

# Planning Committee Agenda



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

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

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 23 January 2020** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
London Borough of Croydon  
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Wednesday, 15 January 2020

Members of the public are welcome to attend this meeting.

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

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

[Democratic.Services@croydon.gov.uk](mailto: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](http://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. 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.

### **3. 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.

### **4. Development presentations (Pages 7 - 8)**

To receive the following presentations on a proposed development:

There are none.

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

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

**5.1 19/04003/FUL No. 80 and Land to the Rear of 76 & 78  
Waddington Avenue, Coulsdon, CR5 1QN (Pages 13 - 42)**

A two-storey dwelling house to the front, a row of eight, two-storey, semi-detached dwelling houses to the rear with associated vehicular access, car parking spaces, refuse store and hard and soft landscaping; following demolition of existing bungalow and garages at No. 80.

Ward: Old Coulsdon  
Recommendation: Grant permission

**5.2 19/04350/FUL Land To the Rear of 24-42 & 30 Moreton  
Road, South Croydon, CR2 7DL (Pages 43 - 70)**

Demolition of existing dwelling. Construction of 31 no. apartments in two blocks, with associated parking, refuse stores, cycle stores and landscaping.

Ward: South Croydon  
Recommendation: Grant permission

**6. 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.

**7. Other planning matters (Pages 71 - 72)**

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

**7.1 Weekly Planning Decisions (Pages 73 - 110)**

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. 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 AGENDA**

### **PART 4: Development Presentations**

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#### **1 INTRODUCTION**

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

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

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

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

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

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

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



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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

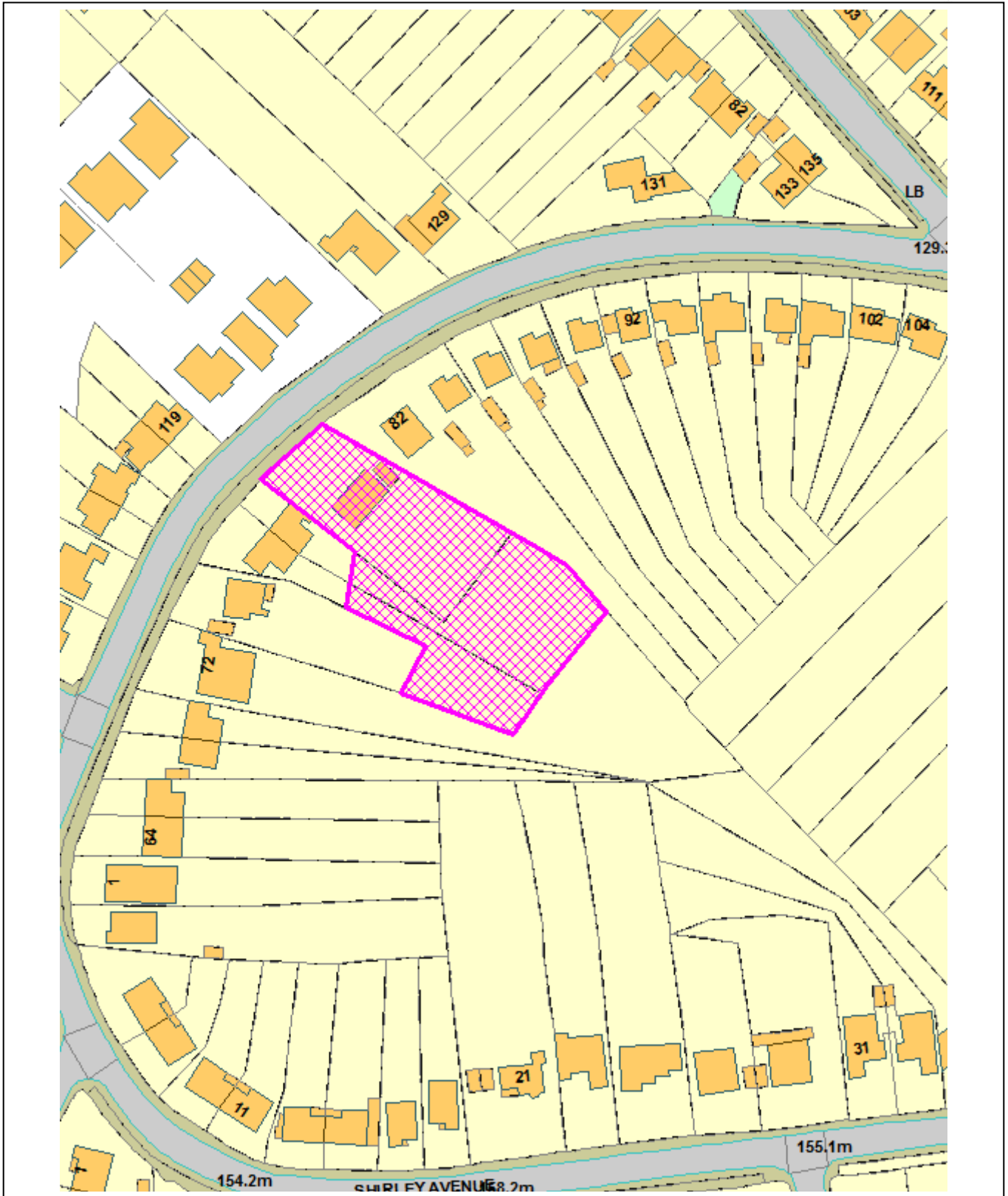
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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**PART 5: Planning Applications for Decision**

**Item 5.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/04003/FUL

Location: No. 80 and Land to the Rear of 76 & 78 Waddington Avenue, Coulsdon, CR5 1QN

Ward: Old Coulsdon

Description: A two-storey dwellinghouse to the front, a row of eight, two-storey, semi-detached dwellinghouses to the rear with associated vehicular access, car parking spaces, refuse store and hard and soft landscaping; following demolition of existing bungalow and garages at No. 80.

Drawing Nos: CX17-S1-101B; CX17-S1-102; CX17-S1-103D; CX17-S1-104B; CX17-S1-105A; CX17-S1-106A; CX17-S1-107A; CX17-S1-108A (Part 1); CX17-S1-108A (Part 2); CX17-S1-109A; CX17-S1-110A; CX17-S1-111A; CX17-S1-112A; CX17-S1-113A; CX17-S1-114A; CX17-S1-115A; CX17-S1-117A; CX17-S1-116A; CX17-S1-119; 802-L-02 Tree Impact Assessment, Tree Protection Scheme, SUDS, Landscape Design, Landscape Management Plan, Hard Landscape Plan, Soft Landscape Plan.

Applicant: Mr T CARVALL – CARVALL HOMES LTD

Agent: Mr Simon Grainger – Grainger Planning Associates Ltd

Case Officer: Karim Badawi

	1B 2P	2B 3P	2B 4P	3B 5P	4B6P	Total
Existing Provision				1		1
Proposed Provision		0	1	7	1	9

*All units would be allocated for private sales.*

Number of car parking spaces	Number of cycle parking spaces
13	18

1.1 This application is being reported to Planning Committee because objection letters 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, the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. Time limit of 3 years;
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions;

### **Pre-Commencement Conditions**

3. Details and samples of materials to be submitted for approval;
4. Detailed elevational drawings (Scale 1:10) showing window reveals
5. Details of landscaping and boundary treatment
6. Full details of cycle storage to be submitted for approval;
7. Construction Method Statement / Construction Logistics Plan to be submitted;
8. SuDS condition as requested by LLFA;
9. Reptile mitigation strategy to be submitted for approval;
10. Badger Setts survey to be submitted for approval.

### **Pre-Occupation Conditions**

11. Car parking provided as specified;
12. Details of electric vehicle charging point to be submitted;
13. Delivery and servicing plan
14. Refuse/cycle parking provided as specified;
15. Biodiversity enhancement onsite;
16. Replacement trees to be planted prior to occupation in accordance with the agreed landscape details;
17. BREEAM;
18. Secured by design;

### **Compliance Conditions**

19. Accessible homes;
20. Obscure-glazed upper-floor windows for units B & I;
21. Visibility splays as approved;
22. Accord with Conclusions and Recommendations section of the submitted Ecological Impact Assessment;
23. Accordance with Arboriculture Method Statement;
24. Accord with the mitigation measures stated within Surface Water Drainage Strategy (SWDS) and Flood Risk Assessment;
25. Water efficiency; and

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

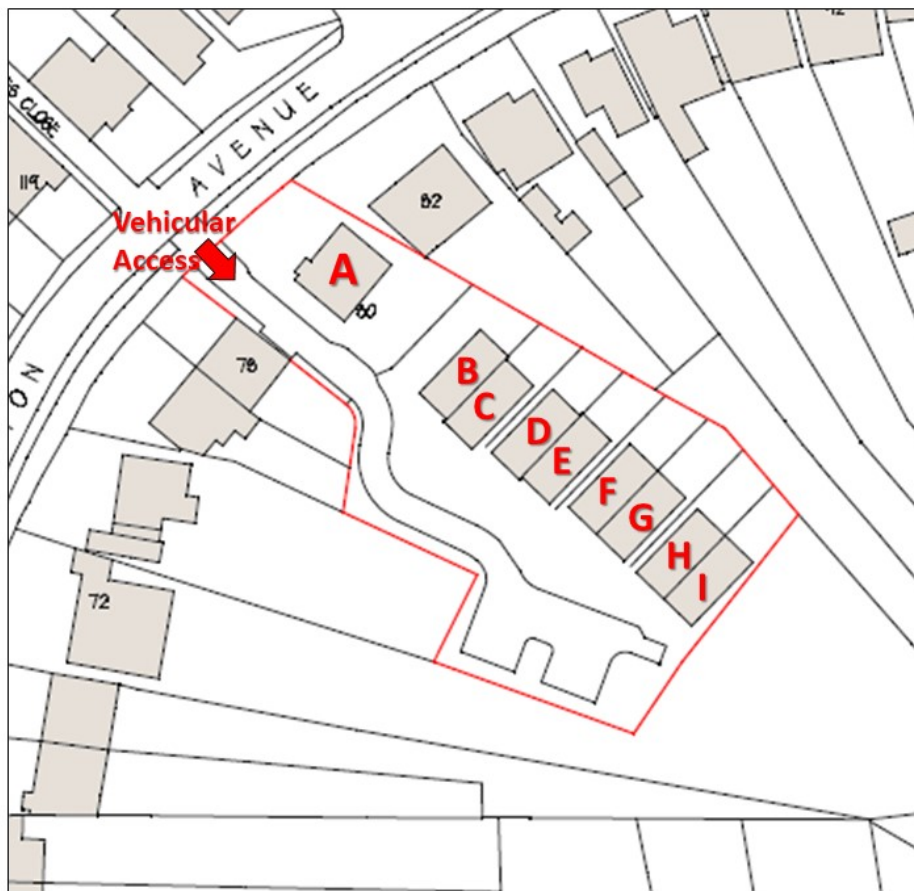
**Informatives:**

1. Community Infrastructure Levy;
2. Code of practise for Construction Sites;
3. Light pollution;
4. Requirement for ultra-low NOx boilers;
5. Nesting birds in buildings;
6. LLFA notes on the submitted Flood Risk Assessment; and
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

**3.0 PROPOSAL AND LOCATION DETAILS**

**Proposal**

- 3.1 The proposal is for a detached four-bedroom dwelling, over two-storeys with roof accommodation, to replace the existing dwelling at No.80, and four pairs of semi-detached, two-storey dwellings to the rear with an associated vehicular access, 15 car parking spaces, hard and soft landscaping within the rear gardens of Nos. 76-80 Waddington Avenue following the separation of their garden.



