

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, 12 September 2019** at **6.30 pm** in **Council Chamber, Town Hall, Katherine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
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www.croydon.gov.uk/meetings
Wednesday, 4 September 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 7 - 14)

To approve the minutes of the meeting held on Thursday 29 August 2019 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 15 - 16)

To receive the following presentations on a proposed development:

5.1 18/05433/PRE Land Rear of 13 to 73 Stafford Road, Duppas Hill Road, Croydon (Pages 17 - 34)

Erection of three buildings comprising 126 residential dwellings, ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Ward: Waddon

6. Planning applications for decision (Pages 35 - 38)

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

6.1 18/05930/FUL 2 Vincent Road, Croydon, CR0 6ED
(Pages 39 - 54)

Demolition of existing dwelling. Erection of 3 storey building comprising 2 x one bed, 4 x two bed and 1 x three bed units (7 in total) with associated amenity spaces, refuse and cycle storage and 1 parking space.

Ward: Addiscombe West

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 55 - 56)

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

8.1 Weekly Planning Decisions (Pages 57 - 114)

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

8.2 Planning Appeal Decisions (August 2019) (Pages 115 - 120)

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

9. Exclusion of the Press & Public

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

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

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 29 August 2019 at 6:38 pm 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 Sherwan Chowdhury, Chris Clark, Joy Prince, Jason Perry, Scott Roche, Ian Parker, Felicity Flynn (In place of Muhammad Ali) and Helen Redfern (In place of Gareth Streeter)

Also Present: Councillors Leila Ben-Hassel, Badsha Quadir and Patsy Cummings

PART A

188/19 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on Thursday 15 August 2019 be signed as a correct record.

189/19 Disclosure of Interest

Councillor Roche disclosed that he was directly affected with all the applications relating to Bedwardine Road and will not participate in the meeting for those items.

Councillor Parker shared his interest of transparency that he resides on Foxley Lane.

190/19 Urgent Business (if any)

There was none.

191/19 Development presentations

There were none.

192/19 **Planning applications for decision**

193/19 **18/05822/FUL 40 and 40A Warminster Road, South Norwood, London, SE25 4DZ**

Demolition of existing house at 40a Warminster Road and erection of 9 new houses (8 three-bedroom and 1 four-bedroom) with 9 parking spaces; partial demolition of existing terrace house at 40 Warminster Road, to be rebuilt with new single storey extension and rear roof dormer widening adjacent vehicle access to the rear.

Ward: South Norwood

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

Ms Annie Reid spoke on behalf of the Applicant, in support of the application.

Referring Ward Member Councillor Patsy Cummings spoke against the application.

Councillor Scott proposed a motion for **REFUSAL** of the application on the grounds of a poor quality of design and a discordant layout not creating a positive sense of place. Councillor Clark seconded the motion.

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

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of 40 and 40A Warminster Road, South Norwood, London, SE25 4DZ.

194/19 **19/02451/FUL 170 Foxley Lane, Purley, CR8 3NF**

Demolition of the existing house, and the erection of a block of nine flats, with associated car parking, landscaping and associated works.

Ward: Purley and Woodcote

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

Dr Margaret King representing Maple Residents Association spoke against the application.

Referring Ward Member Councillor Badsha Quadir spoke against the application.

Councillor Clark proposed a motion for **APPROVAL** of the application based on the officer's recommendation. There was a request to impose on the current condition around trees to protect the screening at the rear, so that the landscaping would be retained and protected. Councillor Scott seconded the motion.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over development and out of character with neighbouring properties in the surrounding area. Councillor Perry seconded the motion.

The motion to approve was put forward to the vote and was 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 170 Foxley Lane, Purley, CR8 3NF.

195/19 **19/02050/FUL 9B Haydn Avenue, Purley, CR8 4AG**

Demolition of existing bungalow. Erection of a 3-storey building with accommodation in the roof space comprising 9 residential apartments with associated parking and landscaping.

Ward: Kenley

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

Mr Chris Thorne spoke against the application.

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

Ward Member Councillor Badsha Quadir, spoke on behalf of referring Ward Member Councillor Steve O'Connell against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. There was a request for the replacement trees to be as mature as the ones removed. Councillor Prince seconded the motion.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of a negative impact the scheme would have on the street scene, the loss of 7 mature trees (6 grade C trees and 1 grade B tree), which will impact the character of the tree lining on the street, over development of the plot by mass and density, and a negative impact the scheme would have on the surrounding occupants private amenity space. Councillor Redfern seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 9B Haydn Avenue, Purley, CR8 4AG.

At 8:22pm the Committee adjourned for a short break.

At 8.29pm the Committee reconvened the meeting.

196/19 **19/00305/OUT Norbury Trading Estate, Craignish Avenue, Norbury, SW16 4RW**

Demolition of the existing buildings, erection of 3 to 5 storey and part 6/part 7 storey building to provide 1,028 square metres B1 floorspace and 536 square metres D1 floorspace and 73 residential units comprising 50x2 bedroom, 12x1 bedroom and 11x3 bedroom flats, provision of associated off-street parking comprising 28 residential car parking spaces and 4 commercial parking spaces and provision of associated cycle storage and refuse storage, alongside associated landscaping and amenity space. (Application for outline planning permission with landscaping as the reserved matters).

Ward: Norbury and Pollards Hill

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

Mr Winston Stewart representing Scots Estates Norbury Residents Association spoke against the application.

Mr Kevin Goodwin the Applicant's Agent, spoke in support of the application.

Referring Ward Member Councillor Leila Ben-Hassel spoke and made representations to the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Roche 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 Norbury Trading Estate, Craignish Avenue, Norbury, SW16 4RW.

At 9:22pm Councillor Roche left the meeting.

At 9:22pm the Guillotine was proposed and moved by Councillor Scott, seconded by Councillor Perry.

The following three applications were heard separately in its own merit; however, the Chair used her discretion to allow all the speakers to address the Committee once, where their representations was relevant to all the three applications. All speakers were given extra time.

197/19 **19/00342/FUL Garage Block And Land Adjoining 91, Bedwardine Road, Upper Norwood, London**

Demolition of garages/storage sheds and erection of a three-storey building to provide three flats together with landscaping, refuse and cycle storage as well as other associated works.

Ward: Crystal Palace and Upper Norwood

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

Mrs Cath Day spoke against all the three applications in relation to Bedwardine Road.

Ms Jennifer Turner and Ms Janinder Bhatti spoke on behalf of the Applicant in support of all three applications in relation to Bedwardine Road.

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

Councillor Perry proposed a motion to **DEFER** the application on the grounds to revisit the parking provision and revisit the overlooking of habitual rooms of block A. Councillor Parker seconded the motion.

The motion to approve was put forward to the vote and was carried with five Members voting in favour, three Members voting against and one Member abstaining their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Garage Block And Land Adjoining 91, Bedwardine Road, Upper Norwood, London.

198/19 **19/00343/FUL Garage Block And Land Adjoining 53, Bedwardine Road, Upper Norwood, London**

Demolition of existing garages/storage sheds and erection of a three-storey building to provide six flats together with landscaping, refuse/cycle stores and other associated works.

Ward: Crystal Palace and Upper Norwood

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

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

Councillor Perry proposed a motion to **REFUSE** the application on the grounds that the scheme is non-compliant with policy DM 10.6 and DM 30. Councillor Parker seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Garage Block And Land Adjoining 53, Bedwardine Road, Upper Norwood, London.

199/19 **19/00346/FUL Garage Block And Land Adjoining 21 Bedwardine Road, Upper Norwood, London, SE19 3AS**

Demolition of garages/storage sheds and erection of a three-storey building to provide six flats together with landscaping, refuse and cycle storage as well as other associated works (amended description).

Ward: Crystal Palace and Upper Norwood

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

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

Councillor Perry proposed a motion to **REFUSE** the application on the grounds controversy to the policy DM 30 and DM10.6. Councillor Parker seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Garage Block And Land Adjoining 21, Bedwardine Road, Upper Norwood, London, SE19 3AS.

200/19 **Items referred by Planning Sub-Committee**

There were none.

201/19 **Other planning matters**

202/19 **Weekly Planning Decisions**

The report was received for information

The meeting ended at 10.27 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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PART 5: Developments Presentations

Item 5.1

1 APPLICATION DETAILS

Ref: 18/05433/PRE
 Location: Land Rear of 13 to 73 Stafford Road, Duppas Hill Road, Croydon
 Ward: Waddon
 Description: Erection of three buildings comprising 126 residential dwellings, ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.
 Drawing Nos: Pre-application pack
 Applicant: London Strategic Land
 Case Officer: Laura Field

- 1.1 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme and the report covers the following points:
- a. Executive summary
 - b. Location details
 - c. Proposal
 - d. Place Review Panel feedback
 - e. Material planning considerations
 - f. Specific feedback requested
 - g. Procedural matters
- 1.2 For clarity, London Strategic Land own the wider site; the area in red is the residential element and the area in blue is the land safeguarded as part of the school allocation.



Image 1: The site is outlined in red and the applicants' ownership is outlined in blue to include the wider site

2 EXECUTIVE SUMMARY

- 2.1 The development has been discussed at a series of pre-application meetings and several options have been reviewed by the Council's planning officers, with a scheme presented to the Place Review Panel (PRP) in August 2019.
- 2.2 Discussions have focused on the residential design and layout, flooding, transport matters and parking, affordable housing, landscaping and impact on amenities of adjoining occupiers.
- 2.3 Fundamental to this scheme and key to discussions to date is the site allocation and ensuring the land to the north is adequately safeguarded for the secondary school (see paragraphs 4.6 to 4.8 below).

16: Heath Clark, Stafford Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Waddon	CR0 4NG	3.24ha	Field	Urban	High	Compact houses on relatively small plots; Industrial Estates; Large buildings in an urban setting; Mixed type flats	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Secondary School and residential development subject to access from Stafford Road		The site is of a suitable size for a secondary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site is also large enough to accommodate new homes as well as a secondary school. Residential development will help to meet the need for new homes in the borough. Access to this site is currently an issue and development is dependent upon the reconfiguration of the Fiveways junction as currently it is not possible to provide access on to Stafford Road or Duppas Hill Road because of the volume of traffic on these roads. The Sustainability Appraisal recommends the loss of open space is mitigated by the development. School buildings and residential development should be located away from areas at risk from surface water ponding.			2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	62 to 128

Table 1: Site allocation from CLP 2018

- 2.4 The views of members are sought on the proposals with particular regard to the following key issues:

Design and Massing:

- 2.5 Having reviewed the applicant's latest plans and PRP comments, officers feel that the design of the buildings has merit in terms of their layout and detailing, but the design could be improved to create a better sense of entrance from Old School Place and embrace the neighbouring context of Duppas Hill park.
- 2.6 The density proposed is within the site allocation, but officers have suggested that the site could accommodate additional density through potential increase in height and footprint.
- 2.7 The Committee's views are sought on the design, overall height and mass of the proposals.

Layout and Site Landscaping:

- 2.8 Officers support the principle of a development surrounding a central green space.
- 2.9 Officers and PRP have raised concerns about insufficient natural surveillance to the corners of the site as well as the entrance to it, it being overly car dominated, the quantum and location of the car parking and poor quality pedestrian access (in particular the lack of direct pedestrian access to Waddon Station), legibility, a lack of a sense arrival from Old School Place and integration with Duppas Hill Park..
- 2.10 Critical to officers is a pedestrian link from the residential site to Stafford Road so access to Waddon Station is provided; simply safeguarding land for it is not sufficient.
- 2.11 The Committee’s views are sought on the layout of the proposal including landscaping and the need for a new pedestrian link. .

Affordable Housing:

- 2.12 The applicant is seeking to maximise the amount of affordable housing on site and officers have made it clear during the pre-application process that 30% is the minimum that would be acceptable so the scheme has been designed accordingly. The applicant is offering 30% delivery and this is currently being independently tested. The table below outlines the tenure split. Officers consider the percentage of affordable housing to be positive.

Type	Affordable (Intermediate)	Affordable (Rent)
1 bedroom (2 person)	4	11
2 bedroom (4 person)	4	8
3 bedroom (5 person)	3	8
Total	11 (29%)	27 (71%)

Table 2: Affordable Housing Offer. To note the affordable rent is London Affordable Rent.

- 2.13 The Committee’s views are sought on the tenure and housing mix of the affordable housing.

Safeguarding of the school

- 2.14 Subject to details explained below, officers are satisfied the proposal would be in line with the site allocation and safeguards the secondary school.
- 2.15 The Committee’s views are sought on the safeguarding of land for the school and whether the residential element can be taken forward.

3 LOCATION DETAILS

Site and constraints

The applicant has submitted a planning application for the residential component of the site allocation. This is currently in abeyance and the applicant is undergoing discussions through this pre-application.

