)
(TPO no. 22, 1979)

Ward : Shirley North
Type: Consent for works to protected trees

Date Decision: 19.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01134/FUL
Location : The Sandrock
152 Upper Shirley Road
Croydon
CR0 5HA
Proposal : Erection of two storey side/rear extension to The Sandrock Public House and use of first floor as 1 x two bedroom flat for staff accommodation. Erection of a three/four storey building to rear of pub comprising 19 flats (7 x one bedroom, 6 x two bedroom and 6 x three bedroom flats) with associated car parking, cycle and refuse storage and landscaping

Ward : Shirley South
Type: Full planning permission

Date Decision: 16.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01280/HSE
Location : 10 Worcester Close
Croydon
CR0 8HT
Proposal : Demolition of existing car port and erection of a single storey side extension.

Ward : Shirley South
Type: Householder Application

Date Decision: 08.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01896/TRE
Ward : Shirley South

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : Mha Hall Grange
17 Shirley Church Road
Croydon
CR9 5AL

Type: Consent for works to protected trees

Proposal : W1C Elder - Fell, W1A Cherry - Fell, T7 Beech - Fell, T19 Sweet Chestnut - Fell, T40 Oak - Monolith to 5m, T51 Oak - Monolith to above cavity, W20 Sweet Chestnut - Fell, W2H Cypress - Fell, W2N Chestnut - Fell, W2K Yew - Fell, T95 Cypress - Fell, T1096 Yew - Fell, T1078 Willow - Fell, T1075 Willow - Fell, T1074 Willow - Fell, T1438 Birch - Fell, T82 Birch - Fell, T70 Goat Willow - Fell, G3 Oak - Fell
(TPO no. 46, 1990)

Date Decision: 08.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01929/HSE
Location : 32 Temple Avenue
Croydon
CR0 8QA

Ward : Shirley South
Type: Householder Application

Proposal : Alterations, erection of a rear extension, side extension and conversion of the existing garage

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01974/HSE
Location : 3 Oak Gardens
Croydon
CR0 8ES

Ward : Shirley South
Type: Householder Application

Proposal : Enlargement of the existing rear detached garage, replacement of the existing flat roof with a pitched roof and associated alterations

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Level: Delegated Business Meeting

Ref. No. : 19/03181/TRE
Location : 41 Hartscroft
Linton Glade
Croydon
CR0 9LB
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees
Proposal : T1 & T2 Cherry Trees, request removal and stumps to be ground , they are damaging the path excessively and have caused a resident to fall .

Planning on replanting with 2 trees yet to be decided by the managing agent

Date Decision: 19.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02215/FUL
Location : Thomas Farley Public House
61 High Street
Thornton Heath
CR7 8RY
Ward : **Thornton Heath**
Type: Full planning permission
Proposal : Conversion of existing Billiards Room and 1 bedroom flat above to create a 5 bedroom (10 person) HMO (Sui Generis) (Retrospective)

Date Decision: 12.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02261/DISC
Location : Land And Premises Adjacent 55
Bensham Grove
Thornton Heath
CR7 8DD
Ward : **Thornton Heath**
Type: Discharge of Conditions
Proposal : Application to discharge conditions 1 (Materials), 2 (Landscaping), 5 (Construction Logistics Plan) and 11 (Contamination) of Planning Permission 18/00806/FUL for 'Demolition of existing buildings: erection of three storey building comprising 6 x two bedroom flats and 3 x 1 bedroom flats: formation of vehicular access and provision of associated off-street parking in the basement ; provision of traffic-light system to vehicle access ; provision of refuse storage and cycle storage ; provision of associated landscaping and boundary treatment'

Date Decision: 12.07.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02336/HSE **Ward : Thornton Heath**
Location : 133 South Norwood Hill Type: Householder Application
South Norwood
London
SE25 6DD
Proposal : The conversion of part of the front garden to a driveway.
Date Decision: 10.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02361/DISC **Ward : Thornton Heath**
Location : The Land At The Corner Of Parchmore Road Type: Discharge of Conditions
And Fountain Road
Thornton Heath
CR7 8HA
Proposal : Discharge of conditions 4 (samples), 5 (Landscaping), 6 (Construction Method Statement Plan) 7 (Details) and 8 (cycle storage) attached to planning permission 18/05879/FUL for Erection of new building comprising 7no. Apartments (being 6no. 1-bedroom and 1no. 3-bedroom) and 2no. 3-bedroom Houses, with associated garden amenity space, bins storage, and bicycle storage.
Date Decision: 17.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02428/GPDO **Ward : Thornton Heath**
Location : 17 Foulsham Road Type: Prior Appvl - Class A Larger
Thornton Heath House Extns
CR7 8LQ
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres
Date Decision: 11.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02478/FUL **Ward : Thornton Heath**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : Heath Lodge
Grange Road
South Norwood
London
SE25 6TJ
Type: Full planning permission

Proposal : Change of Use of former park lodge to C3 Dwelling House.