*Fig. 1: Proposed Site Plan*

- 3.2 The detached house (House A) would follow the existing building line, would have an additional 2 metre above the existing dwelling's net height and would have shorter width to that existing. This house would have 4 bedrooms across three storeys, a rear garden and two vehicular parking spaces to the front.
- 3.3 The proposed vehicular access would sit to the south of House A with a width of 4 to 5 metres. This vehicular access would include a bin collection area towards the front of the site, reversing bay and three visitors' car parking bays towards the end, and would link all the front drives for the row of dwellinghouses B to I.
- 3.4 House B would be two-bedroom dwelling and Houses C to I would all be three-bedroom dwellings. Each house would have a parking space to its front and a side access to their private gardens at the rear. These houses would sit on the natural gradient of the site and the proposal would include minimal digging.
- 3.5 Amended plans were received with the following amendments:
- Reducing the size of the proposed finial above the proposed dwellings. (Reason: to reduce its dominance on the frontage of the dwellings)
  - More alignment of the eaves when possible to avoid complicated junctions along the slope.
  - Detailed tree planting plan for soft landscaping on site.



*Fig. 2: Proposed House A*





Fig. 3: Proposed row of dwellinghouses.

**Site and Surroundings**

- 3.6 The site sits on the inside of a curve to the east side of Waddington Avenue; it comprises the plot for No. 80 Waddington Avenue and extend behind the rear gardens for Nos 76-78 with a full surface area of 0.2 Hectares. The site borders No. 82 to the northeast, No.78 to the southwest and the end of the rear garden of No.35 Shirely Avenue to the southeast.
- 3.7 The site would have a maximum depth of 80m and a width ranging from 19metres towards the front and 42 metres towards the rear. The site levels rise about 10 metres from the road towards the rear, as shown in Fig 6 below; in addition, No.80 sits on a higher level than No.82.



3.8 Fig. 5: Site section from front to rear showing changes in topography



*Fig. 4: Aerial View for the site's location.*

- 3.9 The area has a residential suburban character on top of a hill; properties on the southeast side of the avenue sit on raised plots with a deep set back from the road and an irregular front building line. Properties on the northwest side of the road sit on the same level as the road with a stronger front building line and a shallower front gardens. Dwellinghouses are general one- and two-storey, semi-detached and detached nature with traditional design and front drives. The area also comprises few backland developments at the rear of Nos. 115-123 and the rear of Nos. 117-121 Waddington Avenue.
- 3.10 The site falls within PTAL 1a, is not subject to a formal tree preservation order; however the north of the site borders heavy vegetation and falls outside a low and medium flood risk zones.

### **Planning History**

- 3.11 There are no recent planning applications of relevance at the application site. However Members should be aware of previous pre-application enquiries as detailed below:
- 19/01550/PRE– Demolition of no. 80. Erection of a replacement detached two storey dwelling fronting Waddington Avenue and erection of four pairs of two storey semi-detached dwellings to rear, formation of new access road and provision of parking, amenity space and landscaping
- 3.12 Applications of interest within the surrounding area are detailed below:

121 Waddington Avenue:

- Demolition of existing building; erection of two pairs of three bedroom and two pairs of four bedroom semi-detached houses with accommodation in the roof space; erection of one detached four bedroom house with attached garage; formation of vehicular access and provision of associated parking. Granted 01/09/2014.

123-125 Waddington Avenue:

- Demolition of existing buildings; erection of 2 detached four bedroom houses and 4 three bedroom semi-detached houses with two attached garages; formation of access road, erection of 2 detached garages and provision of associated parking. Appeal Allowed 09/03/2011

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

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The proposal would comprise residential dwellinghouses with similar character to the context of site and a 100% provision of family units.
- The scheme went through pre-application discussions to ensure its design and appearance would be appropriate and accords with the thrust of guidance contained within the Suburban Housing Design SPD.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The development would not have significant impact on the living conditions of adjacent occupiers.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Ecology and sustainability aspects have been properly assessed and the development's impact would be controlled through planning obligations and planning conditions.

#### **5.0 CONSULTATION RESPONSE**

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

#### **6.0 LOCAL REPRESENTATION**

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

No of individual responses: 53                      Objecting: 53                      Supporting: 0

Comment: 0

6.2 **Table 1**, below, stated the issues raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

<b>Summary of objections</b>	<b>Response</b>
<i>Principle of development Full assessment within Section 8A of this report.</i>	
Loss of a single-storey dwelling suitable for disable or older people	The proposed replacement unit would have a large ground floor area and would accord with M4(2) regulations for accessible homes.
Intensification goes against the village nature of the area	The proposal would include single family dwellings which would integrate with the village nature.
<i>Design Full assessment within Section 8B of this report.</i>	
Out of character with an area with majority of bungalow.	The area comprises bungalows as well as two-storey dwellings with habitable roof space which would be the maximum proposed height.
Over intensification – Too dense	The proposal would comprise single family dwellings with large open spaces.
The proposed houses would be visible due to their location on a hill	Visible sections of the proposal would integrate with the character of the area.
<i>Residential Proposal Full assessment within Section 8C of this report.</i>	
Proposed gardens are too small and not suitable for the potential price bracket	Price is not a material planning consideration and officers considers the proposed amenity to be adequate and in line with policies for private amenity provision.
Proposed houses are tiny	Officers are satisfied that the proposed dwellings would be in accordance with standards set for their respective sizes.
<i>Neighbour Amenity Full assessment within Section 8D of this report.</i>	
Overlooking onto adjoining properties	The proposal would not overlook the first 10 metres of adjoining private amenity spaces and would not result into overlooking of internal habitable spaces.
Neighbouring properties would have a brick wall along the boundary instead of greenery	The proposed boundary treatment would comprise hedges and trees and the proposed dwellings would have rear gardens with minimum depth of 5 metres. All these factors would soften the proposed built form along the adjoining boundaries.
<i>Traffic &amp; Parking Full assessment within Section 8E of this report.</i>	
Negative impact on parking and traffic in the area	Officers are in the view that proposed parking levels are sufficient and resultant traffic from the proposed nine units would not adversely impact traffic in the area.
Not enough off-street parking as houses usually have more than one vehicle	Addressed in the report at paragraphs 8.31 – 8.38

Negative impact on highway safety particularly as the vehicular entrance is on a bend	The proposal would include visibility splays which exceeds the requirements of 20mph.
The 20mph speed limit is not respected	The proposal would include visibility splays which exceeds the requirements of 20mph.
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.38
Impact on wildlife and no mitigation proposed	The decision notice would include conditions to mitigate impact on wildlife. Full assessment within Section 8F of this report.
Loss of mature trees on site	The proposal would include replacement trees to those removed in line with policies. Full assessment within Section 8F of this report.
Impact on Flooding onto Caterham Drive	The site does not fall within a flood zone and the proposed SuDS methodology would be a preferred strategy and acceptable in principal subject to design and infiltration test conditions. Full assessment within Section 8G of this report.
Increase the carbon footprint of the area	The decision notice would include sustainability conditions to reduce impact of the development. Full assessment within Section 8G of this report.
Additional strain on local services and utilities	The application would be liable for CIL payment which would contribute to delivering infrastructure to support the development of the area.

6.3 Note that a number of non-planning related concerns (e.g. loss of view, setting a precedent, loss of property value, proposal is a money revenue scheme etc.) were also raised.

6.4 Cllr Margaret Bird (Old Coulsden Ward) has referred the application to committee and raised the following issues:

- The proposal not acknowledging the cumulative impact of previous development in the area in respect to impact on flooding and sewage;
- The proposal would overlook existing dwellings due to site's topography.

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a

number of key issues for the delivery of sustainable development, those most relevant to this case are:

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

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

7.4 Consolidated London Plan 2016

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

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities

- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM43 – Sanderstead

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

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

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

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

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

- The principle of the development
- The Design of the Proposal and its Impact on the Character of the Area
- The Quality of the Proposed Residential Accommodation
- Impact on Neighbouring Amenity
- Impact on Highways, Parking and Refuse Provision
- Impacts on Trees and Ecology
- Sustainability and Environment
- Other matters
- Planning Obligations



## The Principle of Development

- 8.2 Proposed Land Use: Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites. The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) while Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites
- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme comprising of two-storey dwellinghouses, it would maintain the overall residential character of the area and would be acceptable in principle.
- 8.4 Policy SP2.7 of the CLP (2018) sets a strategic target for 30% of new homes to be three or bedroom homes. The proposal would have 88% of the overall mix of accommodation as three or more bedrooms, which would exceed the strategic target and would ensure a choice of homes of different sizes is available in the borough.
- 8.5 Loss of Existing Land Use: Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sqm. The proposal would provide six three-bedroom flats following the demolition of two family homes. Accordingly, it would not result in a net loss of three-bedroom homes the proposal would be acceptable.
- 8.6 Policy DM10.4 (e) of the CLP (2018) states that in the case of development in the ground of an existing and retained building, a minimum length of 10 metres and no less than half or 200 sqm, whichever is smaller, of the existing garden area should be retained for the host property after the subdivision of the garden. The proposal would demolish and replace no 80, the main host property but includes the subdivision of the rear gardens for Nos. 76 & 78; these rear gardens on plan appear as 550 sqm and 908 sqm respectively. The proposal would reduce the garden for No. 76 to 95 sqm and No.78 to 105 sqm, which would be contrary to policy as it would not reach 200 sqm or half the existing area.
- 8.7 A site visit showed the garden for No.76 is divided by a shed and a fence with an actual used area of 182 sqm, and most of the garden for No.78 extends behind No.80 in an L-shaped form and so is arguably of more limited use. The applicant explained that the agreement with the current tenants at No.78 allowed them only the use of the garden area which would be available to them as a result of this application, with the rest of the garden was on 'grace-and-favour' basis pending the outcome of the application.
- 8.8 Notwithstanding the above, point (e) of this policy falls under the main text of DM10.4 which is about the provision of private amenity space. As such, the crux of the policy is the provision or the retention of adequate and acceptable private amenity space for proposed and retained units. The depth of these retained gardens would exceed 10 metres, almost equal to that provided to the replacement dwelling House A, and bigger than those provided for Houses B to



I. It would significantly exceed the space required for a new build house or flat. More importantly, the proposal would only have soft landscaping and a vehicular access behind Nos.76 & 78 which would retain the openness for their rear outlook and maintain their privacy.