4 PROPOSAL

- 4.1 The proposed layout takes the form of three blocks; Blocks A, C and D. A central public garden between the three blocks at the centre of the site will be provided. The two flatted buildings (Blocks A and D) are located along the northern and southern site boundaries. These provide maisonette family homes at the ground and first floors, with front and rear gardens. These blocks range between two and five storeys in height.
- 4.2 Block C provides terraced dwellings which are located on the western boundary. These are three storeys in height.
- 4.3 The site is accessed from the existing road along Old School Place. Car parking provision is as follows:
- 90 spaces for 126 residential units (0.7 spaces per unit), including 13 residential disabled bays and one visitor disabled bay.
 - 24 spaces for the nursery (as per the existing situation).
- 4.4 Cycle parking is as follows:
- 230 long-stay, 8 short-stay
- 4.5 The 126 homes including a mix of flats, maisonettes and terraced houses. A total of 65% of the dwellings are family sized including 2 bedroom 4 person units.

Type	Number	Percentage
1 bedroom (2 person)	44	35%
2 bedroom (4 person)	53	42%
3 bedroom (5 person)	29	23%
Total	126	100%

Table 2: Proposed Housing Mix

The secondary school allocation

- 4.6 To progress this pre-application, officers have required the applicant to demonstrate that the area of the site it proposes to remain undeveloped is an appropriate and feasible location for the future secondary school in line with the site allocation. Officers have been clear that the school part of the allocation takes priority and the residential scheme must not close off options for a school to come forward.
- 4.7 Officers have worked closely with our education colleagues to ensure sufficient space is safeguarded for the required size of secondary school. A key aspect of the school feasibility work has been showing that vehicular access to a future school would not be compromised by the fixing of a residential development, particularly bearing in mind the allocation specifically refers to access from Stafford Road. The current proposal does not reduce the potential access for a future school from Old School Place, Stafford Road or Duppas Hill. Traffic modelling is taking place with TfL to ascertain if it might be possible for access to the school to be created directly from Duppas Hill Road.

Officers have stated that matters must be tied into a legal agreement to ensure the school is adequately safeguarded.

- 4.8 The applicants have provided a Safeguarding the Future School Site Feasibility Study and officers are satisfied the proposal would be in line with the site allocation, subject to suitable conditions and planning obligations secured on any future planning application.



Image 3: Indicative layout for a school

5 PLACE REVIEW PANEL (PRP) RESPONSE

- 5.1 The scheme was presented to PRP on 15th August 2019. Generally, the Panel feel that the scheme should undergo further development to ensure that it connects suitably into the surrounding context, develops a stronger entrance to the site, and address their concerns raised on the landscape and public realm design. The key recommendations and observations were as follows:

- Excellent landscape design in the centre and the applicant should explore expanding the green space.
- A vital need for direct and safe pedestrian access to Waddon Station.
- Site is land-locked and car-parking pools, amenity spaces and access routes on the site boundaries are poorly overlooked and therefore risk attracting anti-social behaviour. The built form should be amended to address these issues.
- Car dominated and road-widths should be reduced as well as car parking if possible.
- Needs to be a sense of entrance to the scheme and overlooking of it from Old School Place which suffers from several existing dead frontages.
- Design needs to better integrate with the neighbouring Duppas Hill Park and provide more units with direct views of the park.
- Explore including a 5-10 storey development facing the entrance to the site and Duppas Hill Park.

- Generally support the internal layout of the blocks with flats above maisonettes at ground floor level, though some improvements are necessary.
- Recommend the inclusion of the Busy Bees nursery within the scheme and its redevelopment.
- If the nursery cannot be accommodated within the scheme there should be a footway around it to provide direct access to Blocks A and C.
- Need to ensure that the access to the rear of the flatted blocks is adequately secure and overlooked.
- Support the approach to architectural detailing
- Proposed location for the school in the north of the Heath Clarke site is supported.

5.2 The following amendments have been made since PRP:

- Fence added to the south west car park boundary
- Landscape feature added
- Increased central green space
- Added planted feature to end of car park court and play on way added through relocation of disabled car parking fronting Block D
- Parking spaces reduced in width
- Removal of turning head adjacent to nursery
- Enlarge access to Duppas Hill Park

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development including affordable housing and mix
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Impact upon neighbours
5. Transport
6. Environmental impact, sustainability and flooding
7. S106 obligations

Principle of development

6.2 There is no objection to the principle of redevelopment of site subject to the issues raised below and the safeguarding of future secondary school as discussed in paragraphs 4.6 to 4.8. This would see the provision of additional dwellings within the parameters of the site allocation.

Housing Mix

6.3 The proposals currently seek to provide 13.5% of units as 3 bedroom properties. Overall, 62.4% of units would be family sized units when including the 2 bedroom 4 person flats which would exceed the current minimum requirement of 60% in this area as set out in the Local Plan (Policy DM1). This is supported.

Affordable Housing

6.4 The applicant is in discussions with several Registered Providers of affordable housing and is seeking to maximise the number of affordable units brought forward. The

applicant is currently providing 30% of the units (across all three sites) with a split 29:71 favouring affordable rent. This equates to a total of 38 affordable units. See Table 2.

6.5 The Applicant has indicated that the family accommodation would be secured across all tenures and the layout has been proposed as set out below:

Ground Floor



Image 4 and 5: Affordable Housing Layouts- prior to general layout changes since PRP

Townscape and visual impact

- 6.6 Design discussions have been on-going since the scheme was presented to PRP and is a work in progress. Officers have some concerns but are broadly supportive of the approach to architectural detailing.

Design, height and massing

- 6.7 The townscape context of the site varies in terms of its urban grain. Stafford Road consists of mainly of 2 storey houses. Further to the south west are a mixture of houses and flatted blocks of between 2 and 5 storeys. In relation to the local context, officers are of the view the scheme presents a safe option in terms of the scale of the buildings. Whilst it is acknowledged the scheme would sit within the range set in the site allocation and the density range in the London Plan, officers have recommended increasing the height across the site, particularly where the design currently steps down and on the corners of the development. Officers have also encouraged the Applicant to maximise views of Duppas Hill Road and of the Old School Place entrance and concur with the PRPs recommendation that a taller block would be appropriate at the Old School Place entrance.



Image 6: Current site massing

- 6.8 The applicant has stated that the density is appropriate given the site allocation, the impact on parking and the layout of the scheme. Officers are of the view that the scheme could work harder in terms of residential delivery and that this should be explored further.
- 6.9 The architectural language chosen for the proposal seeks to integrate the buildings with its immediate context whilst developing its own identity, in terms of scale and materiality. The images below illustrate the architectural treatment envisaged. The

scheme employs a variety of materials, to create design interest which are applied in a contemporary fashion to create rhythm, design interest and break up the mass, which are supported.



Images 7 and 8: The scheme as presented at PRP

Site layout, amenity, landscaping and internal layout

- 6.10 Officers are supportive of locating the development around a central public space which would be well overlooked. The development takes the forms of three blocks; Blocks A, C and D.



Image 9: Site layout including changes since PRP

- 6.11 The two apartment buildings (blocks A and D) are located along the north and south site boundaries. These provide maisonette family homes at the ground and first floors, with front and rear gardens. Apartments sit above accessed by communal entrances.
- 6.12 Block C provides terraced dwellings which are located on the western boundary and act as a buffer to the existing semi-detached properties on Stafford Road. The site arrangement seeks to take advantage of Duppas Hill Recreation Ground and some views towards the park are created through the positioning of habitable rooms on the eastern flank elevations of the two flatted blocks. The apartment layouts have been developed to omit single-aspect, north-facing units which is supported.
- 6.13 Officers have challenged the applicant regarding the pedestrian access routes to the rear of blocks A and D and whether this would be adequately secure and overlooked, especially if residents choose to erect tall boundary treatments to increase their privacy and security.
- 6.14 Officers have raised serious concerns about the pedestrian routes through the site and linking, in particular, to Waddon station. Officers' are of the view that a pedestrian link must be created from the north-western corner of the site to Stafford Road. This must either be through to Stafford Road directly (so requiring the applicant to secure appropriate additional land), or at the very least along the western boundary of the site. This is fundamental to make the scheme acceptable and allow access to Waddon Station; without it the walk would be approximately 15 minutes. Furthermore, residents of Old School Place already use the site as a cut through to the station, further justifying its need. Without commitment to the access as envisaged in the site allocation, officers do not support the scheme. Further work in terms of links is critical to the success of the proposal.

6.15 PRP and officers have also raised concerns about the layout currently being overly car dominated and the car parking area in south western corner. The applicant has sought to remove some parking bays and reduce the road width. Officers still consider that the widths of the other roads could be reduced and feel more could be done to the corners; specifically on the car parking area to the south-west, officers feel an additional residential unit could be located here to help provide surveillance.

Elevational treatment

6.16 Given the predominance of brick and masonry finished buildings in the immediate context of the site, a selection of clay bricks and masonry concrete blocks are proposed.

6.17 The façade treatment concept is to provide high-quality and long-lasting façades whilst also enabling a unique identity be created for each of the blocks. A different colour of brickwork is proposed for each of the apartment blocks and for the row of terrace homes. Ranging in shades of colour, the upper levels of each of these blocks will be distinctly coloured to provide a unique identity.

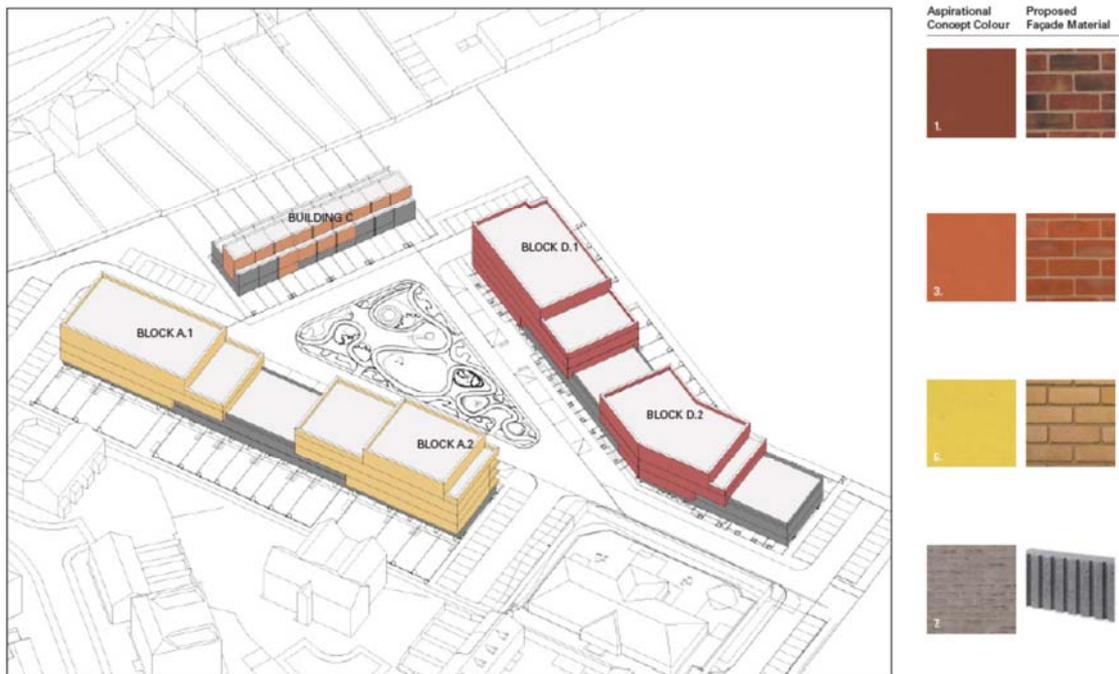


Image 10: Elevational materials presented PRP



Image 11: Changes to Block C since PRP: Elevational treatments

6.18 Within the flatted blocks, the ground floor and parts of the first floor are to be treated in a single unifying masonry blockwork treatment. It is intended that this ground and first floor condition will tie all of the buildings together, while an individual colour associated with each apartment block will establish a strong individual identity to each block and communal entrance. Overall, the material palette is supported by officers.

Impact upon neighbours

6.19 The siting and massing of the scheme is designed to respect the adjoining occupiers and this is accepted at this stage. The proposals are well separated from the nearest neighbours particularly on Stafford Road and Old School Place. A daylight/sunlight report is required and the applicant has been advised a full assessment of the impact on adjoining occupiers must be submitted with the application.

Housing quality for future occupiers

6.20 The unit are being designed to meet National Space Standards. All of the houses and flats should have good quality daylight, sunlight, outlook and privacy. The applicant is aware that a daylight/sunlight report will be required to demonstrate that all flats will have ample light. Generally Officers are supportive of the internal layouts, however, some flats require amending to avoid entrances into key living spaces.