Date Decision: 11.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02493/FUL
Location : 89 Bensham Grove
Thornton Heath
CR7 8DX
Type: Full planning permission
Ward : Thornton Heath

Proposal : Erection of rear dormer and conversion of roof with side rooflights

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02545/FUL
Location : 110 Burlington Road
Thornton Heath
CR7 8PF
Type: Full planning permission
Ward : Thornton Heath

Proposal : Replacement of timber framed windows with PVCu framed windows

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03092/LP
Location : 74 Norbury Avenue
Thornton Heath
CR7 8AE
Type: LDC (Proposed) Operations edged
Ward : Thornton Heath

Proposal : Erection of dormer extension in rear roofslope, erection of hip to gable extension and installation of 2 rooflights in front roofslope.

Date Decision: 18.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Ref. No. : 19/03213/DISC **Ward : Thornton Heath**
Location : 9 Cuthbert Gardens **Type: Discharge of Conditions**
South Norwood
London
SE25 6SS
Proposal : Discharge of Condition 5 (Details of facing materials) of application reference:
16/03166/P (Erection of two storey three bedroom attached house with accommodation
in roof space).

Date Decision: 19.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01932/HSE **Ward : Waddon**
Location : 7 Dering Road **Type: Householder Application**
Croydon
CR0 1DS
Proposal : Erection of single storey rear extension

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02574/GPDO **Ward : Waddon**
Location : 105 Waddon Park Avenue **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 4LX
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of
3 metres

Date Decision: 17.07.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/01485/DISC **Ward : Woodside**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Location : The Beehive
47 Woodside Green
South Norwood
London
SE25 5HQ

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 (Delivery and Servicing Plan) attached to permission 17/06381/FUL for 'The erection of 2 two and a half storey buildings at the rear of the Beehive Public House comprising 22 flats (2 one bedroom, 14 two bedroom and 6 three bedroom) including the provision of associated parking, cycle and refuse storage and amenity space. Retention of the existing public house with minor external alterations to the rear.'

Date Decision: 10.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02288/HSE
Location : 53 Woodside Road
South Norwood
London
SE25 5DP

Ward : **Woodside**
Type: Householder Application

Proposal : Erection of a single storey rear extension and alterations to the fenestration at first floor and roof level

Date Decision: 19.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02326/HSE
Location : 29 Notson Road
South Norwood
London
SE25 4JZ

Ward : **Woodside**
Type: Householder Application

Proposal : Erection of two storey rear extension

Date Decision: 18.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02420/HSE
Location : 88 Woodside Green
South Norwood
London
SE25 5EU

Ward : **Woodside**
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Proposal : Erection of ground floor side extension, boundary wall treatment and all associated works

Date Decision: 10.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03000/LP

Ward : Woodside

Location : 5 Malcolm Road
South Norwood
London
SE25 5HE

Type: LDC (Proposed) Operations
edged

Proposal : Erection of dormer extension in rear roofslope and installation of rooflight in front
roofslope

Date Decision: 12.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03089/LP

Ward : Woodside

Location : 54 Macclesfield Road
South Norwood
London
SE25 4RX

Type: LDC (Proposed) Operations
edged

Proposal : Erection of dormer extension in rear roofslope and installation of 2 rooflights in front
roofslope.

Date Decision: 17.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02224/GPDO

Ward : West Thornton

Location : 45 Broughton Road
Thornton Heath
CR7 6AG

Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 08.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02394/LP
Location : 32 Leander Road
Thornton Heath
CR7 6JU
Proposal : Erection of a rear dormer.
Date Decision: 10.07.19

Ward : West Thornton
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02400/HSE
Location : 64 Galpins Road
Thornton Heath
CR7 6EB
Proposal : Demolition and erection of a single storey rear extension
Date Decision: 16.07.19

Ward : West Thornton
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02586/GPDO
Location : 98 Silverleigh Road
Thornton Heath
CR7 6DW
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.5 metres
Date Decision: 16.07.19

Ward : West Thornton
Type: Prior Appvl - Class A Larger House Extns

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02742/LP
Location : 273 Thornton Road
Croydon
CR0 3EW
Proposal : Erection of single storey rear extension
Date Decision: 12.07.19

Ward : West Thornton
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 23rd July 2019

Level: Delegated Business Meeting