- 8.9 Considering all the points above, the proposal does not accord with this part of policy DM10.4 but does not have a significant and unacceptable impact on the amenity of those properties; a sizable garden area would be retained and there would not be a significant impact in terms of outlook. When balanced against the benefit of the scheme, being the provision of a high quality scheme of housing, this is not considered to be sufficient to warrant refusal of the application.
- 8.10 Density: The site is in a suburban setting with a PTAL rating of 1a; the London Plan indicates that a suitable density level range for such a setting would be 40-65 units per hectare (u/ha) and 150-200 habitable rooms per hectare (hr/ha). The proposal would have 44 u/ha and 213 hr/ha. Officers note the increased density when compared to the London matrix by 13 habitable rooms. However, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic. Furthermore, the proposal would fall at the lower-end of the density matrix in terms of unit numbers.
- 8.11 Affordable Housing: The proposal would fall below the threshold of major applications where development should provide an element of onsite affordable housing or relevant financial contribution.
- 8.12 In summary, the proposed residential use and its density would be acceptable in principle. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough.

#### Impact of the development on the character and appearance of the area

- 8.13 Policy DM.10 of the CLP (2018) states that proposals should be of high quality, respect the development pattern, layout and siting, scale, height, massing and density. This policy adds that developments should respect the appearance, existing materials and built and natural features of the surrounding area.
- 8.14 The proposal would comprise one building onto Waddington Avenue (House A), and a row of two-storey dwellinghouses to the rear (Houses B to I). House A would be a two-storey dwelling with traditional residential design and layout. It would retain the front-drive element of the existing, would have a front building line between both adjoining properties' and due to the area's topography, this block would provide a visual transition in height between Nos. 76 and 82 when viewed from the streetscene. Furthermore, those adjoining properties are both two-storey dwellinghouses, the proposed design would comply with the approach of DM10 of promoting three-storey developments, and the increased height from the existing bungalow would be acceptable.



Fig.6: The proposed House A streetscene and front elevation

8.15 The proposed row of dwellinghouses to the rear would be four sets of semi-detached dwellings sitting on top of the natural topography of the site. This element of the proposal would resemble a short residential street with properties of similar design, height and scale and soft landscaping.

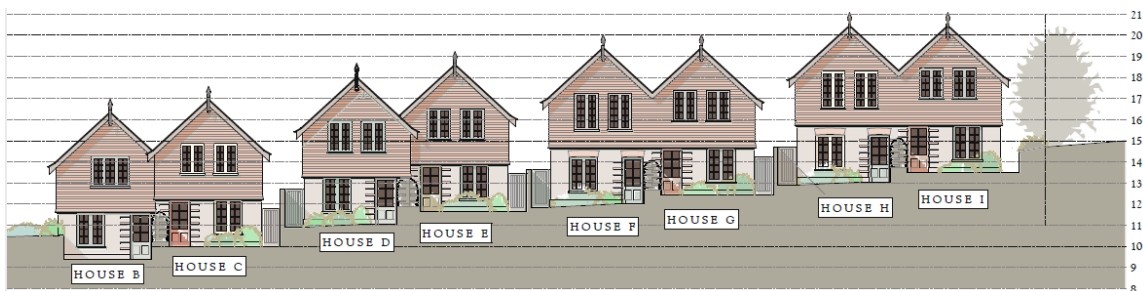


Fig. 7: The proposed streetscene for the rear of the site.

8.16 Officers note the change in topography and its potential impact on the views from the streetscene. However, the rear row would sit behind House A, the full depth of the site is almost 80 metres and the highest point of House I would have a net height of 10 metres, as per the figure below. Accordingly, the rear dwellinghouses would only maintain limited views through the vehicular access and would not have an adverse impact on the streetscene.



Fig. 8: Section through the proposal.



*Fig. 9: Proposed site plan*

- 8.17 The proposed site plan would provide a clear division between the private and public areas of the proposal. The front drive of House A would have separate landscaping from the main wider vehicular access. The vehicular access would provide soft landscaping, turning bays, and parking bays in addition to the main role of connecting the proposed individual front drives of the proposed rear units.
- 8.18 The character of the area is residential with a mix of bungalows, two-storey detached and semi-detached dwellinghouses. The design of these units comprises a mix of architecture style, material and general articulation; albeit all maintaining the appearance of traditional dwellinghouses. House A would integrate with the streetscene and the character of the area due to its traditional design, materials and appearance; and, as stated above, the development to the rear would not be highly visible from the main road. Accordingly, the proposal would not have an adverse impact on the rural character of the area and would not have the appearance of an over-intensified development.
- 8.19 In summary, the proposal would incorporate a traditional-styled appearance maintaining the overall streetscene with use of an appropriate materials palette that have cues from the vicinity. This appearance would extend to the rear element which would not have high visibility from the main road and unlikely to affect the overall character of the area. Accordingly, the proposal would be acceptable and in accordance with DM10.

#### The Quality of the Proposed Residential Accommodation

- 8.20 Internal Areas: Policy SP2.8 of the CLP (2018) states that the Council would require new homes to achieve the minimum standards set out in the Mayor of

London Housing Supplementary Planning Guidance (SPG) and National Technical Standards (2015) (NTS (2015)) or equivalent.

- 8.21 The proposed layout for the scheme would provide a legible development for the benefit of the end-user. Each dwelling would have its dedicated entrance, front-drive, side access to the rear garden. The proposal would comprise dual-floor units with a mix of two-, three- and four-bedroom units at NIA of 71 sqm, minimum 91 sqm and 151 sqm respectively. All units would not exceed their respective sizes as set out in the NTS (2015).
- 8.22 All proposed units would have a dual aspect, the internal rooms within each unit would have an appropriate ventilation and size respective to the number of the end-users.
- 8.23 Considering the above, the proposed accommodation would be acceptable in accordance with Policy SP2.8.
- 8.24 Accessibility: Objection letters raised a concern that the existing bungalow provided accommodation for people with limited mobility. London Housing SPG (2015) states that 90% of new-build housing should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' with the remaining 10% meeting Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.25 House A would have a large area for a four-bedroom dwelling, this area would allow the building to cater to internal wheelchair movement and a potential stair-lift. Furthermore, this dwelling would have level access from the front drive to the main internal accommodation and level access to the rear garden. As such, the decision notice would include a condition for this unit would meet Building Regulation requirement M4(3) to ensure the development would be in accordance with the 10% local policy standards.
- 8.26 Building Regulations requirement for M4(2) allows for multiple storeys within a residential unit provided that access to all rooms and facilities within the entrance storey would be step-free and that the dwelling would allow for a stair-lift to be fitted to the stair from the entrance storey. Other requirements includes a step-free access between a living area, a WC and the entrance and specific measurement for clear-spaces within the kitchen, corridors and doors. In summary, Building Regulation Requirements M4(2) does not preclude the provision of multi-storey dwellings as accessible to wheelchair users or the elderly. Accordingly, the proposal would be acceptable and would overcome the net loss of a bungalow.
- 8.27 Considering the above and using appropriate conditions, the proposal would provide wheelchair user dwellings in addition to providing fully future adaptable dwellings across the scheme in accordance with the London Housing SPD (2015).
- 8.28 Amenity Areas: Policy DM10.4 of the CLP (2018) states that all new residential development will need to provide private amenity space, this space should be functional with minimum depth of 1.5 metres and a minimum area of 5 sqm per 1-2 person unit and an extra 1 sqm per extra occupant thereafter. This policy echoes Standard 26 of the London Housing SPG for private open space.

8.29 Officers note that the proposed rear gardens would not follow the traditional shape and size of existing dwellings in the vicinity; however, the proposed rear gardens would be generous enough to provide the needed private retreat for future occupiers as per the following table.

1.1 **Table 2:** the proposed amenity area:

Unit	Size	Proposed Rear Garden*
House A	Four-bedroom	112.5 sqm
House B	Two-bedroom	76.5 sqm
House C	Three-bedroom	28.5 sqm
House D	Three-bedroom	27 sqm
House E	Three-bedroom	35.7 sqm
House F	Three-bedroom	40 sqm
House G	Three-bedroom	48 sqm
House H	Three-bedroom	48 sqm
House I	Three-bedroom	49.5 sqm

\*measured excluding footpaths, driveways, front gardens, cycle parking areas and refuse areas; as per the guidance set under paragraph 6.72 of the CLP (2018).

8.30 The decision notice would include a condition restricting permitted development rights to any buildings within the rear gardens to maintain their private amenity nature for future occupiers. Accordingly and considering the above, the proposal would provide adequate amenity and play space for the future occupiers in accordance with Policy DM10.4.

8.31 In summary, the proposal would provide adequate, sustainable accommodation for future occupiers in terms of legibility, unit size, habitable room's adequacy, private and communal amenity spaces in accordance with London Housing SPG (2015) and Croydon Local Plan Policies SP2 and DM10.

#### The Impact on Neighbouring Amenity

8.32 Policy DM10.6 of the CLP (2018) states that the Council will ensure proposals would protect the amenity of occupiers of adjoining buildings and that proposals will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.

8.33 Objection letters raised a concern that the proposal would have the appearance of a wall when viewed from adjoining properties. However, Houses B to I would have separation distances between 5 to 9 metres from the north boundary which would comprise rear gardens, trees and shrubberies along its length. Similarly, Houses B to I would have separation distances between 12 to 28 metres from the south boundary; this space would include the vehicular access, hard and soft landscaping. Accordingly, the view from the neighbours would likely be an amalgamation of trees and distant roofs rather than an extended wall.

8.34 The site is adjoining the following properties, each will be assessed accordingly:

- i. **No. 78 Waddington Avenue** to the south of the site: The proposal would result in the subdivision of its rear garden and would site behind the rear



edge of this garden. The proposed House A would project approximately 2 metres behind its rear-building line with a separation distance of 8 metres. Further assessment below.

- ii. **No. 82 Waddington Avenue** to the northeast of the site: House A would sit behind its rear-building line and the row of dwellinghouses would start after the first 10 metres from the line. Further assessment below.
- iii. **No. 72 Waddington Avenue** to the southeast of the rear boundary: *The main property sits onto Waddington Avenue and its rear garden wraps behind those of Nos. 76 and 78.* House I would site at a distance of 1.8 metres from the shared boundary and the proposed development would not be considered to have any significant impact onto this property.
- iv. **No. 76 Waddington Avenue** semi-attached to No.78: The proposal would result in the subdivision of its rear garden, it would retain a garden size of 95 sqm with an overall depth of 19 metres. However, the built blocks of the development would not sit behind the rear boundary and at a distance of 25 metres from the 45° of its rear windows; accordingly, the development would not have a significant impact on the amenity of its occupiers.