6.21 All flats are being designed with private balconies in line with London Plan standards. The shared amenity space/child-play space has been designed into the proposal, with the central landscaping space as well as other green spaces around the development. This allows the scheme to provide quality shared space, but discussions are ongoing with regards to the layout and landscaping of the areas within the corner of the development. The quantum required is dependent upon tenure and mix, so will continue to evolve as the scheme does.

6.22 90% of dwellings are required to be Category 2 'accessible and adaptable' M4(2), with the remaining 10% of the dwellings designed to be Category 3 'wheelchair user dwellings' M4(3). The applicant has shown layout plans on how this can be achieved.

Transport

6.23 The proposal is being developed around the landscaping central feature with car parking in the corners of the development. PRP and officers have raised concerns about the scheme being overly car dominated. Pedestrian legibility is a key component to the success of this scheme and PRP and officers have highlighted this throughout discussions with the applicant. The applicant is aware of these and have sought to resolve this in terms of reducing the width of some of the roads, reducing car parking numbers and added additional pedestrian routes within the development. Whilst this goes some way to address the points raised, officers concerns still remain, in particular with the pedestrian routes out of the development to wider area including Waddon station.

6.24 The number of car parking spaces has been accepted by TfL and Council transport officers. The applicant is also aware of the current need for a car club space. Parking permit restrictions would be secured by legal agreement. Cycle storage is in line with London Plan standards. Officers recommend that visitor cycle parking is also provided on the site. The applicant is aware of the requirements for a construction logistics plan and a service and delivery plan.

Environmental Impact, Sustainability & Flooding

6.25 The applicant has been made aware of the requirements for passive design and zero carbon development. The applicants is aware of the requirements with regards to noise, air quality, archaeology and surface water drainage.

6.26 The site is within Flood Zone 1 (Low Risk) and partially within an area where there is potential for surface water flooding. The applicant has been advised that a flood risk assessment and drainage strategy would be required to support a planning application. The applicant is currently working with the Lead Local Flood Authority.

Mitigation

6.27 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the heads of terms, but it is anticipated that these would include the following:

- Affordable housing (on site)
- Employment and Training (construction)
- Air Quality
- Zero carbon off-set
- Car club
- Travel Plan
- Car permit restrictions
- Public Realm improvements
- Provision of pedestrian links
- Safeguarding route for future school

7 SPECIFIC FEEDBACK REQUESTED

7.1 In view of the above, it is suggested that members focus on the following issues:

- i. The proposed quantum of residential development, together with the height and mass of the blocks, and specifically whether these should be pushed further to provide more homes despite the site allocation
- ii. The level of affordable housing
- iii. The design and layout, particularly the layout of roads, car parking and pedestrian links
- iv. The need for a pedestrian route to be provided from the site to Stafford Road and Waddon Station
- v. The emerging landscape design including the central green space
- vi. Whether members agree the school has been adequately safeguarded and therefore this scheme for residential can be taken forward

8 PROCEDURAL MATTERS

8.1 The proposal is reported to Planning Committee to enable Members to view and comment on it prior to submission of a formal application. The proposal is not a planning application. Any comments are provisional and subject to full consideration, including public consultation and notification as part of any subsequent application.

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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.

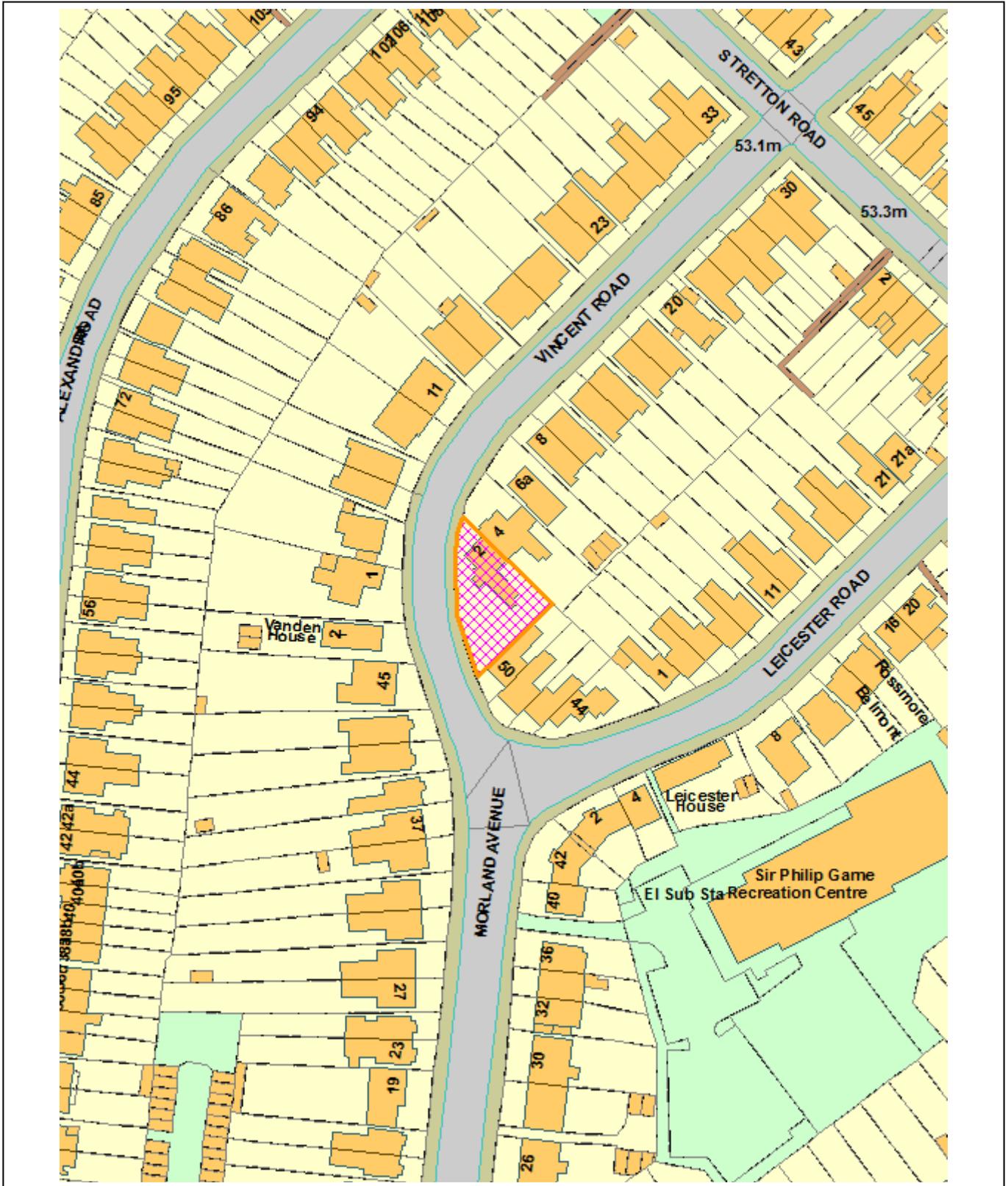
8. BACKGROUND DOCUMENTS

- 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: 18/05930/FUL
 Location: 2 Vincent Road, Croydon, CR0 6ED
 Ward: Addiscombe West
 Description: Demolition of existing dwelling. Erection of 3 storey building comprising 2 x one bed, 4 x two bed and 1 x three bed units (7 in total) with associated amenity spaces, refuse and cycle storage and 1 parking space.
 Drawing Nos: 18107-02-E-GA, (PL)001 Rev B, (PL)002 Rev B, (PL)003 Rev B, SK 190326, (SK) 001
 Applicant: Mr Chaudry South East Property Limited
 Agent: Mr Ambridge – ECE Architecture
 Case Officer: Wayne Spencer

	1 bed, 2 person	2 bed, 3 person	2 bed, 4 person	3 bed, 5 person
Houses	2	1	3	1

Number of car parking spaces	Number of cycle parking spaces
1	11

1.1 This application is being reported to committee because the Ward Councillor Sean Fitzsimons has made representations in accordance with the Committee Consideration Criteria and requested committee consideration and representations 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 subject to:

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

- a) Restricting residents access to on street parking permits
- b) Car club space with electric charging point to be installed/retained in perpetuity
- c) Three street trees to be provided on Vincent Road

Conditions

- 1. In accordance with the approved plans
- 2. Refuse/cycle stores to be installed/retained in perpetuity
- 3. External facing materials (including samples) to be approved
- 4. Upper floor north facing windows obscure glazed
- 5. Hard and soft landscaping to be approved (to incorporate SuDS)
- 6. Tree Protection in accordance with Arboricultural Report
- 7. Construction Logistics Plan
- 8. Ground floor units to be Part M(4)3 compliant
- 9. Water usage off 110L per head per day

10. 19% carbon dioxide reduction
11. Commence within 3 years
12. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for construction sites
- 3) Removal of site notices
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of three storey building comprising 2 x one bed, 2 person, 1 x two bed, 3 person, 3 x two bed, 4 person and 1 x three bed, 5 person flats (total of 7 units)
- Refuse and cycle stores to all new properties
- Associated private amenity spaces
- Associated hard and soft landscaping
- 1 car-club parking space on site

Site and Surroundings

3.2 The application site lies on the eastern side of Vincent Road close to the junction with Leicester Road to the south. The site currently has a single dwelling attached to no.4 Vincent Road with a south facing garden space.

3.3 The surrounding area is residential in character with properties fronting Vincent Road being predominantly 3-storeys in height (including the roof spaces over). The majority of the dwellings appear to be of the Victorian period and are of a similar character, form and design however nos.2 and 4 are not identical given that no.2 was built at a later date.

3.4 The application site is at 'very low' risk of surface water flooding. The site is not within a Conservation Area and the building in question is neither nationally nor locally listed.

Planning History

3.5 18/01892/PRE – Erection of new building comprising of nine flats – Amendments suggested to improve the scheme

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the immediate locality and the extant planning permission.
- The design, form and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.

- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- The highway impact on the surrounding area would be acceptable.
- Sustainability aspects are controllable through the use of planning conditions.
- Flood risk mitigation measures are controllable through the use of planning conditions

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

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

No of individual responses: 45 Objecting: 44 Supporting: 0 (1 letter making comments neither objecting or supporting the proposal)

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

Summary of objections	Response
<i>Townscape</i>	
<ul style="list-style-type: none"> • Overcrowding • Out of character. • Over development • Impact upon street scene • Change to established Vincent Road front building line • 3-storey flat roof building would not reflect the character of the area • Materials not of high quality and would clash with surrounding Victorian properties 	See paragraphs 8.3 to 8.6
<i>Neighbouring amenity</i>	
<ul style="list-style-type: none"> • Loss of light and overshadowing impact • Overlooking and loss of privacy • Increase noise from additional residents • Noise impact/disturbance during construction works • Lack of natural light to the proposed amenity spaces 	See paragraphs 8.7 to 8.16
<i>Environment</i>	
<ul style="list-style-type: none"> • Loss of garden space • Loss of trees • Lack of soft landscaping proposed • Lack of green space for future occupiers 	See paragraphs 8.23 and 8.24

<ul style="list-style-type: none"> • Solar gain impact for future occupiers 	
<i>Highways and Refuse</i>	
<ul style="list-style-type: none"> • Lack of parking provision of the development potentially resulting in detrimental highways impact – parking permits should be withheld • Concerns over highway safety with building so close to the front boundary • Cycle storage inadequate for future occupiers • Impact on refuse collection and lack of refuse storage provision • Refuse management required on the site 	See paragraphs 8.17 to 8.20
<i>Flooding</i>	
<ul style="list-style-type: none"> • Change to water course from rainfall impacting upon foundations of neighbouring properties 	See paragraph 8.22
Other comments	Response
<ul style="list-style-type: none"> • Pressure on local infrastructure (doctors, schools etc). 	See paragraph 8.16
<ul style="list-style-type: none"> • Solar panels or green roof proposed? 	See paragraph 8.21

6.3 The following comments have been received but are not material to the determination of this application and will require no further assessment:

Summary of comments	Response
Loss of a view	Not a material planning consideration
Damage to neighbouring property and party wall impact	These matters are not material planning considerations and are covered by alternative legislation
Compliance with fire regulations	Considered under Building Regulations
The Surrey Estates Company Limited in 1889 require a semi-detached building on this plot	Not a material planning consideration and any covenants would need to be addressed by the developer
Impact on sewer as a result of additional properties	Not a material planning consideration
Impact upon property prices	Not a material planning consideration

6.4 Councillor Sean Fitzsimmons objected and referred the application to planning committee on the following grounds

- Visual Amenity: Appearance of the new building clashes with the Victorian/Edwardian street scene. This is a prominent site near the junction of Morland Avenue and Vincent Road and the poor design will detract rather than enhance the area.
- Unsuitable use of materials. The use of cladding at higher levels which will be seen from other properties and from the junction of Vincent Road and Morland

- Avenue. The proposed building will clash with the Victorian yellow-stock houses close by.
- Boundary Treatment with pavement: This needs rethinking as the proposal doesn't enhance the street scene.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

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

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making

- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.5 There is relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The site is currently in residential use and has not been designated in the local plan, to be used for any other purpose. The dwelling to be demolished was not a 3-bed dwelling as originally built and the overall floor area exceeds 130sqm. As such, there is no specific requirement for the proposal to include a replacement 3 bed dwelling in accordance with the requirements of Croydon Local Plan 2018 Policy DM1.2. However, there is a strategic policy requirement, contained within CLP policy SP2.7, for 30% of new homes in the Borough to have 3 or more bedrooms. The proposed development aims to provide 1 X 3-bed, 5 person and 3 x 2 bed, 4 person units and, for the first three years of the

adopted Local Plan, 2 bed, 4 person units would be considered family housing and would therefore contribute to such housing provision within the Borough. As 4 of the 7 proposed units would be considered family accommodation, there is no objection in principle to the proposed development provided that there are no other policy objections.