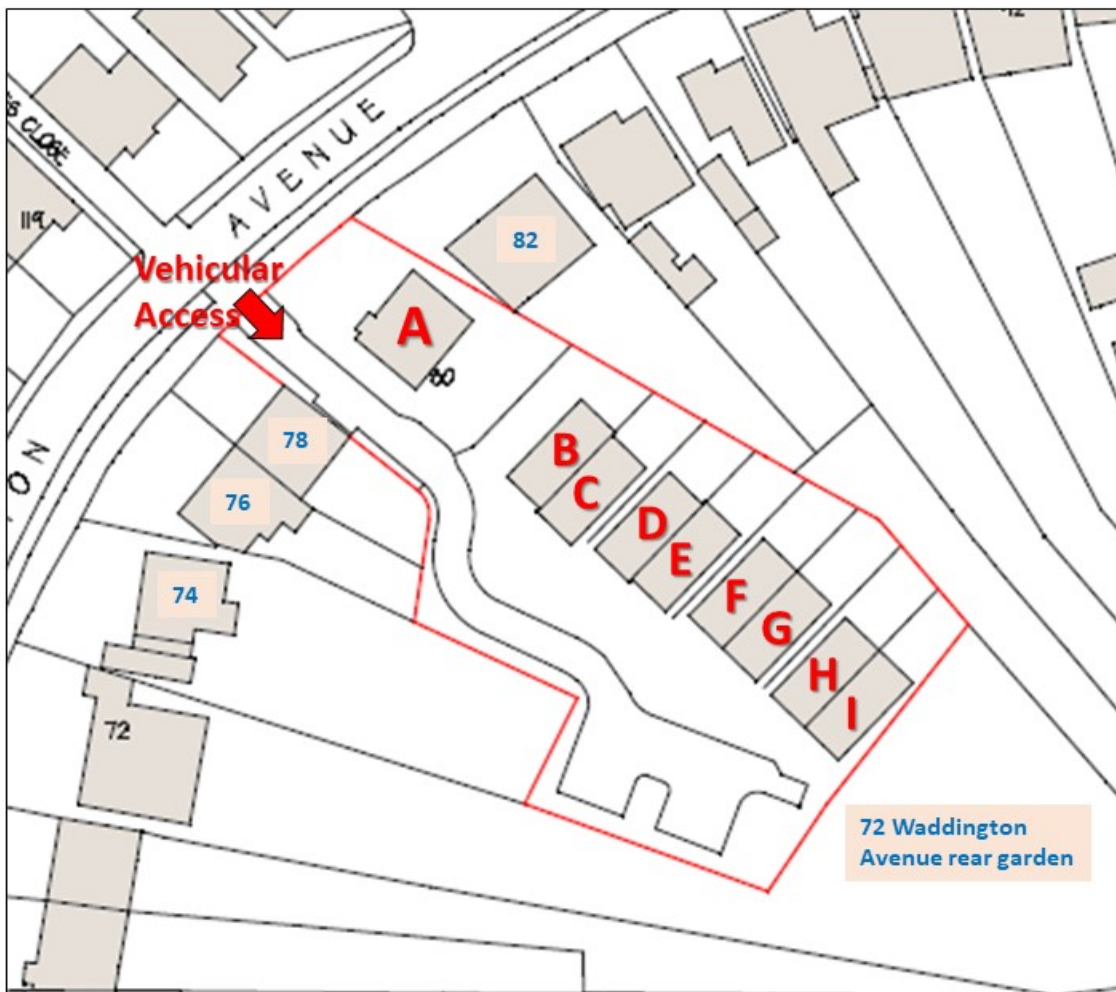


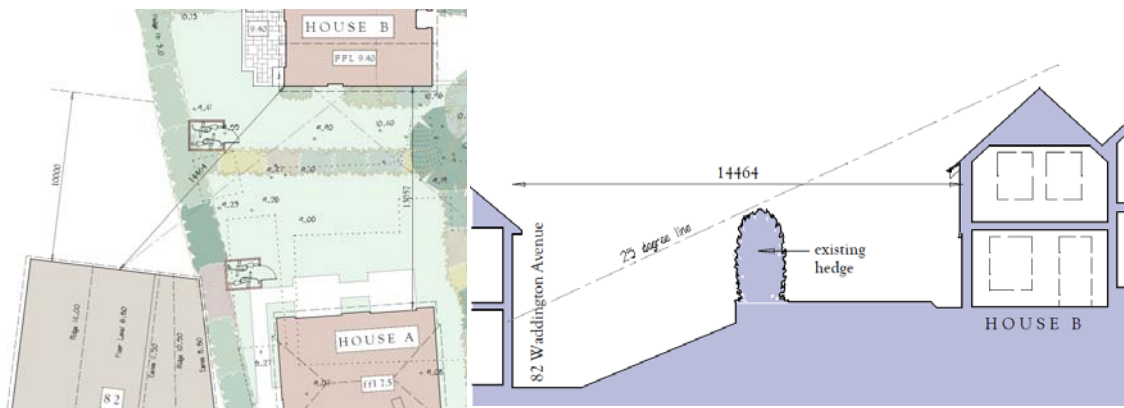
Fig. 10: Neighbouring properties adjoining the site.

i. **No. 78 Waddington Avenue:**

- 8.35 This dwelling would have its rear garden subdivided for the benefit of the development and would retain a garden size of 105 sqm with an average depth of 13 metres.
- 8.36 House A would not exceed the height of this property, it would have a separation distance of 8 metres and would project 2 metres beyond its rear building line. Additionally, House A would not have any side windows; any overlooking onto the rear garden of No.82 from the proposed rear windows would simulate a normal urban relationship between adjoining properties. Accordingly, House A would not have an overbearing impact, would not result in direct loss of sunlight and daylight or loss of privacy to No.76.
- 8.37 The proposed site plan would comprise the vehicular access and soft landscaping directly behind No.76. The nearest proposed unit, House B, would have an offset distance of 6 metres from its side edge and would sit at a distance of 22 metres along the 45<sup>0</sup> line of its rear window. Accordingly, the rear units would not have a significant impact on the amenity of No.76 Waddington Avenue.

ii. **No. 82 Waddington Avenue:**

- 8.38 House A would not impact the rear windows of this property as it would not project beyond their rear-building line. This property has a first-floor side window overlooking the site; however, the proposal would not breach its 45<sup>0</sup> line due to the 8-metres separation distance from House A. Accordingly, House A would not result in an overbearing impact or a loss of sunlight or daylight to this adjoining property. Furthermore, House A would not have any side windows and any overlooking onto the rear garden of No.82 from the proposed rear windows would simulate a normal urban relationship between adjoining properties.
- 8.39 House B would step-back 6 metres from the shared boundary and would sit at a distance of 14.5 metres from the rear windows at No.82. In terms of overbearing impact; the SDG 2019 guidance demonstrate that new development should not encroach on the 45<sup>0</sup> line of neighbouring properties' rear windows, and the proposal would be contrary to this guidance. However, due to the combined factors of separation distance, lack of side windows overlooking the site and land level changes, House B would have a limited view from the ground- and first-floor rear windows as per the figure 10 below. This 3-metres difference in topography would be sufficient to alleviate concerns with overbearing impact.
- 8.40 The rear element of the development would sit south of this property at a higher land level. Naturally, this would raise concerns with a potential loss of sunlight and daylight to their rear windows and private amenity space. However, the proposal would sit southwest of No.82; its impact on sunlight levels would likely be towards the end of the day during summer months. Furthermore, Fig. 10 below show House B not having a breach to the 25<sup>0</sup> of the ground floor window; accordingly, the proposal would not result in significant loss to the levels of daylight into the rear windows.



*Fig. 11: The relationship between House B and No. 82 Waddington Avenue.*

- 8.41 Guidance 2.9 of the SDG (2019) states that a greater level of protection will be given to the first 10 metres of a neighbouring garden, and that the design should present obscure, diagonal or oblique views if overlooking onto this space occurs. The rear element of the proposal would sit beyond the first 10 metres of the rear garden of No.82. Accordingly, the proposed rear windows of these dwellinghouses would not be considered to have a significant impact towards the loss of privacy of this neighbouring property. Particularly as the proposed boundary treatment includes retention of most of the trees along this boundary which would provide further privacy to the remainder of the garden.
- 8.42 Considering the above, the proposal took careful consideration to avoid significant impact onto the amenity of No.82 Waddington Avenue.

#### Impact on Highways, Parking and Refuse Provision

- 8.43 The application went through some amendments and submitted additional information to agree an acceptable position with the Council's Strategy Transport Officer in relation to gradient levels, swept paths, waste management strategy and confirming visibility splays and location/details of cycle storage.
- 8.44 Highway Safety: Policy DM30 of the CLP (2018) states sustainable growth in Croydon would require new developments to ensure movement of pedestrians, cycles and emergency services is not impeded by the provision of car parking.
- 8.45 The proposal would have an access to the front driveway of House A and a vehicular access for the rear elements of the development. These two access already exist on site. Objection letters raised concerns in relation to highway safety from the proposed vehicular access, particularly as the site falls on a road bend and on a hill. Manual for Streets advises that T-junctions within an area of speed limit 20mph should have a stopping sight distance (SSD) of 12 metres, this SSD would represent the visibility splay distance provided for the vehicle coming out onto the road. The proposal would have vehicular visibility splay of 25 metres in both direction of traffic. Accordingly, the proposed vehicular access would not raise concerns to highway safety and movement.



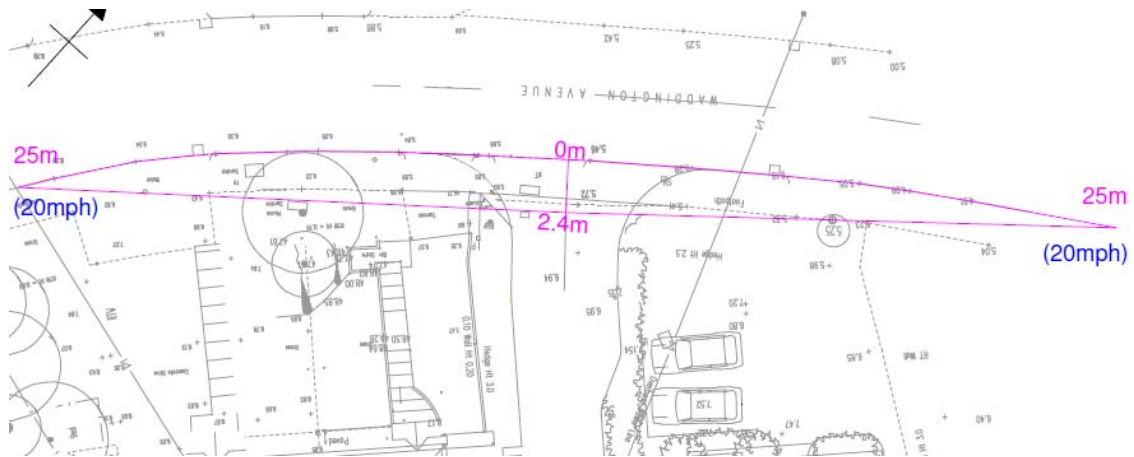


Fig. 12: The proposed vehicular visibility splays.

- 8.46 The vehicular access for House A already exists, the submitted documents show the vehicle visibility splay for that access would be 25 metres towards the west and 13 metres towards the east. These distances would be acceptable and would alleviate highway safety concerns with this access. Additionally, the proposal would provide adequate space for a smaller delivery vehicle (7.5t panel van) to enter the site, turn around and leave in a forward gear. The driveway would be a shared surface and would also allow cars to pass each other at designated locations. Furthermore, amendments to the proposal confirmed that the proposed driveway would be capable of accommodating an inbound and outbound vehicle passing through the access concurrently to ensure there is no impact upon the existing highway network.
- 8.47 Further to the above, both accesses would achieve a 1.5-metres triangle visibility splay for pedestrians as per Croydon Guidance advise as shown in the Fig. 12 below.

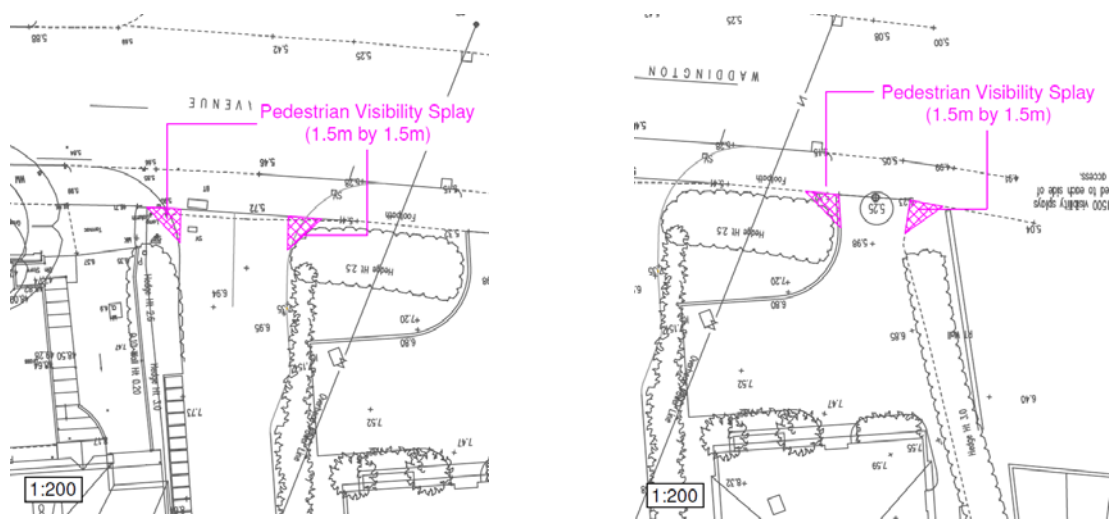


Fig.13: Visibility splays for pedestrians

- 8.48 The application included a Transport Statement which comprised projected trip generation for the proposal. The statement concluded that there would not be more than five vehicle movements during the a.m. peak hour and no more than six vehicle movements during the p.m. peak hour associated with the eight units

proposed to the rear; and a further vehicle movement during each peak hour would be typically associated with the separate frontage unit. These figures would highly unlikely to result in significant increase to traffic movement in the area. The Council's Strategic Transport accepted the statement and methods used for the trip generation.

- 8.49 The decision notice would include a pre-commencement conditions for Demolition/Construction Logistic Plan (including a Construction Management Plan) to ensure minimum disruption to traffic movements in the area as a result of the construction process.
- 8.50 Considering all the points above, the proposed vehicular accesses would not be considered to result in adverse impact on the highway safety of Waddington Avenue in accordance with DM30.
- 8.51 Vehicle Parking: Policy DM30 of the CLP (2018) states sustainable growth in Croydon would require new development to reduce the impact of car parking in any development located in areas of good public transport accessibility or areas of existing on-street parking stress and provide car and cycle parking spaces as set out in Table 10.1. This table states that the maximum parking standards should be up to 2 per 4-bed, up to 1.5 per unit per 3-bed and less than 1 per 2-bed. It also states that 20% of all spaces must be for electric vehicles with an additional passive provision in the future.
- 8.52 The Transport Statement included car ownership data from the 2011 census for the local area surrounding the site (Croydon 044A) which suggested that around 87% of households have access to at least one car, with around half of these households having typically no less than two cars.
- 8.53 The proposed four-bed unit (House A) would have two car parking spaces. The rear row of houses would comprise seven three-bed units and one two-bed unit; these would equate to a maximum provision of 11.5 vehicles. The proposal would have 11 on-site car parking spaces with each house having one on-curtilage space and three spaces towards the end of the site. Considering that the standards state 'less than' one space for the two bed unit, the proposed provision would be in accordance with DM30 and the London Plan standards.
- 8.54 The site falls within an area outside a controlled parking zone (CPZ). The car ownership data along with the proposed parking levels would not indicate an overspill of parking onto nearby roads. Notwithstanding that, and the submitted Transport Assessment include a Parking Stress Survey stated that the observed levels of overnight on-street parking showed a considerable spare capacity within 200m of the site and concluded that an area-wide a further twenty-four (24) vehicles could be accommodated on-street without the resultant stress exceeding 90%. Specifically with reference to Waddington Avenue, a further eleven vehicles could be accommodated without reaching the 90% threshold, with the scope for four vehicles on the lesser stretch.
- 8.55 Concerns were raised in relation to the cumulative impact of developments in the area on parking. However, there are no recent or live applications within the vicinity, all developments approved are already built and occupied and their impact was considered as a part of the parking stress survey. Considering the policy parking standards are for maximum provision, the car ownership data and

the results of the parking stress survey; the proposal would not be considered to have a significant overspill on nearby roads and would be acceptable.

- 8.56 The decision notice would include a condition to confirm that proposed parking and electric vehicle charging points would be laid as agreed and in accordance to policy prior to occupation.
- 8.57 Cycle Parking: Table 6.3 of The London Plan (2016) sets the cycle parking standards at one space per one-bedroom units and two spaces for all other bigger units. The proposal would be for single dwellinghouses, each would have a dedicated space within their curtilage for two cycles' storage. The decision notice would include a condition requesting details of these storage areas to be submitted prior to occupation to ensure adequate provision is met.
- 8.58 Waste Management: Policy DM13 of the CLP (2018) aims to ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design and the Council would require developments to provide safe, conveniently located and easily accessible facilities for occupants, operatives and their vehicles.
- 8.59 House A would have integral refuse storage, bin movement and collection would be similar to the existing dwelling and would be acceptable.
- 8.60 The proposal layout would provide a bin collection area suitable for 18 bins, at a distance of approximately 9 metres from the main road with a gradient of 1:12. The distance and gradient would comply with the Council's requirements for waste and recycle collection operatives. Houses B to I would have dedicated areas for day-to-day storage of bins, a private company would have the responsibility of moving the bins to and from each dwelling to the bin collection area. This would resolve the issue of the overall resident-carry-distance and the site's gradient exceeding the adequate threshold for future occupiers' push/carry distance. The decision notice would include a compliance condition for the submitted Waste Management Strategy.
- 8.61 In summary, the proposal's parking provision, vehicular movement and servicing of the proposed development would not result in a significant adverse impact on adjoining highway and its operation in terms of safety, significant increment to existing on-street parking as per the London Plan (2016) and Croydon Local Plan (2018) Policies DM13 and DM30.

#### Impact on trees and Ecology

- 8.62 Trees: Policy DM10.8 of the CLP (2018) states that: 'In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form.' Policy DM28 of the CLP (2019) states that the Council will seek to protect and enhance the borough's trees and hedgerows, adding that a condition require replacement of removed trees will be imposed and those replacement trees should meet the requirement of DM10.8.
- 8.63 The site extends across three gardens with several trees, none of the existing trees are under Tree Protection Order (TPO). Policy DM28 recognises that trees are only one consideration when addressing the competing needs of

development and agrees that replacement semi-mature trees of commensurate species, scale and form can mitigate the loss of existing trees.

- 8.64 The application included a BS5837 compliant Arboricultural Assessment Report which considered the effect of the proposed development on the local character, from a tree point of view. This report included a method statement to outline the way in which the retained trees, particularly those outside the site and within a proximity to the boundary, would be protected and managed during the demolition and construction processes. The decision notice would include a condition to ensure the development following the methodology of this report.
- 8.65 This report identified five moderate Category B trees and concluded that the rest of the trees on site are low Category C. These Category C trees comprise ash, mock orange, sycamore, silver birch, holly, beech, apple and Leyland trees; none of which would be considered a relatively important species/specimen. The proposal would include the removal of 16 individual trees and a group of 5 trees; it would also retain 13 individual trees, two groups of trees and a hedge.
- 8.66 As mitigation to the volume of removed trees onsite to facilitate the development, the proposal would include the planting of 30 trees including 16 extra heavy standard; in addition to double row of mixed native hedge on the eastern, southern and western boundaries and ornamental shrub planting across the site as per Fig. 13 below.
- 8.67 Accordingly, the development would propose trees replacing those removed as a result of the proposal, the number of proposed trees would exceed the number of removed trees and its stature would accord with the requirement of policy DM10 and would be acceptable.



Fig. 14: Proposed landscape plan

- 8.68 **Ecology:** Policy DM27 of the CLP (2018) states that developments should have no adverse impact on land with biodiversity or geo-diversity value as designated on the Policies Map and have no adverse impact on species of animal or plant or their habitat protected under British or European law, or when the Council is presented with evidence that a protected species would be affected.
- 8.69 The site is not subject to any statutory or non-statutory designations. The application incorporated a Preliminary Ecological Assessment relating to the likely impacts of development on designated sites, protected and Priority species & habitats. The Council's specialist officers reviewed the report and were satisfied that there is sufficient ecological information available for determination of this application. During the course of the application, a neighbour submitted a report on the biodiversity on site; the Council's specialist officers reviewed this report as part of their consultation.
- 8.70 In light of both reports and the consultation response, the decision notice would include a condition to secure a reptile mitigation strategy to ensure that the development would not adversely impact any local slow worm and amphibian population. This would ensure the development would avoid any legal offence and conserve and protect priority species.
- 8.71 Further to the above, the decision notice would include pre-commencement and pre-occupation conditions for a biodiversity enhancement strategy and inclusion of bird boxes on site. This would secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework

2019 and securing appropriate mitigation measures to reduce the likely impacts on protected and Priority species & habitats. Subsequently, the Council would demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

- 8.72 Considering all the points above and with the use of appropriate conditions, the proposal would be acceptable and would not adversely impact species of animal or plant as per Policy DM27.
- 8.73 In summary, the proposal would include replacement to the removed trees on site and would incorporate mitigation measures to reduce or avoid the impact on protected habitats on site as per Local Plan Policies DM10.8, DM27 and DM28.