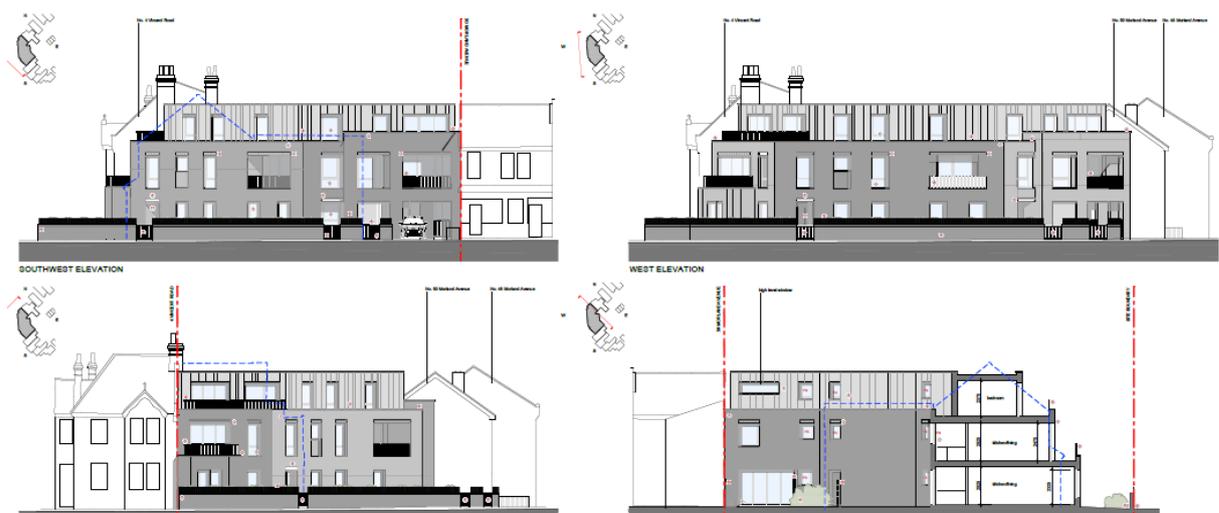
Townscape and visual impact



- 8.3 The site currently contains a single dwelling house which is two storeys in height with roof space over (3-storeys overall). The overall height of the proposed building would be three storeys which, when considering the roof form of the surrounding properties, would be in-keeping with the overall height of surrounding properties.
- 8.4 The proposed building would have brickwork to the ground and first floors which would be in-keeping with the materials used on the surrounding properties. The proposal originally proposed the use of mid-grey brickwork however it was considered that this colour would not generally exist in the immediate locality and this since been amended to red/multi brick which would be considered much more in-keeping. The final external materials could be secured by planning condition through the submission of physical samples to ensure that they are sympathetic to the surrounding built form.
- 8.5 The development would include a recessed third floor with standing seam zinc cladding which offers a distinguishing feature to the building. The proposed development would

have a larger footprint than the current building occupying the plot and would make optimal use of the available land. Although close to the front site boundary, the building has been stepped back throughout the application process and there would be a landscaping buffer between the building and the road. The curved boundary of the site would lend itself to have a building built quite close to the front boundary and the staggered form of the building and its associated openings and deep reveals would allow a degree of separation and relief from the front boundary at the north western and south western points of the site. The north facing bay closest to no.4 Vincent Road has also been reduced in width throughout the application process to add further relief and ensure it is more in-keeping with the width of the gabled frontage serving no.4. The window arrangement has also be rationalised and now correlates each floor of the proposed building creating a well-designed addition to Vincent Road.

8.6 The proposed development would be of a contemporary design rather than a pastiche of the Victorian properties that are in the immediate locality. The overall height and massing would not be at odds with the massing of the built form in the immediate locality and, although the built form would increase the overall footprint of the site, it is considered that the development would not constitute an overdevelopment of the site. The contemporary design rather than a Victorian pastiche would differentiate the building from the existing historic built form in the locality. The site is located on a road junction visible from Vincent Road and Morland Avenue and is therefore considered to be a corner plot. The Council's Suburban Design Guide 2019 states that a contemporary and innovative approach would be acceptable and corner plots should seek to accommodate additional height and depth. It also states that the built form should respond to the positioning of neighbouring front elevations and that the stepping in footprint to maximise development potential of a corner plot would be an acceptable approach. As a result, a larger building on this corner location is acceptable from a design perspective. The building addresses the road junction location and creates a landmark building feature to the street scene which is considered appropriate in this case. Whilst the proposed development would differ from the predominant building forms in the area, it would not be significantly at odds with the built form of the surrounding properties and the proposal would therefore not have a detrimental impact on the character and appearance of the surrounding area.



Housing quality for future occupiers

- 8.7 The proposal results in an increased density on the site by seven additional residential units with a mix of 1 x 3-bed, five person, 3 x 2-bed, four person, 1 x 2-bed, three person units and 2 x 1-bed, two person units. The 3-bed, five person and 2-bed, three person units will be at ground floor level. The scheme exceeds the density matrix (200-450) as set out within the London Plan at 500 habitable rooms per hectare however given the urban setting, the proximity of the site to the centre of Croydon and the acute need for new homes, it is considered an appropriate density for this site.
- 8.8 The ground floor units would need to be compliant with M4(2) of the Building Regulations providing step free access to these units for any future disabled residents and this would appear to be the case. The London Housing Design Guide standards 3.2.5 and 3.2.6 state that *“all dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift.”* As this development is three storeys high, it is not considered that a lift would need to be accommodated and it is considered that compliance with M4(2) rather than M4(3) would be acceptable in this case given the overall scale of the proposed development.
- 8.9 The National Space Standards and the London Plan states that 3-bed 5 person dwellings should provide a minimum internal floor space of 86m², 2-bed, 4 person dwellings should provide a minimum internal floor space of 70m², 2-bed, 3 person dwellings should provide a minimum internal floor space of 61m² and 1-bed, 2 person dwellings should provide a minimum internal floor space of 50m². The plans submitted indicate that all of the proposed units meet the relevant space standards measuring between 50sqm and 110sqm. Having assessed the room sizes and the associated fenestration detailing on the proposal, the habitable rooms of all proposed units would have a good outlook with the exception of the rear facing bedroom window of unit 6 on the third floor (which is served by a high level window). However, all other rooms within this unit would have a very good outlook and this arrangement would be similar to the outlook provided by a roof window serving a bedroom in the roof space. As such, it is not considered that this would result in significant impact upon the future occupiers to warrant the refusal of permission. All habitable rooms within the proposed building would all rooms, including the bedroom serving unit 6, would have adequate sized windows to allow a significant amount of natural light to enter all of the habitable rooms within the proposed units. Therefore, it is not considered that a significant solar gain would result given the linear nature of the windows and their recessed reveals.
- 8.10 The proposed development would include private outdoor amenity spaces to serve both ground floor units and third party comments raised the issue of poor natural light levels for future occupiers. However, the private amenity spaces at ground level would be south east facing and the overall depth of the spaces would allow sufficient natural light into these spaces.
- 8.11 All upper floor flats will have private amenity space in the form of balconies fronting Vincent Road. The first floor flats will predominantly have recessed balcony areas and the upper floor flats will have balconies which are flush with the build line below. They will provide private outdoor amenity space with sizes which are compliant with the London Plan Housing Standards. The window reveals will still allow sufficient natural light into the main units themselves. There is no communal rear garden however, having calculating the number of children that could use any play-space using the

Croydon Local Plan and GLA policy documents, the development would require less than 5 square metres of play space based on the proposed 7 units. It is therefore considered that this on-site provision would not result in a significant amount of good quality play space for future occupiers and a more appropriate solution in this case would be to provide enhanced private amenity spaces to the units. All units exceed the space standard requirements, particularly the 3-bed ground floor unit and the second floor 2-bed unit labelled 'unit 7'. Further consideration was given to the fact that the nature and location of this corner-plot site would mean that any communal space fronting onto Vincent Road could potentially create safety and surveillance concerns and the quality of the space would not be significantly high. The Council consider that this approach would be acceptable in this case and that, on balance, the standard of accommodation provided by the proposed development would be acceptable for all future occupiers.

Residential amenities of neighbouring occupiers



8.12 The building would adjoin the flank wall of the building to the north (no.4) however it will be set away from this building as it projects beyond the existing rear wall of no.4. The building has been redesigned throughout the application process so that it maintains a clear 45 degree angle between the built form and the rear facing windows of no.4 and the building continues to taper further away as it continues rearwards into the site. The separation distance from this building would be an improvement on the current arrangement however it is conceded that the building would be much deeper when viewed from the rear of no.4. As the building tapers away from the boundary with no.4 as it continues rearwards, it is not considered to have a significantly overbearing impact upon the adjoining property. The development has also been designed to ensure that it does not project beyond significantly beyond the existing rear wall of the adjoining property to the east (no.50 Morland Avenue). The applicant has undertaken

a solar study which forms part of the Planning Statement demonstrating that, although some additional overshadowing would occur when compared to the existing situation, the design and massing of the development is such that any impact has been minimised and that the impact would not be significant upon the amenities of the occupiers of this adjacent building.

- 8.13 The proposed fenestration on the building has been designed to ensure that the windows do not have any undue impact upon the privacy of the adjoining occupiers (no.4 Vincent Road or no.50 Morland Avenue). All upper floor north east facing windows are capable of being obscure glazed (as they serve non-habitable rooms) or are high level to prevent an outlook upon the rear garden space of no.4. Obscure glazing can be controlled by planning condition. All other habitable room windows and balconies would maintain a generous separation distance from the existing properties on the other side of Vincent Road and no windows would directly overlook the rear garden of no.50 Morland Avenue.
- 8.14 With regards to potential noise impact from future occupiers, although the residential density on the site would increase the building would need to meet current Building Regulations standards which include relevant sound proofing measures. Therefore, it is not considered that seven residential units in an already dense urban location would result in a significant increase in noise disturbance to warrant the refusal of permission on these grounds. Noise and disturbance during construction works would be controlled by Environmental Health legislation relating to hours of construction and the need for site hoardings and are therefore not material planning considerations.
- 8.15 There is a separation distance of over 14 metres between the proposed building and the properties on the other side of Vincent Road and over 17 metres from the properties on the other side of Morland Avenue. In addition, there would be a significant separation distance from the existing properties in Leicester Road (approximately 20 metres at its closest point) and, given the proposed separation distances and window arrangement, the development would not have a significantly detrimental impact upon the amenities of the occupiers of the properties in either Vincent Road, Morland Avenue or Leicester Road. There would be no significant harm arising to any other residential amenity in the immediate locality.
- 8.16 With regards to third party comments not addressed above, concern was raised regarding the impact that the development would have upon the local doctor's surgeries and school place provision. Given the overall scale of the proposed development and the fact that only four family units are to be provided, it is not considered that the development would have a significant impact upon doctor's surgery and school provision to warrant the refusal of permission on these grounds. In addition, the development would be subject to the Community Infrastructure Levy (CIL), which would contribute financially to both health and education infrastructure.

Transport

- 8.17 The application site is in an area with a Public Transport Accessibility Level (PTAL) accessibility rating of 2 indicating moderately poor access to public transport links and an enhanced reliance on private motor vehicles. It has been noted that a Controlled Parking Zone (CPZ) extension has recently been implemented as of 18th March 2019 which now restricts on street parking within the vicinity of the site. Following an examination of census data (2011) for car ownership associated with flats in the

Addiscombe Ward, it indicates the average car ownership for flats to be 0.45 cars per unit. Without any controls on car ownership, the expected car ownership for the development would be around 3 to 4 cars. Following a site inspection, it is considered that there is significant parking stress in the area and, although no parking stress survey was submitted with the application, the Council recommend that the applicant is required to enter into a Section 106 agreement preventing residents of the development from applying for on-street parking permits. In addition, given the parking stress which exists in the area, a Construction Logistics Plan would also need to be submitted and approved prior to the start of construction and this could be secured by planning condition.

- 8.18 The proposal does include a car club space with electric charging and this approach is welcomed. It is appropriate for the developer to either lay out the on-site car club bay (at the developers expense) or provide a contribution to the Council to undertake the works. The developer should also provide funding for car club membership for all residents for a period of 3 years from first occupation and also requested that the car club parking space is accessible to the public (i.e. not gated). These requirements can be secured via the Section 106 agreement if permission is granted and this is considered to adequately mitigate the potential for additional parking stress.
- 8.19 Covered secure cycle storage is provided in accordance with the standards set out in the London Plan. Cycle parking is shown to be integral to the building and close to the main entrance with the capacity for 11 cycles to serve the future occupiers. The capacity of this store would meet London Plan requirements to serve future occupiers and would be secured by condition to ensure that it continues to conform with London Plan standards.

Refuse storage

- 8.20 Refuse storage is proposed to be integral to the fabric of the building and would be located close to the junction of Vincent Road and Morland Avenue. As it is integral, it would have no impact upon the character or appearance of the area and its location would be acceptable for refuse collection purposes. The agent has provided a layout plan showing that the capacity of this store would meet with the Council's latest Waste and Recycling Guidance and the implementation and retention of this would be secured by planning condition. The Council would require this area to be accessible for future refuse collections and access to the bin store would need to be arranged with the Waste and Recycling Team prior to completion of the development.

Sustainability

- 8.21 Conditions would be imposed requiring a 19% carbon dioxide emission reduction target and a water use target of 110L per head per day, in line with policy requirements. No renewable energy provisions have been shown on the submitted documentation however such provision will be secured by planning condition.

Flood Risk

- 8.22 The site itself is within an area which is at 'very low' risk of surface water flooding. Surface Water Drainage is proposed to be addressed via a combination of existing main sewer connections located on Vincent Road and SUDs in the form of permeable paving in order to disperse surface water and reduce water run-off. This approach is

considered to be acceptable and the provision of SUDs can be controlled via a suitably worded planning condition.

Trees and Ecology

- 8.23 The proposed development would involve the loss of an on-site tree. The existing street trees are proposed to be retained. Arboricultural information submitted with the application has been assessed and the Council considered that the street trees to be retained can be adequately protected from damage during the construction phase and that the loss of an on-site tree can be adequately mitigated by the planting of a further three street trees which have been spread evenly across the site frontage and take into consideration the positioning of the existing street trees to maximise the spread and visual uplift from the roadside. The positioning of the trees will ensure safe access and egress from the car club space and would also allow refuse to be collected without causing access issues. In conclusion, the development would be acceptable from a tree perspective and the implementation of the street trees, including an appropriately chosen species, would be controlled by planning condition. It is not considered that the positioning of the proposed building would have a detrimental impact on the health (or future risk of intensive pruning) of the existing or proposed street trees.
- 8.24 The site does not have any known biodiversity or ecology designations. As such, it is considered that the development would not have any undue impact upon ecology or biodiversity. The landscaping for the development would be subject to a planning condition.

Conclusion

- 8.25 The proposal would result in the optimal redevelopment of the site which would contribute to local housing need by providing a total of seven new homes within the Borough. The development would not be significantly harmful to the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking and energy systems are all acceptable in principle and can be secured by condition. It is therefore recommended that planning permission is granted.
- 8.26 All other relevant policies and considerations, including equalities, have been taken into account.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

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

12th September 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 also provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval)

Planning Decisions

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 19th August and 30th August 2019.
- 1.3 During this period the service issued 175 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). 7 applications were withdrawn by the applicants (which also appear in the list).
- 1.4 Out of the 175 decisions made, 22 were refused (12.5%). Therefore the approval rate was 87.5%.
- 1.5 Notable decisions include the following:
- The planning permission for the refurbishment (including the provision of access for those with disabilities) of Norbury Library in Beatrice Avenue (LBC Ref 19/02555/FUL and 19/02850/FUL).
 - Planning permission for extensions and alterations to the Thornton Heath Islamic Centre in Gillett Road – to provide enhanced facilities for worshipers (LBC Ref 19/02425/FUL)
 - Planning permission granted for the redevelopment of the former Shirley Garden Centre, involving the erection of a part 1/part 2 storey building to be used for a mixture of retail and office accommodation (travel agency) (LBC Ref 19/01977/FUL)

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DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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. :	19/02622/HSE	Ward :	Addiscombe East
Location :	8 Ashburton Gardens Croydon CR0 6AS	Type:	Householder Application
Proposal :	Demolition of single storey structure and conservatory. Erection of single storey rear extension.		
Date Decision:	21.08.19		

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 51 Warren Road
Croydon
CR0 6PF
Type: LDC (Proposed) Use edged

Proposal : Erection of dormer extension in rear roof slope. Use of dwelling as a small HMO (Use Class C4) for up to 6 occupants

Date Decision: 20.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03041/HSE
Location : 65 Dartnell Road
Croydon
CR0 6JB
Type: Householder Application
Ward : **Addiscombe West**

Proposal : Single storey rear extension

Date Decision: 22.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03123/DISC
Location : 32A Meadvale Road
Croydon
CR0 6JW
Type: Discharge of Conditions
Ward : **Addiscombe West**

Proposal : Discharge of conditions 4 & 5 attached to planning permission 19/01264/FUL for (Alterations, erection of single storey front extension. Change of Use of part of ground floor from A1 (Retail) to C3 (Residential))

Date Decision: 29.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03182/LP
Location : 17 Freemason's Road
Croydon
CR0 6PB
Type: LDC (Proposed) Operations edged
Ward : **Addiscombe West**

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

Date Decision: 23.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03222/GPDO
Ward : **Addiscombe West**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 29 Dartnell Road
Croydon
CR0 6JB

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.93 metres with a maximum height of 3 metres

Date Decision: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03294/GPDO

Location : 17 Freemason's Road
Croydon
CR0 6PB

Ward : **Addiscombe West**

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: 28.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03444/HSE

Location : 69 Addiscombe Court Road
Croydon
CR0 6TT

Ward : **Addiscombe West**

Type: Householder Application

Proposal : Erection of single storey side/rear infill extension

Date Decision: 29.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03058/HSE

Location : 43 Melfort Road
Thornton Heath
CR7 7RS

Ward : **Bensham Manor**

Type: Householder Application

Proposal : Erection of single storey rear (replacement) extension.

Date Decision: 30.08.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Level: Delegated Business Meeting

Ref. No. : 19/03062/LBC **Ward : Bensham Manor**
Location : St Stephen's Church Hall **Type: Listed Building Consent**
11 Warwick Road
Thornton Heath
CR7 7NH
Proposal : Re-roofing by replacing the existing metal profiled sheet roofing with new insulated metal profiled sheet and new boarded gables.

Date Decision: 23.08.19

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 19/03186/GPDO **Ward : Bensham Manor**
Location : 40 Braemar Avenue **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 7RG
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.75 metres

Date Decision: 20.08.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/02722/DISC **Ward : Broad Green**
Location : 35 Cornwall Road **Type: Discharge of Conditions**
Croydon
CR0 3RD
Proposal : Discharge of condition 16 (Carbon Dioxide Reduction) pursuant to planning permission 16/01880/P for the Demolition of existing buildings; erection of four storey building comprising 13 one bedroom 16 two bedroom and 3 three bedroom flats formation of vehicular access and provision of landscaping and associated parking spaces.

Date Decision: 22.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02854/FUL **Ward : Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 363 - 375 London Road
Croydon
CR0 3PB
Type: Full planning permission

Proposal : Erection of additional storey and new (double) mansard roof form and extensions to side/rear to create an additional 2 x 1 bed, 2 x 2 bed and 2 x 3 bedroom flats along with a new (part subterranean) parking area, lift and first floor amenity area.

Date Decision: 22.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02964/HSE
Location : 109 Sutherland Road
Croydon
CR0 3QL
Type: Householder Application
Ward : **Broad Green**

Proposal : Erection of single storey rear extension

Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03049/GPDO
Location : 88 Dennett Road
Croydon
CR0 3JB
Type: Prior Appvl - Class A Larger House Extns
Ward : **Broad Green**

Proposal : Erection of two single storey rear extensions which project out 2.840 metres and 4.3 metres from the rear wall of the original house with an eaves height of 2.9 metres and a maximum height of 3 metres

Date Decision: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03248/GPDO
Location : 23 Stonecroft Way
Croydon
CR0 3DJ
Type: Prior Appvl - Class A Larger House Extns
Ward : **Broad Green**

Proposal : Erection of single storey rear extension projecting out a total of 6 metres from the original rear wall of the house with a maximum height of 3.2 metres

Date Decision: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03485/FUL **Ward : Broad Green**
Location : Nandos Type: Full planning permission
Hesterman Way
Croydon
CR0 4YA
Proposal : Refurbishment and reconfiguration of the existing shopfront
Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03486/ADV **Ward : Broad Green**
Location : Nandos Type: Consent to display
Hesterman Way advertisements
Croydon
CR0 4YA
Proposal : Display of an internally illuminated fascia signage, internally illuminated circular wall sign,
internally illuminated roundel sign and internally illuminated steel menu box.
Date Decision: 30.08.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/01273/FUL **Ward : Crystal Palace And Upper
Norwood**
Location : Flat 2 Type: Full planning permission
62 Auckland Road
Upper Norwood
London
SE19 2DJ
Proposal : Installation of balcony at rear with staircase leading to garden
Date Decision: 22.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01523/DISC **Ward : Crystal Palace And Upper**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Norwood

Location : Land Adjacent To The South Of 2 Harold Road And Land Adjacent To Ravensdale Gardens
Upper Norwood
London

Type: Discharge of Conditions

Proposal : Discharge of condition 24 (Drainage Details) attached to permission 16/06374/FUL for demolition of garages; erection of four/ five/ six storey building comprising 14 two bedroom and 1 one bedroom flats; erection of 2 three-storey and 11 two-storey three bedroom houses with associated car parking, landscaping and associated works.

Date Decision: 30.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03010/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 2 Barrington Walk
South Vale
Upper Norwood
London
SE19 3AZ

Type: Householder Application

Proposal : Alterations to existing roof: Construction of second floor to provide additional 2 bedrooms and a bathroom

Date Decision: 23.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03259/ADV

Ward : **Crystal Palace And Upper Norwood**

Location : 86 Westow Hill
Upper Norwood
London
SE19 1SB

Type: Consent to display advertisements

Proposal : Installation of externally illuminated fascia sign

Date Decision: 30.08.19

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Date Decision: 30.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 17/06380/OUT
Location : Land R/O 8A - 12A Reddown Road
Coulsdon
CR5 1AX

Ward : Coulsdon Town
Type: Outline planning permission

Proposal : Outline application for erection of three storey building forming 5 residential units (1 x 3 bed 4 person and 4 x 1 bed 1 person) with all matters reserved

Date Decision: 30.08.19

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 19/00385/FUL
Location : 2 Portnalls Road
Coulsdon
CR5 3DD

Ward : Coulsdon Town
Type: Full planning permission

Proposal : The construction of a 4 bedroom and 5 bedroom dwelling with associated access, parking and landscaping with replacement garage to serve the host dwelling.

Date Decision: 21.08.19

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 19/02528/HSE
Location : 118 Portnalls Road
Coulsdon
CR5 3DF

Ward : Coulsdon Town
Type: Householder Application

Proposal : Alterations and erection of a first floor side extension, loft conversion, rear dormer, roof lights on the front roof slope and front porch

Date Decision: 23.08.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Ref. No. : 19/02654/DISC **Ward : Coulsdon Town**
Location : 37 Smitham Downs Road Type: Discharge of Conditions
Purley
CR8 4NG
Proposal : Discharge of Conditions 2 (Materials), 3 (Refuse Storage), 4 (Cycle Storage), 5 (EVCP),
8 (Party Wall details), 10 (Landscaping) and 14 (Disabled Access) of planning permission
19/00235/FUL (Conversion and extension of existing house to form three flats (Class
C3), demolition of garage and erection of three storey building to form 6 flats (Class C3)
and associated car parking, cycle and refuse storage)

Date Decision: 20.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02682/HSE **Ward : Coulsdon Town**
Location : 10 Alexander Road Type: Householder Application
Coulsdon
CR5 3JD
Proposal : Erection of part single, part two storey side extension and single storey rear extension.