#### Sustainability and Flooding

- 8.74 Flooding: The site falls outside areas with risk of flooding and not directly within a surface water flooding zone as per the information provided on the Environment Agency Flood Map. Policy DM25 of the CLP (2018) states that sustainable drainage systems (SuDS) are required in all development. This would ensure that sustainable management of surface water would not increase the peak of surface water run-off when compared to the baseline scenario.
- 8.75 Waddington Avenue has a higher level than nearby roads; objection letters raised concerns from the impact of the development onto flooding on Caterham Drive. The Council's Lead Local Flood Authority reviewed the application and the submitted Flood Risk Assessment. They concluded that the site's potential for flooding is relatively low, located on a slither of land outside a Groundwater Source Protection Zone which would indicate that there is no specific sensitivity regarding infiltrating to an aquifer.
- 8.76 The existing properties use soakaways and the proposal would comprise an increased number of dwellings using soakaways. Accordingly, the proposal would follow a preferred strategy which would be acceptable in principal subject to its design. This design would be subsequent to an infiltration testing using BRE365 to confirm the actual permeability of the soil.
- 8.77 Considering the above, the proposal would include an acceptable approach and methodology to the proposed SuDs which would alleviate concerns with the development's impact onto flooding in the area. The decision notice would include a condition to ensure appropriate infiltration tests and subsequent SuDs design are agreed prior to the commencement of the development, in addition to further informatives as advised by the LLFA. Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.78 Sustainability and Energy Efficiency: Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets. Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved.

- 8.79 Policy SP6.3 of the CLP (2018) requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.

#### Other Matters

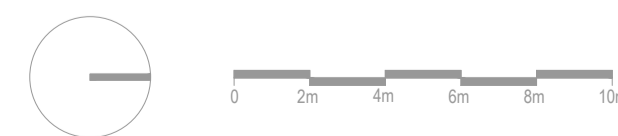
- 8.80 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **9.0 CONCLUSIONS**

- 9.1 The provision of nine residential family dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan.
- 9.2 The proposed site layout and design has had sufficient regard to the scale and massing, pattern and form of development in the area and would result in an appropriate scale of built form on this site.
- 9.3 The proposed development would result in the creation of modern residential units ensuring good standard of accommodation for future occupiers. The development has been designed to ensure that the amenity of existing local residents would not be compromised.
- 9.4 In addition, the development would be acceptable on highways, environmental and sustainability grounds as well as in respect of the proposed planning obligations.
- 9.5 All material considerations have been taken into account, including responses to the consultation. The conditions recommended would ensure that any impacts of the scheme are mitigated against and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

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**PART 5: Planning Applications for Decision**

**Item 5.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/04350/FUL  
 Location: Land To the Rear of 24-42 & 30 Moreton Road, South Croydon, CR2 7DL  
 Ward: South Croydon  
 Description: Demolition of existing dwelling. Construction of 31 no. apartments in two blocks, with associated parking, refuse stores, cycle stores and landscaping.  
 Drawing Nos: RT319/0472/P/0001, SK/101, D/101 Rev A, D/102 Rev A, D/104 Rev A, D/105 Rev H, D/110, D/113 Rev C, D/126 Rev E, D/127 Rev E, D/128 Rev C, D/129 Rev C, D/132 Rev B, D/133 Rev C, D/134 Rev C, D/136, D/138, D/139, D/140 Rev B, D/141 Rev B, D01, D02, D03.  
 Applicant: Mr Heath, Dawson Heath Property Limited  
 Agent: N/A  
 Case Officer: Samantha Dixon

	studio	1 bed	2 bed	3 bed	4 bed
<b>Existing</b>				1	
<b>Proposed flats</b>		6 (19%)	20 (65%)	5 (16%)	0

*Affordable - 52% on site (16 London affordable rented units (1x1 bed and 15x2 bed)*

Number of car parking spaces	Number of cycle parking spaces
16	62

1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Gatland) has made a representation in accordance with the Committee Consideration Criteria and requested Committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

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

- a) Affordable housing – 16 units (16 x London affordable rent)
- b) Local Employment and Training contributions
- c) Provision/contribution to car club space on street
- d) Travel Plan Monitoring
- d) Removal of future occupiers rights to a parking permit
- e) S278 Agreement for the implementation of the highway works
- f) Financial contribution towards air quality
- g) Carbon offsetting contribution
- h) Monitoring fee
- i) And any other planning obligations considered necessary

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

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan to be submitted prior to any development on site.
4. Contaminated Land assessment to be submitted prior to any development on site.
5. Construction environmental management plan (biodiversity) to be submitted prior to any development on site.
6. Ecological Design Strategy for bats and reptiles to be submitted prior to any development on site.
7. SuDS condition as requested by LLFA
8. Piling Method Statement to be submitted and approved as required by Thames Water
9. Biodiversity enhancement strategy to be submitted prior to any above ground works.
10. Landscape and ecological management plan to be submitted prior to occupation
11. Wildlife sensitive lighting design scheme to be submitted prior to occupation
12. Details of screens to Unit 31 terrace to be submitted
13. Lighting of bin and bike stores, surface and under-croft parking areas to be submitted
14. Full details of cycle (for front block) and refuse storage to be submitted
15. Details of electric vehicle charging points to be submitted
16. Delivery and Servicing Plan to be submitted
17. Details of materials as submitted
18. Windows in northern elevation of Block C to be obscurely glazed and non-opening
19. East facing windows in Block A as shown on plans to be obscurely glazed and non-opening
20. Landscaping and children's play-space as submitted
21. Accordance with Tree Protection Plan
22. Inclusive access M4(2) and M4(3)
23. Car and cycle parking provided as specified
24. Car club space on street to be provided prior to occupation
25. No obstruction within visibility splays
26. In accordance with submitted Residential Green Travel Plan
27. Reinstatement of raised kerbs and verge where necessary
28. Groundwater flood resistance and resilience measures as submitted
29. 110 litre Water usage
30. Reduction in carbon dioxide by 35% beyond Building Regulations
31. Accord with mitigation and enhancement measures outlined in the submitted Ecological Surveys
32. Accord with mitigation outlined in Noise Assessment
33. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Light pollution
- 5) Requirement for ultra-low NOx boilers
- 6) Thames Water informative regarding groundwater discharge and water pressure
- 7) Network Rail requirements
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

2.5 That if by 23 April 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

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

3.1 The proposal includes the following:

- Demolition of the existing house
- Erection of three storey building at front of site to create 4 residential units and erection of a three/four/five storey building at rear to create 27 residential units (31 units in total) including 5x3 bedroom (16%), 20x2 bedroom (65%) and 6x1 bedroom (19%).
- Provision of communal external amenity space and children's play space
- Provision of 16 off-street parking spaces
- Provision of associated refuse and cycle stores

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

- Alteration to the red site line. The plans originally included a narrow strip of trees to the north of the site. This strip has been removed and the area within the red line reduced in size. This alteration does not affect the proposed scheme in any way.
- Widening of two parallel parking bays
- Amendment to cycle parking



Fig 1: Proposed site plan

### Site and Surroundings

- 3.3 30 Moreton Road is a two storey detached dwelling located to the west side of Moreton Road. The application site comprises this dwelling and its curtilage and a strip of land to the rear which runs to the rear of 24-42 Moreton Road. The land at the rear is currently landlocked with no direct access to it and is covered in trees and vegetation.
- 3.4 Directly to the west of the site is the railway line and to the north is Muggeridge Close, a cul-de-sac which contains a block of flats and associated car parking. The surrounding area is predominantly residential with a mix of flats and semi-detached and detached houses. It is located only 500 meters from a primary shopping area/local centre and has a PTAL of 3-4 and good connection to rail and bus routes. The site has potential for groundwater flooding to occur at the surface.





Fig 2. Aerial street view highlighting the proposed site in relation to adjacent properties

## Planning History

- 3.4 19/00466/PRE: New Build Residential – Proposed construction of nine new dwelling houses with associated parking, cycle and refuse storage, landscaping. Reconfiguration and extension of 30 Moreton Road and construction of access driveway.
- 3.5 19/02145/PRE: New Build Residential - Proposed demolition of existing dwelling. Construction of 30no. apartments in two blocks, with associated parking, refuse stores, cycle stores and landscaping.

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The proposal includes 52% affordable housing in accordance with local plan requirements.
- The proposal includes a policy compliant number of family units.
- The massing, design and appearance of the development is appropriate, according with the thrust of guidance contained within the Suburban Housing Design SPD.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable.

- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.

## **5.0 CONSULTATION RESPONSE**

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

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

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

### **Thames Water**

5.3 The development is located within 15 meters of a strategic sewer and therefore a piling method statement is required to be submitted by condition. The developer will need to provide measures to minimise groundwater discharges into the public sewer and an informative is requested in this regard. No objection with regard to water, waste water network and sewage treatment works infrastructure capacity.

### **Network Rail (Statutory Consultee)**

5.4 The applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The development must ensure that any future maintenance can be conducted solely on the applicant's land. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Network Rail have also provided comment with regard to machinery, scaffolding, piling, fencing, lighting, noise and vibration and landscaping.

[Officer Comment: An informative notifying the applicant of Network Rail requirements will be attached to any permission granted].

## **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of 121 letters of notification to neighbouring properties in the vicinity of the application site. Site notices were also erected in the vicinity of the site and a press note published. The number of representations received



from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 14    Objecting: 14    Supporting: Comment: 0

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

<b>Objection</b>	<b>Officer comment</b>
<i>Visual amenity</i>	
Overdevelopment of the site.	Addressed in Section 8.21 of this report.
Loss of family homes and too many flats destroys local character.	There are numerous existing flatted developments within close proximity to the application site.
Design – Out of keeping/obtrusive scale	Addressed in Sections 8.13 – 8.20 of this report.
The house to be demolished is unique with many architectural features inside and outside.	Addressed in Section 8.12 of this report. The existing building is no statutorily or locally listed and is not located within a Conservation Area.
<i>Impact on amenities of neighbouring properties and future residents</i>	
Loss of light to neighbouring properties	Addressed in Sections 8.38 – 8.55 of this report.
Overlooking and loss of privacy for neighbours	Addressed in Sections 8.38 – 8.55 of this report.
Disrupt quiet residential gardens	Addressed in Section 8.46 of this report. This is a residential development in a residential area and there is no reason to suggest that the proposal would result in noise that is not associated with a residential area.
Extra air pollution and noise disturbance for extra traffic.	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area. The additional impact on the highway network is considered to be negligible. The Councils Environmental Health Team have no objection in this regard.

<i>Transport and parking</i>	
Inadequate parking provision will exacerbate existing parking problems	Addressed in Sections 8.62 – 8.65 of this report.
Parking stress survey takes no consideration of church services on Sunday when people cannot park.	The parking stress survey has been undertaken to standard Lambeth Methodology which is considered appropriate in a residential area for this quantum of development.
Construction traffic and disruption	A condition will be imposed requiring a Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network
Increased traffic/exacerbate traffic problems. Moreton Road is used as a rat run and people do not observe the speed limit and ignore the one-way system. Increased risk of collision.	Addressed in Section 8.58 of this report. This is the existing situation. The planning system cannot police how drivers use the roads or whether they respect highway laws.
Does not take into account the redevelopment at 7 Dornton Road into a care facility in terms of extra cars in the roads.	The recent permission at 7 Dornton Road (19/02280/FUL) granted use of the site for vulnerable adults who are not capable of driving and 2 staff, one of which would park on site. The impact on the highway network from that permission is negligible.
<i>Other matters</i>	
Wildlife corridor will be completely lost	Addressed in Sections 8.27 – 8.29 of this report.
Change in the demographics of the area will increase crime	This is a residential development in a residential area. There is no reason to assume the proposal will cause an increase in crime.
Exacerbate impact on already strained services i.e. doctors, dentists, schools.	The application is CIL liable. Addressed in Section 8.74 of this report.
Inadequate community consultation	Neighbours were notified of the application in accordance with the required national guidelines.  The applicant also undertook a public exhibition on site on Saturday 15th June between 10am and 2pm, and on Monday

	17th June between 6.30pm and 8.30pm as outlined in the supported Statement of Community Involvement.
Detrimental impact on house prices	Not a material planning consideration.