Date Decision: 22.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02777/DISC **Ward : Coulsdon Town**
Location : 13 South Drive Type: Discharge of Conditions
Coulsdon
CR5 2BJ
Proposal : Discharge of Conditions 2 (materials) and 14 (Construction Logistics Plan) of planning
permission 18/05880/FUL (Demolition of the existing property and erection of new
apartment building containing nine self contained apartments, car parking, refuse
storage, cycle storage and associated landscaping)

Date Decision: 23.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02791/DISC **Ward : Coulsdon Town**
Location : Former Plumb Centre, Station Approach Type: Discharge of Conditions
Road
Coulsdon
CR5 2NS

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Proposal : Discharge of Condition 10 attached to planning permission 16/04441/FUL for the Demolition of existing buildings. Erection of part two, part three, part four storey buildings comprising 17 two bedroom, 3 three bedroom and 2 one bedroom flats and 3no. Use Class B1 (b) / B1 (c) units at ground, first and second floors, with associated amenity and car parking (7no. spaces).

Date Decision: 28.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02814/LP

Ward : Coulsdon Town

Location : 55 South Drive
Coulsdon
CR5 2BJ

Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with rear dormer and three front rooflights and a single storey rear extension

Date Decision: 20.08.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/02998/HSE

Ward : Coulsdon Town

Location : 19 Coniston Road
Coulsdon
CR5 3BS

Type: Householder Application

Proposal : Installation of a raised patio and erection of screening

Date Decision: 22.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03449/TRE

Ward : Coulsdon Town

Location : 46 The Netherlands
Coulsdon
CR5 1ND

Type: Consent for works to protected
trees

Proposal : Beech (T2) - Overall crown reduction by up to 3m. (significant target) - Reasons: Close proximity to railway embankment, recent tree failure of T1, which in turn has altered the exposure to T2.
(TPO no.52, 2008)

Date Decision: 23.08.19

Consent Granted (Tree App.)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Level: Delegated Business Meeting

Ref. No. : 18/02103/DISC **Ward : Fairfield**
Location : Land Bound By George Street, Park Lane, Barclay Road And The Railway Line (main London To Brighton Line), Croydon **Type: Discharge of Conditions**

Proposal : Partial discharge of condition A24 (Materials) of Outline planning permission ref: 16/00944/P for demolition and redevelopment to provide: flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink); class B1 (business); class C1 (hotel); class C3 (dwelling houses); class D1 (non-residential institutions); class D2 (assembly or leisure); public realm and landscaping; and associated car and cycle parking, servicing and access arrangements (with all matters reserved); and
Full planning permission for demolition including multi-storey car park and Barclay Road Annexe; extensions and alterations to Fairfield Halls including A3 (food and drink); erection of buildings for flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink) and/or class D1 (non-residential institutions) and/or class D2 (assembly and leisure) and class C3 (dwelling houses); change of use of basement car park (part) to class D1 (non-residential institutions); public realm and landscaping; and associated car and cycle parking, servicing and access arrangements

Date Decision: 23.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/00760/DISC **Ward : Fairfield**
Location : Land Bounded By George St, Park Lane, Barclay Road, And Main London To Brighton Railway Line **Type: Discharge of Conditions**

Proposal : Details pursuant to condition A24 (Materials) of permission ref: 16/00944/P for Outline planning permission for demolition and redevelopment to provide: flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink); class B1 (business); class C1 (hotel); class C3 (dwelling houses); class D1 (non-residential institutions); class D2 (assembly or leisure); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements (with all matters reserved); and Full planning permission for demolition including multi-storey car park and Barclay Road Annexe; extensions and alterations to Fairfield Halls including class A3 (food and drink); erection of buildings for flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink) and/or class D1 (non-residential institutions) and/or class D2 (assembly and leisure) and class C3 (dwelling houses); change of use of basement car park (part) to class D1 (nonresidential institutions); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Date Decision: 23.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00981/NMA **Ward : Fairfield**
Location : Land Bounded By George St, Park Lane, Type: Non-material amendment
Barclay Road, And Main London To Brighton
Railway Line
Proposal : Non-material amendment (to make alterations to proposed cloister extension, plant and roof alterations and minor changes to the rear of the building) to permission 16/00944/P for Outline planning permission for demolition and redevelopment to provide: flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink); class B1 (business); class C1 (hotel); class C3 (dwelling houses); class D1 (non-residential institutions); class D2 (assembly or leisure); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements (with all matters reserved); and Full planning permission for demolition including multi-storey car park and Barclay Road Annexe; extensions and alterations to Fairfield Halls including class A3 (food and drink); erection of buildings for flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink) and/or class D1 (non-residential institutions) and/or class D2 (assembly and leisure) and class C3 (dwelling houses); change of use of basement car park (part) to class D1 (non-residential institutions); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements

Date Decision: 23.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01998/DISC **Ward : Fairfield**
Location : Commercial Union House Type: Discharge of Conditions
69 Park Lane
Croydon
CR0 1JD
Proposal : Discharge of Condition 2 (external materials) attached to permission 18/05226/FUL for 'Erection of single storey extension to north, west and south elevations to provide reception lobby and cafe.'

Date Decision: 22.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03052/FUL **Ward : Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 2-3 Dingwall Road
Croydon
CR0 2NA
Type: Full planning permission

Proposal : Installation of two parasols to the forecourt (external seating area) of the cafe.

Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03098/FUL
Location : 2-68 Mann Close
Croydon
CR0 1TQ
Ward : **Fairfield**
Type: Full planning permission

Proposal : Replacement of existing white aluminium windows and balcony doors with white UPVC.
Replacement of existing white powder coated aluminium doors with similar white aluminium doors.

Date Decision: 29.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03784/CAT
Location : 5 Mulgrave Road
Croydon
CR0 1BL
Ward : **Fairfield**
Type: Works to Trees in a Conservation Area

Proposal : T1: Magnolia - Trim side branches to maintain growth and stop it invading street tree, thin out cross shoots. T2: Wild Cherry - Fell and replace with a traditional variety of apple tree.

Date Decision: 23.08.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/03785/CAT
Location : 7 Mulgrave Road
Croydon
CR0 1BL
Ward : **Fairfield**
Type: Works to Trees in a Conservation Area

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Proposal : Bay tree growing in cordern of garden - Trim branches overhanging No. 5. The trimming will not exceed 2m in length.

Date Decision: 23.08.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/02050/FUL

Ward : Kenley

Location : 9B Haydn Avenue
Purley
CR8 4AG

Type: Full planning permission

Proposal : Demolition of existing bungalow. Erection of a 3 storey building with accommodation in the roof space comprising 9 residential apartments with associated parking and landscaping.

Date Decision: 30.08.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/02505/HSE

Ward : Kenley

Location : 118 Valley Road
Kenley
CR8 5BU

Type: Householder Application

Proposal : Erection of first floor side extension, associated alterations

Date Decision: 23.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02933/HSE

Ward : Kenley

Location : 10 Whitefield Avenue
Purley
CR8 4BG

Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 23.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03292/GPDO

Ward : Kenley

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 23 Welcomes Road
Kenley
CR8 5HA
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 8 metres with a maximum height of 4 metres

Date Decision: 28.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03565/TRE
Location : 2 Wattendon Road
Kenley
CR8 5LU
Ward : **Kenley**
Type: Consent for works to protected trees

Proposal : T1 Western Red Cedar - fell to to being a poor specimen of reduced amenity value. Replace tree with suitable specimen to be planted centrally on the front boundary
Specified works- Fell to ground level and remove stump.
(TPO no. 22, 1993)

Date Decision: 23.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03774/DISC
Location : 167-169 Godstone Road
Kenley
CR8 5BL
Ward : **Kenley**
Type: Discharge of Conditions

Proposal : Full discharge of condition 2 (materials) attached to planning permission 18/03406/CONR for the Variation of condition 1 (approved plans) linked to Planning Application 17/04445/FUL for the demolition of existing buildings. Erection of three storey building with basement area comprising 5 two bedroom, 3 three bedroom and 1 one bedroom flats: provision of vehicular access and provision of associated parking and refuse facilities

Date Decision: 20.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03775/DISC
Ward : **Kenley**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 23 Park Road
Kenley
CR8 5AS
Type: Discharge of Conditions

Proposal : Full discharge of Condition 3 (materials) attached to planning permission 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: 20.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02778/NMA
Location : Timebridge Community Centre
Field Way
Croydon
CR0 9AZ
Ward : **New Addington North**
Type: Non-material amendment

Proposal : Demolition of existing building (Family Centre) and erection of Timebridge Community Centre to accommodate: community centre; family centre; youth club; and pre-school. The proposals retain and improve the existing games court, widen the access road onto Field Way, provide car parking, landscaping and associated public realm works. (amendment to the planning permission 18/05350/FUL)

Date Decision: 22.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01901/FUL
Location : 28 Central Parade
Croydon
CR0 0JL
Ward : **New Addington South**
Type: Full planning permission

Proposal : Erection of two storey rear extension (at basement and ground floor level), replacement shopfront and plant machinery

Date Decision: 29.08.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Proposal : Loft conversion including erection of a hip to gable roof extension, a dormer in the rear roof slope and installation of one rooflight in the front roof slope.

Date Decision: 23.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01784/FUL
Location : 27 Groveland Avenue
Norbury
London
SW16 3BG
Ward : **Norbury Park**
Type: Full planning permission
Proposal : Conversion of dwelling into one single bedroom flat and one three bedroom flat (amended description).

Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02659/HSE
Location : 169 Norbury Avenue
Thornton Heath
CR7 8AP
Ward : **Norbury Park**
Type: Householder Application
Proposal : Erection of a single storey rear extension

Date Decision: 21.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03190/GPDO
Location : 13 Buckingham Gardens
Thornton Heath
CR7 8AT
Ward : **Norbury Park**
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: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Level: Delegated Business Meeting

Ref. No. : 19/03372/GPDO
Location : 197 Northwood Road
Thornton Heath
CR7 8HX

Ward : Norbury Park
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: 28.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02555/FUL
Location : Norbury Library
Beatrice Avenue
Norbury
London
SW16 4UW

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : General repairs, removal of protruding 1st floor structure to west elevation, alterations, repairs and re-roofing and installation of life line system.

Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02850/FUL
Location : Norbury Library
Beatrice Avenue
Norbury
London
SW16 4UW

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Replacement of existing accessible entrance ramp(s). Erection of two storey extension to western side of building to provide accessible lift access to (refurbished) first floor events space.

Date Decision: 30.08.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 202 Norbury Crescent
Norbury
London
SW16 4JY
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 4 metres

Date Decision: 28.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02163/HSE
Location : 3 Keston Avenue
Coulsdon
CR5 1HP
Ward : Old Coulsdon
Type: Householder Application

Proposal : Demolition of existing garage and porch. Erection of a two storey side extension and ground floor rear extension with a new patio.

Date Decision: 20.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02993/HSE
Location : 23 Chaldon Way
Coulsdon
CR5 1DJ
Ward : Old Coulsdon
Type: Householder Application

Proposal : Demolition of existing lean-to side extension, garage and front porch; and construction of two-storey front, side and rear extensions, single-storey rear extension, internal alterations, alterations to boundary treatments and hard and soft landscaping to the front and rear garden areas.

Date Decision: 22.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02921/HSE
Ward : Park Hill And Whitgift

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 10 Mapledale Avenue
Croydon
CR0 5TA
Type: Householder Application

Proposal : Erection of boundary wall (Retrospective)

Date Decision: 20.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03109/DISC
Location : 3 Ranmore Avenue
Croydon
CR0 5QA
Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions

Proposal : Discharge of condition 01: (5 - 7) attached to planning permission 17/06343/FUL for - demolition of existing building: erection of two storey 5 bedroom detached house with accomodation in roofspace and garage : formation of vehicular access and provision of associated parking)

Date Decision: 29.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03543/TRE
Location : 37 Tidenham Gardens
Croydon
CR0 5UT
Ward : **Park Hill And Whitgift**
Type: Consent for works to protected trees

Proposal : T43 Chestnut - fell due to being in poor condition and dying back will be replanted by a tree to be agreed by the Tree officer, managing agent and directors of the site.

Date Decision: 23.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01611/DISC
Location : 80 Riddlesdown Road
Purley
CR8 1DB
Ward : **Purley Oaks And Riddlesdown**
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 4 Grovelands Road
Purley
CR8 4LA
Type: Householder Application

Proposal : Alterations, roof extension, erection of a rear dormer and two roof lights

Date Decision: 20.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01887/DISC
Location : 2 Northwood Avenue
Purley
CR8 2EP
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of conditions 3 (underground services), 4 (wildlife), 5 (drainage), 6 (noise), 7 (ecology), 8 (construction logistics), 9 (materials), 10 (landscaping), 11 (external structures) and 12 (car parking) attached to planning permission 18/04200/FUL (Demolition of existing dwelling house at 2 Northwood Avenue and construction of new apartment building containing 9 residential flats at 2 Northwood Avenue and the rear garden of 5 Higher Drive, and other associated works (revised proposal)).

Date Decision: 27.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02189/FUL
Location : 111B Foxley Lane
Purley
CR8 3HQ
Type: Full planning permission
Ward : **Purley And Woodcote**

Proposal : Use of outbuilding as four-person dwelling house to the rear of 111B and erection of single storey rear extension at 111B, together with associated car parking and works.

Date Decision: 23.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02451/FUL
Location : 170 Foxley Lane
Purley
CR8 3NF
Type: Full planning permission
Ward : **Purley And Woodcote**

Proposal : Demolition of the existing house, and the erection of a block of nine flats, with associating car parking, landscaping and associated works

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 77 Higher Drive
Purley
CR8 2HN

Type: Householder Application

Proposal : Raising the roof of existing single storey rear extension together with the installation of 2 rooflights. Alterations to the ground floor rear and flank fenestration.

Date Decision: 22.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03828/LP
Location : 56 Brighton Road
Purley
CR8 2LJ

Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations edged

Proposal : Demolition of existing rear dormer and erection of a rear dormer.

Date Decision: 29.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01907/FUL
Location : 82 Arundel Avenue
South Croydon
CR2 8BE

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

Proposal : Demolition of the existing lean to extension and the erection of single story rear extension with a replacement patio area.

Date Decision: 23.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02520/HSE
Location : 40 Audley Drive
Warlingham
CR6 9AH

Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of two storey side and single rear extension.

Date Decision: 23.08.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Date Decision: 22.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03229/LP	Ward :	Sanderstead
Location :	1 Marshall Close South Croydon CR2 9ED	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of a single storey rear extension.		

Date Decision: 20.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	19/03269/LP	Ward :	Sanderstead
Location :	Valanne House 23 The Ridge Way South Croydon CR2 0LJ	Type:	LDC (Proposed) Operations edged
Proposal :	Alterations and use of garage as habitable room with ensuite bathroom		

Date Decision: 30.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02427/HSE	Ward :	Selsdon And Addington Village
Location :	54 Farnborough Crescent South Croydon CR2 8HA	Type:	Householder Application
Proposal :	Erection of single storey front/side, two storey side, single storey rear extension and rear box dormer extension.		

Date Decision: 23.08.19

Permission Granted

Level: Delegated Business Meeting

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/00921/CONR **Ward : South Croydon**
Location : Remy Court **Type: Removal of Condition**
17 South Park Hill Road
South Croydon
CR2 7DY
Proposal : Variation of conditions 1 and 2 (external works) and 3 (parking and privacy screening) attached to planning permission 12/01563/P for Conversion to form 2 three bedroom, 4 two bedroom and 1 one bedroom flats; erection of single/two/three storey side and rear extensions; formation of vehicular access and provision of associated parking, cycle and refuge storage

Date Decision: 28.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01463/HSE **Ward : South Croydon**
Location : 59 Blenheim Park Road **Type: Householder Application**
South Croydon
CR2 6BJ
Proposal : Alterations, erection of a rear extension and rear decking

Date Decision: 20.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02008/GPDO **Ward : South Croydon**
Location : 12 Blossom Close **Type: Prior Appvl - Class A Larger**
South Croydon **House Extns**
CR2 7EZ
Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3 metres

Date Decision: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02552/NMA **Ward : South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : 2 & 2A Campden Road
South Croydon
CR2 7EN
Type: Non-material amendment

Proposal : Non-material amendment in relation to planning permission ref.16/05636/FUL.
(Amendments to location of bin store, step free access and a single stepped approach into the boundary of the site.)

Date Decision: 20.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02592/FUL
Location : Garages At 11-13 St Peter's Road
Croydon
CR0 1HL
Type: Full planning permission
Ward : **South Croydon**

Proposal : Alterations to elevations of building at rear and construction of roof extension, use of building as 1 x two bedroom dwelling and provision of one parking space

Date Decision: 23.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02903/FUL
Location : Telecommunications Site 98037
Croydon Council Parks And Transport Depot
Conduit Lane
Croydon
CR0 5RQ
Type: Full planning permission
Ward : **South Croydon**

Proposal : Removal and replacement of the existing 25 metre high replica tree tower and 2No. existing antennas with a 25 metre high lattice tower and 4No. upgraded antennas, located within the existing compound, and ancillary development thereto.

Date Decision: 19.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03103/LP
Location : 14 Temple Road
Croydon
CR0 1HT
Type: LDC (Proposed) Operations edged
Ward : **South Croydon**

Proposal : Loft conversion including rear dormer and dormer over outrigger

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Date Decision: 29.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03157/GPDO
Location : 11 Churchill Road
South Croydon
CR2 6HE

Ward : South Croydon
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03195/FUL
Location : 281 - 289 Brighton Road
South Croydon
CR2 6EQ

Ward : South Croydon
Type: Full planning permission

Proposal : The reconfiguration of the existing ground floor retail unit (Class A1) into three separate units and a change of use to flexible uses as A1 (shops), A2 (financial and professional services), A3 (food and drink), D1 (non-residential institution), or, D2 (assembly and leisure).

Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03210/FUL
Location : 30 Blenheim Park Road
South Croydon
CR2 6BD

Ward : South Croydon
Type: Full planning permission

Proposal : Change of use from dwellinghouse to 3 flats including roof extension with associated landscaping, refuse and cycle stores.

Date Decision: 21.08.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Level: Delegated Business Meeting

Ref. No. : 19/03246/GPDO
Location : 42 Temple Road
Croydon
CR0 1HT

Ward : South Croydon
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5.95 metres with a maximum height of 2.92 metres

Date Decision: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03275/TRE
Location : 4 Winchelsey Rise
South Croydon
CR2 7BN

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

Proposal : T1 - Walnut - To reduce crown overall by 1.5m, crown raise to 3.5m high and 10% thin (TPO no. 18, 1980)

Date Decision: 22.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03495/TRE
Location : 26 Bench Field
South Croydon
CR2 7HX

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

Proposal : T1 copper Beech tree reduce by 1.5m from lateral limbs and 4m from height, crown lift to 3m all around, Crown tidy and thin by 10-15%. (TPO no. 6, 1968)

Date Decision: 22.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03788/TRE
Location : 20 Culmington Road
South Croydon
CR2 6DR

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Proposal : 61. Group of trees along rear boundary fence line. Consisting of Maples and Conifers.
Reduce back 2 metres. To help stop encroaching on car park, Cedar and garden.
(TPO no. 23, 1987)

Date Decision: 23.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02625/HSE **Ward : Selhurst**
Location : 48 Limes Road **Type: Householder Application**
Croydon
CR0 2HE
Proposal : Demolition and erection of single storey rear and side extension.

Date Decision: 20.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03164/FUL **Ward : Selhurst**
Location : 25A Limes Road **Type: Full planning permission**
Croydon
CR0 2HF
Proposal : Erection of two storey building to provide a one bedroom dwelling with associated landscaping

Date Decision: 30.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03205/DISC **Ward : Selhurst**
Location : 226 Whitehorse Road **Type: Discharge of Conditions**
Croydon
CR0 2LB
Proposal : Partial discharge of condition 10 (land contamination) of planning permission
16/05972/FUL for 'Demolition of existing buildings. Erection of two and four storey
buildings comprising a total of 12 one bedroom, 9 two bedroom and 11 three bedroom
flats and 5 two bedroom and 1 one bedroom houses, provision of ancillary car parking,
hard and soft landscaping'

Date Decision: 30.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03288/GPDO
Location : 8 Grenaby Avenue
Croydon
CR0 2EG

Ward : Selhurst
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.55 metres

Date Decision: 28.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03380/GPDO
Location : 41 Windmill Road
Croydon
CR0 2XR

Ward : Selhurst
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension which projects out 6 metres from the rear wall of the original house with a maximum overall height of 3 metres

Date Decision: 29.08.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/00308/DISC
Location : Land Adjacent To Malling Close And Land
Adjacent To Stockbury Road
Croydon

Ward : Shirley North
Type: Discharge of Conditions

Proposal : Discharge of condition 16 (Drainage Details) attached to permission 16/06422/FUL for demolition of a single-storey temporary structure and garages; erection of a four/ six storey building, 3 three-storey buildings and 1 two/four storey building to provide a total of 18 one bedroom and 23 two bedroom flats; formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 30.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01977/FUL
Location : Former Shirley Garden Centre
60 Wickham Road
Croydon
CR0 8BA

Ward : Shirley North
Type: Full planning permission

Proposal : Demolition of existing buildings to the rear of the site (A1) and construction of a part 1 and part 2 storey building, change of use of part of the ground floor commercial space (A1) to form a mixture of A1 and B1. Associated car parking, boundary treatment, cycle and refuse stores, landscaping and ancillary works

Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02347/HSE
Location : 33 Valley Walk
Croydon
CR0 8SR

Ward : Shirley North
Type: Householder Application

Proposal : Proposed two storey side and single storey rear extension

Date Decision: 27.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02978/HSE
Location : 24 Lorne Gardens
Croydon
CR0 7RY

Ward : Shirley North
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 20.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03032/LP
Location : 125 Shirley Avenue
Croydon
CR0 8SQ

Ward : Shirley North
Type: LDC (Proposed) Operations edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

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

Date Decision: 21.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03158/GPDO

Ward : Shirley North

Location : 283 The Glade
Croydon
CR0 7UQ

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3 metres

Date Decision: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03180/DISC

Ward : Shirley North

Location : 36 Orchard Way
Croydon
CR0 7NG

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Tree survey, ARB) attached to planning permission 19/01615/HSE for, Erection of a part single, part two storey side and rear extension, and 2x rear dormers to form a loft conversion

Date Decision: 20.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02319/FUL

Ward : Shirley South

Location : 580-582 Wickham Road
Croydon
CR0 8DN

Type: Full planning permission

Proposal : Erection of single storey front restaurant extension along with outdoor seating area with retractable canopy

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Location : South Norwood Service Station
South Norwood Hill
South Norwood
London
SE25 6BS

Type: Full planning permission

Proposal : Erection of screens, two jet washes and new bollards to facilitate a car wash

Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02908/HSE
Location : 25 Woodvale Avenue
South Norwood
London
SE25 4AD

Ward : **South Norwood**
Type: Householder Application

Proposal : Erection of single story rear extension

Date Decision: 21.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03305/DISC
Location : 52 Dagnall Park
South Norwood
London
SE25 6NS

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

Proposal : Discharge of Conditions 02 and 03 attached to planning permission 17/02215/FUL for conversion of residential property to form 1 two bedroom and 1 one bedroom flats.

Date Decision: 30.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03250/TRE
Location : 5 Beech Way
South Croydon
CR2 8QR

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Proposal : T1, Sycamore - To reduce overall by 2 - 2.5m and re-shape
(TPO no. 104)

Date Decision: 22.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03564/TRE
Location : 69 Hollywoods
Court Wood Lane
Croydon
CR0 9JJ

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

Proposal : T1, Oak - Crown lift to 3m from ground level, by removal of epicormic growth on stem
T5/T6, Oaks- lift crown to crown break by removal of epicormic growth on stem, approx.
6m from ground level.
(TPO no. 4, 2001)

Date Decision: 23.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01960/FUL
Location : 1A Heath Road
Thornton Heath
CR7 8NF

Ward : Thornton Heath
Type: Full planning permission

Proposal : Erection of part single, part two storey extensions to building to create 1 x 1 and 1 x 2
bedroom flats with associated amenity space, bin storage and cycle parking.

Date Decision: 30.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02425/FUL
Location : Thornton Heath Islamic Centre
150 Gillett Road
Thornton Heath
CR7 8SN

Ward : Thornton Heath
Type: Full planning permission

Proposal : Installation of basement, erection of part ground, part first floor rear extensions to enlarge
existing religious centre (D1). Installation of dormer windows and skylights to the front
and side roof slopes to provide a 2 bedroom residential flat in association with the
religious centre.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Proposal : Details pursuant to Conditions 3 (Landscaping), Condition 7: (refuse storage), Condition 8: (cycle storage) of minor material amendment application ref 19/02161/CONR granted for demolition of existing buildings followed by a replacement building to accommodate 9 new apartments, amenity space, new landscaping.