6.3 The following Councillors have made representations:

Cllr Maria Gatland (South Croydon Ward Councillor). Referred application to committee:

- This is probably the largest backland development we have seen to date in our ward of South Croydon. Running behind the properties in Moreton Road and onto what appears to be Railway Land it is a gross overdevelopment of this area that damages the amenities of residents in Moreton Road and Muggeridge Close in terms of noise and privacy and overlooking.
- The design is one of the worst I have seen and in no way fits into the character of this area with its size and bulk dominating.
- In this time of concern about climate change and air pollution and this Council's declaration of a Climate Emergency the loss of mature trees and nature habitat is concerning.

6.4 Dornton Road Area Resident's Association have objected as follows:

- Residents within Croham Ward are seeing a rapid escalation in demolition of family homes into multiple flats. This is changing the character and community feel at an unprecedented rate
- The design is not in keeping with the area, nor is it innovative enough to warrant special architectural merit.
- The area is outside locations identified for intensification
- There is no evidence that the many projects underway within only a half mile of Moreton Road will be met with demand from buyers
- Only 16 car parking bays to be provided for all these residents. Extra vehicles will have to park on the street, and it is stated in the Transport Statement that 'parking bays in Moreton Road and Dornton Road are fairly heavily parked, but those in Dornton Road are less so'. This suggests that those not able to park on site or on Moreton Road will park on Dornton Road, taking up the space that is intended for use by Dornton Road residents and their visitors. This is clearly not a parking strategy but a car shifting strategy
- Section 4.10 of the submitted transport statement predicts parking needs on data from the 2011 Census, and the applicant's predictions state that the CPZ permit parking bays would be 89% filled. As car ownership has increased since 2011 the parking bays are likely to exceed 90% filled constituting 'Parking stress'
- The application does not consider the likely redevelopment of 7 Dornton Road into a care facility, which will also use up car parking spaces within the road
- With 31 new apartments there will be a substantial increase in traffic through the one-way system of Dornton Road and Moreton Road merging onto the busy Croham Road.

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

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

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

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

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

### **7.4 Consolidated London Plan 2015**

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

## 7.5 Croydon Local Plan 2018

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

## 7.6 There is relevant Supplementary Planning Guidance as follows:

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

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

### **Principle of Development**

### 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively

equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.3 This presumption includes South Croydon, which is identified in the “Places of Croydon” section of the CLP (2018) as being an area for sustainable growth of the suburbs in the Brighton Road area with a mix of windfall and infill development that respects the existing residential character and local distinctiveness. The Croydon Suburban Design Guide (2019) has recently been adopted, which sets out how suburban intensification can achieve high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area which is well connected by public transport links and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

### **Affordable Housing and Housing Mix**

- 8.5 The CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified.
- 8.6 The proposal is for 31 flats split across three blocks. Blocks A and B are located to the rear and Block C to the frontage. Block B would provide the affordable housing (16 out of the 17 units) at a mix of 1x1 bedroom, 3 x 2 bedroom 3 person and 12 x 2 bedroom 4 person. The development achieves the minimum of 50% affordable units.
- 8.7 The proposed tenure of all of the affordable units is London affordable rent (LAR), which falls within the “affordable rent homes” tenure and is a significantly discounted housing product. This is not the 60:40 split required by policy however the provision of LAR is considered to be more beneficial as it will help to meet the Council’s pressing need for low cost homes for rent. The applicant has partnered with Moat Homes Limited, a Registered Provider of affordable housing who have confirmed that the absence of three bedroom affordable flats reflects the demand for two bedroom rented units in this location. They have also commented that rents associated with three bedroom units would preclude their provision viably at LAR levels, and have confirmed that the tenure of the accommodation meets their needs.
- 8.8 Given the high quantum of affordable housing proposed and the applicant’s partnership with a Registered Provider, officers are entirely satisfied with the mix and tenure of the proposed affordable units and this is a significant positive element of this scheme.

- 8.9 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m<sup>2</sup>. The existing dwelling on site comprises a 3 bedroom house with a floor area of over 130sqm (138sqm excluding garage and stores). All of the proposed units have floor spaces of less than 130sqm and 5 of the new units would comprise three bedrooms. There would therefore be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.10 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In urban settings with PTALs of 3/4, the requirement is 40-60% 3+ bedroom units. The policy goes on to say that an exception to this may be where there is an agreement with an associated affordable housing provider that three bedroom dwellings are neither viable or needed as part of the affordable housing element or within three years of the adoption of the plan, where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two-bedroom (four person) homes.
- 8.11 19 of the units (5x3bedroom, 14 x 2bedroom, 4-person) would constitute family homes meaning the scheme would provide 61% family sized units (exceeding the target for family units). The proposal provides a net gain in family accommodation, in accordance with/exceeding the policy requirements outlined above.

### **Townscape and Visual Impact**

- 8.12 The existing property is not statutorily listed or locally listed and does not fall within a Conservation Area. Whilst the building contains some attractive qualities, the building is of no particular architectural merit nor does it contribute significantly to the character of the area. It is somewhat of an anomaly in the street scene differing in era and appearance from the more traditional properties either side. As such, there is no objection to its demolition.



Figure 3. Front elevation of 30 Moreton Road

- 8.13 The properties situated in the surrounding area comprise varied architectural forms in terms of their era, scale and appearance. Predominantly Moreton Road and the roads surrounding contain two and a half storey buildings from the Victorian/Edwardian era, detached and semi-detached. Some remain single dwellinghouses whilst others have been converted to flats. More modern interventions can also be found such as the application property itself, and also the blocks to the north at No.16 (as can be seen in Figure 2 above) which were permitted in 2005 and comprise four storeys with a modern roof form. To the south east of the site fronting Doveton Road is a three storey purpose-built block of flats and to the north is the three/four storey block accessed from cul-de-sac Muggeridge Close.
- 8.14 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area.
- 8.15 Section 2.10 of the Suburban Design Guide SPD (2019) suggests appropriate ways of accommodating additional accommodation on sites based on the site's context. The local context does not fit perfectly into any of the scenarios outlined. Most comparable would be that where the surrounding buildings are predominantly detached dwellings of two or more storeys, new developments may be three storeys with an additional floor contained within the roof space or set back from the building envelope below. Section 2.13 refers to developments on backland sites and recognises that such sites tend to be of a size to accommodate developments of a larger scale and in such scenarios height should generally be no greater than the predominant surrounding buildings.
- 8.16 The proposed building fronting Moreton Road would comprise three full storeys and its height would be stepped to respect the ridge height of the buildings on either side. The



proposed building has a flat roof, which whilst being a contemporary intervention within the street scene, utilises the building height and features to the front elevation to ensure that development is entirely in keeping with the street scene. The front elevation has been designed with two projecting bays and window sizes which are representative of the proportions of the gable features on the adjacent buildings.



Figure 4. Proposed building fronting Moreton Road

8.17 The building would be finished with light coloured brickwork to reflect the colouring of the buildings to either side. The massing would be broken down with stone banding which also takes cues from traditional buildings in the area. Overall, the building sits well within the street scene, not appearing overly prominent or incongruous.



Figure 5. Proposed visual of building fronting Moreton Road

8.18 The proposed building to the rear would have an 'L' shaped form. It would be three storey at its southern end rising to five storeys to the north. Given the location of the building to the rear of the existing buildings on Moreton Road, the proposal would not be overly visible within the public realm, the three storey element would be no greater in height than the existing properties. The taller element would be over 40m from the Moreton Road frontage and therefore the mass would not be a prominent feature within the street scene.

8.19 Whilst it has its own vehicular road, the block of flats on Muggeridge Close has a similar relationship with the buildings on Moreton Road as the current proposal, sitting behind the rear gardens. That building comprises four storeys and has a pitched roof above and therefore the overall height of the current proposal would be similar to the development at Muggeridge Close. Given the height of this adjacent development, it is considered that the scale of the proposed block is entirely in keeping with the area.

8.20 This block is proposed to be constructed from three types of brick to break up the overall massing, separated by vertical recesses. Panels of vertical stack-bonded brickwork have been included to provide additional visual interest to the facades, adjacent to the main entrances, along with areas of brick detailing. The entrances to each apartment block have been extruded from the facade to provide a sense of arrival and enclosure, and to visually differentiate from the rest of the block. The recesses will accommodate the rainwater hoppers and downpipes, where required, avoiding visual clutter on the facades. Balconies are primarily located on the west elevation to prevent any overlooking issues to neighbouring gardens and have been recessed to give additional privacy from passing trains and to allow more light into lower units.

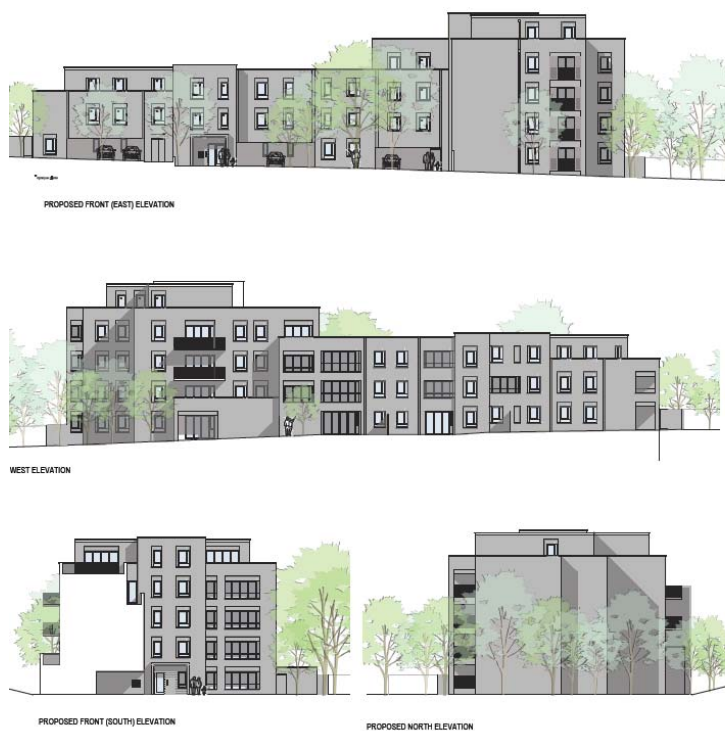


Figure 5. Proposed visual of building fronting Moreton Road

8.21 In accordance with Table 3.2 of the London Plan, this site is classed as having an 'urban' setting (predominant dense development, terraced or mansion blocks, mix of uses, 2-4 storeys, 800m walking distance of a district centre). The London Plan suggests that appropriate densities for sites with a PTAL of 3 is 200-450HR/Ha and PTAL 4 200-700HR/ha. The proposal has a density of 340hr/ha which sits comfortably within the density range outlined above.