Date Decision: 30.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03373/GPDO
Location : 127 South Norwood Hill
South Norwood
London
SE25 6DD

Ward : Thornton Heath
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: 29.08.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/02329/FUL
Location : Security House
138-140 Epsom Road
Croydon
CR0 4PY

Ward : Waddon
Type: Full planning permission

Proposal : Construction of additional 1 and 1/2 storey to facilitate 1x1bed and 1x2bed flat

Date Decision: 23.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02484/FUL
Location : 95 Waddon Park Avenue
Croydon
CR0 4LX

Ward : Waddon
Type: Full planning permission

Proposal : Retention of single storey rear extension

Date Decision: 22.08.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Level: Delegated Business Meeting

Ref. No. : 19/02565/HSE **Ward : Waddon**
Location : 105 Waddon Park Avenue Type: Householder Application
Croydon
CR0 4LX
Proposal : Erection of a single storey rear extension
Date Decision: 21.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02902/LP **Ward : Waddon**
Location : 18 Courtney Road Type: LDC (Proposed) Operations
Croydon edged
CR0 4LS
Proposal : Erection of a rear dormer and roof lights in the front roof slope
Date Decision: 22.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02955/HSE **Ward : Waddon**
Location : 16A Courtney Road Type: Householder Application
Croydon
CR0 4LS
Proposal : Alterations, including a hip to gable loft conversion and a rear dormer
Date Decision: 21.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02992/DISC **Ward : Waddon**
Location : 69 Imperial Way Type: Discharge of Conditions
Croydon
CR0 4RR
Proposal : Application to discharge Condition 3 (Cycle Parking) of planning permission
19/00727/FUL.
Date Decision: 22.08.19

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

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

Date Decision: 30.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03261/GPDO
Location : 436 Davidson Road
Croydon
CR0 6DH

Ward : Woodside
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.9 metres

Date Decision: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03590/DISC
Location : 34 Enmore Road
South Norwood
London

Ward : Woodside
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 and 3 of Planning Permission 18/01483/FUL for Alterations, Demolition of existing buildings, Erection of a three storey building comprising 6 two bedroom and 3 one bedroom flats, Alterations to vehicular accesses, provision of vehicular access and associated forecourt parking, provision of associated refuse storage and cycle storage.

Date Decision: 30.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03591/DISC
Location : 34 Enmore Road
South Norwood
London

Ward : Woodside
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Proposal : Discharge of Condition 1 - External Facing Materials - of Planning Permission 18/01483/FUL for Alterations, Demolition of existing buildings, Erection of a three storey building comprising 6 two bedroom and 3 one bedroom flats, Alterations to vehicular accesses, provision of vehicular access and associated forecourt parking, provision of associated refuse storage and cycle storage.

Date Decision: 20.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03608/DISC
Location : 34 Enmore Road
South Norwood
London

Ward : Woodside
Type: Discharge of Conditions

Proposal : Discharge of Condition 9 - Highways Agreement - of Planning Permission 18/01483/FUL for Alterations, Demolition of existing buildings, Erection of a three storey building comprising 6 two bedroom and 3 one bedroom flats, Alterations to vehicular accesses, provision of vehicular access and associated forecourt parking, provision of associated refuse storage and cycle storage.

Date Decision: 20.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02501/FUL
Location : 672 London Road
Thornton Heath
CR7 7HU

Ward : West Thornton
Type: Full planning permission

Proposal : Demolition of vacant garage, alterations involving excavation to create a two storey 1 bedroom flat plus basement accommodation.

Date Decision: 30.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02601/CONR
Location : 4 Boston Road
Croydon
CR0 3ED

Ward : West Thornton
Type: Removal of Condition

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd September 2019

Proposal : Variation of condition 1 (Varying approved plans) to planning permission reference 18/04463/HSE (Erection of single storey rear extension).

Condition Number(s): Condition 1

Conditions(s) Variation:

To ensure a better outcome for the development's relationship to the garden/rear amenity space and better layout/increase in floor area for bathroom
Square off the end of the rear extension as per amended drawings 01808-024, 01808-020, 01808-022 and 01808-023

Date Decision: 27.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03070/CONR

Ward : **West Thornton**

Location : Land R/O Connaught Towers
682-684 London Road
Thornton Heath
CR7 7HU

Type: Variation of Condition

Proposal : Variation of Condition 1 of planning permission ref 17/04049/FUL granted 28/11/2017 for Erection of three storey rear extension comprising 2 two bedroom (4 person) and 2 x 1 bedroom (1 person) flats.

Date Decision: 23.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03125/GPDO

Ward : **West Thornton**

Location : 81 Wharfedale Gardens
Thornton Heath
CR7 6LE

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: 20.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03170/DISC

Ward : **West Thornton**

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PLANNING COMMITTEE AGENDA

12th September 2019

Part 8 Other Planning Matters

Item 8.2

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

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

2. APPEAL DECISIONS

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

<i>Application Nos:</i>	<i>18/05485/FUL</i>
<i>Site:</i>	<i>24 Coulsdon Court Road, CR5 2LL</i>
<i>Proposed Development:</i>	<i>Redevelopment of site comprising 9 residential units (8x2 bed flats and 1x6 bed house)</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>ALLOWED</i>
<i>Case Officer</i>	<i>Louise Tucker</i>
<i>Ward</i>	<i>Coulsdon East</i>

- 2.2 The main issues in this case were as follows:
 - The mix of accommodation provided and whether there was capacity to deliver in excess of 10 units of accommodation – thereby triggering affordable housing
 - The effect of the development on the character and appearance of the area (particularly in relation to the proposed frontage property and the proposed access to the rear part of the site)

- 2.3 The appeal site is a detached two storey dwelling set within a relatively large garden and the proposal sought planning permission for a 6 bedroom house fronting onto Couldson Court Road, with two blocks of 4x2 bed flats to the rear, accessed via a route through the site. The Council was concerned that the site of the proposed 6-bedroom house could have easily accommodated a higher number of units – which would have taken the unit number above 10 units, thereby triggering affordable housing requirements. There was concern that the scheme failed to maximise the full potential of the site to deliver more units (including affordable housing).
- 2.4 The Planning Inspector made reference to the Council’s Strategic Housing Market Assessment which recognised that whilst the highest requirement was for 3-bedroom units, there was also a need for larger sized units (with the proposed 6-bedroom house falling within this category). He saw no justification to require smaller units to be delivered under these circumstances and concluded that it would have been unlikely that the site could have accommodated more built form without harming the character and appearance of the area (especially with the on-site tree constraints).
- 2.5 As regards character and appearance, he was not too concerned about the relationship between the proposed access route (through to the rear part of the site) and the frontage property. He was satisfied that the majority of properties within Couldson Court Road fill their plots, leaving little separation, with many properties having full width hard standings. He therefore concluded that subject to a robust landscaping condition, the landscaping setting to the front of the 6-bed house (the balance between hard and soft landscaping) would have been acceptable and would have respected the street-scene.
- 2.6 He also referred to the many objections and he commented that no evidence had been submitted (by any party) stating that the principle of flatted development would not have been acceptable. He also felt that the siting and massing of buildings (in relation to neighbouring properties) was acceptable in terms of outlook and privacy and re-affirmed that the presence of restrictive covenant was not a planning consideration.
- 2.7 The appeal was ALLOWED

Application No: 18/04489/FUL
Site: 34 Donald Road, Croydon, CR0 3EP
Proposed Development: Erection of rear dormer – compliance with Condition 1 requiring the extension to be completed in accordance with approved drawings
Decision: PLANNING PERMISSION GRANTED SUBJECT TO THE IMPOSED CONDITION

Appeal Method:
Inspector's Decision
Case Officer
Ward

WRITTEN REPRESENTATIONS
DISMISSED
Victoria Bates
West Thornton

- 2.8 Planning permission had been granted for a rear roof extension and as standard, the planning permission required the scheme (through the use of a planning condition) to be built in accordance with specific plans submitted.
- 2.9 Following on from the planning permission, the Council adopted its Suburban Design Guide which modified some of the guidance which focussed on rear roof extensions; the applicant wished to depart from the development covered by the approved drawings.
- 2.10 Whilst the Planning Inspector acknowledged that guidance had been modified, he was unclear about what had been previously approved and the extent to which the applicant wished to modify the extension. He was also critical of the appellant – who also failed to submit copies of the Suburban Design Guide to justify the proposed changes to the scheme.
- 2.11 A somewhat strange appeal which was DISMISSED.

Application No:

18/02855/FUL

Site:

**Gayfere House, Tollers Lane, CR5
1BD**

Proposed Development:

**Redevelopment of the site
involving the erection of 5x5
bedroom dwellings**

Decision:

**PLANNING PERMISSION
REFUSED**

Appeal Method:

WRITTEN REPRESENTATIONS

Inspector's Decision

DISMISSED

Case Officer

Gina Betts

Ward

Old Coulsdon

- 2.12 The main issues in this case included the following:

- The appropriateness of the development within the Green Belt;
- The effect of the development on the openness of the Green Belt – along with the overall character and appearance of the area;
- The effect of the development on biodiversity;
- Whether there are very special circumstances that outweighed the inherent harm caused.

- 2.13 The site is occupied by a single dwelling surrounded by woodland and fields on two sides and by houses and shops – designated as Green Belt. The Planning Inspector concluded that the proposed houses would have occupied a large portion of the site and would not have constituted a small infill of the application site. He was concerned that the development would

have resulted in a significantly greater impact on the openness of the Green Belt and that it would not have fallen within any of the exceptions where development in the Green Belt have been inherently acceptable.

2.14 Linked to the above point, he was also concerned about the extent to which the development would have been in keeping with overall character and appearance – especially as the development would have either lead to the loss of some trees or significantly encroached into root protection areas. With harm being caused to the life expectancy of some of the trees, he felt that character and appearance of the site and its surroundings would have been harmed.

2.15 In terms of biodiversity, he was concerned that the ecological survey undertaken (especially in relation to the presence of bats) had not been properly followed though (with emergence surveys required to be undertaken). Finally, he did not feel there were very special circumstances which outweighed the harm caused and to justify the inappropriate development

2.16 The appeal was DISMISSED.

Application No:	18/05008/FUL
Site:	50-52 Bensham Grove, Thornton Heath, CR7 8DA
Proposed Development:	Redevelopment of the site – erection of 2x3 storey blocks comprising 2x1 bed, 10x2 bed and 8x3 bed flats
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Richard Green
Ward	Thornton Heath

2.17 The main issues in this case were as follows:

- The effect of the development on the living conditions of 48 Bensham Grove and 5 Garratt Close – in respect of privacy
- The quality of the development and the living conditions for future residents (daylight, ventilation, outlook and amenity space provision);
- Lack of affordable housing and residential mix;
- The effect of the development on overall character and appearance.

2.18 The local planning authority had previously conceded (following the submission of further evidence) that appropriate marketing of this former industrial site had taken place. Moreover, the reason for refusal on grounds of flooding fell away, following the LLFA's removal of its objection and agreement to planning conditions.

2.19 The site is located on the eastern side of Bensham Grove and is currently

occupied by a two storey light industrial building with residential accommodation to the rear and side (south)

- 2.20 In terms of living conditions for neighbours, the Planning Inspector was concerned about the close proximity of the rear block (Block B) to the neighbouring property (5 Garratt Close - to the east) and the extent of overlooking of private amenity space and oblique views into rear and front facing windows (which he did not feel was able to be mitigated through the use of planning conditions). He was less concerned about the effect of the development on 48 Bensham Grove – subject to the requirement for privacy screens to balconies.
- 2.21 As regards residential quality considerations, he was concerned about the close relationship between neighbouring boundaries and the development's linear form (with arguably a number of single aspect residential units – relying on fixed shut windows). He concluded that the proposed form of development would have resulted in inadequate daylight, ventilation and outlook. He also objected to the limited amount of dedicated play space for the development.
- 2.22 He was concerned that the affordable housing offer was proposed as exclusively shared ownership – with no rented accommodation. He referred to the Council's viability review which advised that 30% affordable housing could have been provided at a 60-40 mix in accordance with policy and concluded that the appellant had submitted insufficient evidence to counter the Council's argument for a mixed tenure approach. He was also concerned about the scheme's failure to deliver 60% family accommodation (3x4 bed and 2x4 bed units).
- 2.23 Finally, in terms of character and appearance, he broadly accepted the scale and massing of the development - bearing in mind that the Council had previously granted planning permission for a three storey building (albeit containing a place of worship as well as residential). Whilst the local planning authority sited over-development as a reason for refusal, (the scheme was well in excess of the density matrix for PTAL 1b)) he argued that a flexible approach was needed and he was satisfied that the scheme would have made effective use of the site in an urban area.
- 2.24 The appeal was DISMISSED. He balanced the benefits of the scheme against the harm that would have been caused (lack of suitable affordable, harm to neighbours, lack of outlook for future occupiers and lack of adequate on-site children' play). A good outcome – and one hopes that the applicant will come back in with a more considered proposal.

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