8.22 The proposals have been designed to enable future development on the land to the north. This area is currently under multiple ownership, comprising an area of Network Rail land, a narrow strip of land owned by the applicant and a car park used by the residents of Muggeridge Close. Drawings have been submitted to show how a future

development could be accommodated on this land in future, with the relevant consents. The north elevation of the rear block has been designed without windows in order to enable such potential development in the future.

- 8.23 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

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

- 8.24 The land to the rear of the dwellings on Moreton Road is heavily vegetated. It is currently overgrown with dense ground vegetation, predominantly bramble and either self-seeded saplings or trees which have re-grown from previously cut stumps. There are no mature trees present on the site of good quality.

- 8.25 No significant tree losses are required to facilitate the proposed development. 12 low quality Category C trees and an area of saplings/scrub is to be removed. One moderate quality Category B street tree and two low quality Category C off-site trees are to be retained. It is proposed to re-plant 17 x replacement specimen trees in order to enhance the site and mitigate the loss of trees. These trees are proposed to be of a heavy stock size (12-14cm stem circumference). CHECK – retention of cat B tree in communal space?

- 8.26 The Council's Tree Officer has assessed the Arboricultural Assessment and planting schemes and raises no objection to the scheme. The trees marked for removal offer limited visual amenity value. The proposed landscaping and planting schedule would suitably mitigate the impact of tree loss. The proposed Tree Protection Measures and landscaping details shown on the planting plan can be secured by condition.

- 8.27 Ecology – A Preliminary Ecological Appraisal, Preliminary Roost Assessment & Phase 2 Bat and Reptile Survey Report and Mitigation Plan was originally submitted. The Council's ecological consultant initially express concern to the level of information provided and outlined a number of issues that needed to be overcome. The applicant subsequently submitted an amended assessment with additional information.

- 8.28 The submitted information found that, whilst two species of bats were recorded at the site, no bat roosts were found on site. Activity level of bats was found to be low, the majority of activity being through the local area with very little foraging activity. It is noted that a small area of habitat corridor will be lost by the proposed development, however a new linear connecting green corridor will be created by the planting of new trees along the site boundary. Mitigation measures are proposed to ensure that bats will not be harmed during construction works and it is recommended that bat friendly lighting is required by condition. Measures to enhance bat activity on the site are also recommended, such as bat boxes and features within the new buildings. Therefore potential impact on bats have been minimised. The submitted surveys also confirm that reptiles use the site and therefore protection measures are recommended during construction (such as reptile fencing) as well as long term mitigation and enhancement measures within the development such as habitat piles and rough grassland/wildflower meadow. This would all be secured by condition.

8.29 The Council's ecological consultant has now removed their objection subject to securing the biodiversity mitigation and enhancement measures by a number of conditions.

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

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

8.31 23 of the 31 units would be dual aspect (75%). 8 units would be single aspect, all of these facing westwards. There are no single aspect north facing units. As such, the development overall is considered to provide adequate levels of daylight/sunlight for future occupiers. The Daylight/Sunlight Assessment finds that the rear private garden of the ground floor unit in the frontage block would not receive adequate direct sunlight to accord with BRE guidance. This unit however has its main reception room to the front which has access to a further private terrace and front garden and therefore this unit is considered to have private amenity of adequate quality. All other amenity areas would be fully compliant with BRE guideline criteria.

8.32 Given the location of the site adjacent to the railway line, an Environmental Noise and Vibration Assessment accompanies the planning application to assess the living conditions of future occupiers. The report concludes that the ground vibration level is well below the threshold so that the future occupiers will not be affected in this regard. The report also states that recommended internal noise levels can easily be achieved if the recommended construction to the rear facade is undertaken (glazing and insulation). The Council's Environmental Health advisors have confirmed that the Noise Assessment is satisfactory. The applicant should observe the recommendations as submitted in relation to noise and vibration mitigation measures which can be secured by condition.

8.33 A Contaminated Land Assessment has also been undertaken. The Council's Environmental Health advisors consider the report to be satisfactory relating to reports on historical uses of the site, however recommend that the standard contaminated land condition is attached to any planning permission granted requiring further works to be undertaken. As highlighted by the Phase 1 desk study report, there is potential soil contamination based on previous site use and evidence from site walkover. Therefore an intrusive ground investigation needs to be carried out to determine if contamination is present.

8.34 The building is divided into three blocks each with their own access and staircore. All ground floor units will have step free pedestrian access. In terms of accessibility, the London Plan sets requirements for 10% of homes to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Block B (the only block over three storeys) has a lift and three units within Block B (Units 13, 17 & 21) have been designed to the standards set out under Building Regulations M4(3) and would therefore be in compliance with London Plan policy. The ground floor units and other units in Block B have been designed to the standards set out under Building Regulations M4(2) for accessible and adaptable dwellings.

8.35 With regard to external amenity space, the London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm for each additional unit. Private amenity space has been



provided for all units in the form of private gardens for the ground floor units and balconies for the upper floor units, all of which accord with the minimum standards. The linear nature of the site has resulted in restricted garden spaces to the rear of Block A, better suited to non-family units. Unit 7 (located at the southern end of the block) has the opportunity for a larger, south facing garden, which has resulted in a family unit being located here to take advantage of this extra space. Block B also has some larger private garden spaces, which have been allocated to the 2b/4p family units as required by the registered provider. The provision of private amenity space is acceptable.

8.36 Communal amenity space is provided at the southern end of the site with an area of some 270sqm. This includes an area of naturalistic door-stop playspace as required by Policy DM10.4 of the CLP. Areas within the space have also been identified for biodiversity interventions such as insect hotels and log piles.

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

### Residential Amenity for Neighbours

8.38 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. The main properties that would be affected by the proposed development are the adjacent dwellings on Moreton Road and Muggeridge Close.



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

### 28 Moreton Road

- 8.39 No.28 is located to the north side of No.30. No.28 is divided into two flats (one on each storey), the ground floor flat having a conservatory which runs along the shared boundary of the site.
- 8.40 The upper storeys of the frontage building do not encroach over a 45 degree angle from the rear windows of No.28. The ground floor element is deeper however not as deep as the building at No.28. Given the proposed layout, the development would not be unduly overbearing upon or cause any loss of outlook to No.28. There are no windows proposed that would cause any loss of privacy to No.28, the only windows in the northern elevation serve a stairwell and are shown to be obscurely glazed.
- 8.41 A Daylight, Sunlight and Overshadowing Report has been submitted to assess the impact of the development on the surrounding properties. In terms of impact on daylight and sunlight, the side windows of the ground floor conservatory would receive a loss of light, however this room is served by other sources of day and sunlight via a rear window and large rooflight that would still achieve acceptable levels in accordance with BRE guidelines. A first floor bedroom would also experience a minor alteration (29% transgression) in daylight in comparison to the existing condition. This reduction is not excessive and as it relates to a bedroom (where the primary function of the room is to sleep) is considered to be acceptable. The proposal would therefore only have a minor adverse impact in terms of daylight/sunlight to No.28. In terms of overshadowing of the rear garden of No.28, the proposal would have no adverse impact.
- 8.42 The proposed rear block would be set well away from the rear boundary of No.28. at its closest point the proposed buildings would be over 22m away from the rear elevation of No.28. By reason of this separation and layout, the proposed development at the rear would cause no loss of light, outlook or privacy to No.28.

### 34 Moreton Road

- 8.43 No.34 is located directly to the south of the application site. It has been converted into 3 flats.
- 8.44 The proposed frontage development does not encroach over a 45 degree angle from the rear windows of No.34 and given the proposed layout, the development would not be unduly overbearing upon or cause any harmful loss of outlook to No.34. There are no windows proposed in the southern elevation that would cause any loss of privacy to No.34. The unit at the second floor of Block A has a roof terrace and this should be adequately screened to the sides to ensure it would not harmfully overlook the gardens of the adjacent dwellings.
- 8.45 The daylight assessment shows that some windows in No.34 will experience some loss of daylight. At ground floor level a bedroom window will experience a very minor transgression of 21% of the existing condition (only 1% over the BRE guidelines permitted reduction). The side facing window would experience a transgression of 35% which can be considered a moderate reduction in daylight, however would be fully compliant with the second daylight test (the no-skyline assessment). The applicant states that this window serves a kitchen however the planning history shows this to be a secondary bedroom window. At first floor level two side facing windows also fail to

meet the BRE guidelines in terms of daylight. From looking at the planning history of the site (87/03816/P) it appears that the windows affected serve a hallway (non-habitable space). Paragraph 2.9 of the Suburban Design Guidance (SDG) states that daylight/sunlight assessments will not normally be required where a neighbour's window directly faces onto or over an application site in a manner that is considered to be un-neighbourly. These un-neighbourly windows place undue restraints on the development, and as such the light and outlook they receive will not receive significant protection. Given the location of the windows directly facing onto the application site and the use of the rooms that the windows serve, overall it is concluded that the proposal would have only a minor adverse impact on daylight to No.34. Given the orientation of the buildings, a sunlight assessment is not required in terms of the impact on No.34. In terms of overshadowing of the rear garden of No.34, the proposal would have no adverse impact.

- 8.46 The proposed access road to the rear development would align the side boundary with No.34. It is acknowledged that there will be some impact on the amenities of the rear garden to this neighbouring property in terms of noise disturbance from vehicles, however the level of activity in the car park will be relatively modest. It is proposed to erect a 2m high close-boarded fencing to the boundaries of the site and some new planting beyond the rear of No.34 which should help to mitigate any adverse impacts.
- 8.47 The proposed rear block would be located approximately 20m from the rear elevation of No.34 and approximately 10m from the rear boundary. By reason of this separation, the proposed development at the rear would cause no loss of light, outlook or privacy to No.34.

#### Other Properties on Moreton Road

- 8.48 The development would sit to the rear of No's. 24 to 40 Moreton Road. The properties in Moreton Road at the southern end of the application site have shorter rear gardens than the properties to the north.
- 8.49 The rear elevations of No's. 24/26 are over 20m away from the proposed development at the rear and as such the proposal would not be unduly overbearing of cause any loss of privacy. The daylight/sunlight assessment demonstrates that the proposals would have no adverse impact on light to these dwellings.
- 8.50 No's.36/38/40 have shorter rear gardens, No.40 being the shortest. The proposed development would be located approximately 14m from the rear elevation of No.40. Whilst this gap is sufficient to ensure the proposal will not be unduly overbearing, the eastern elevation of Block A has been designed to ensure that the development would not directly overlook the rear of these properties in any case. The units at this end of the building have been internally arranged so that there are no upper level main habitable rooms facing eastwards. All of the first and second storey windows would be obscurely glazed and this would be secured by condition. The daylight/sunlight assessment demonstrates that the proposals would have no adverse impact on light to these dwellings.
- 8.51 19 Moreton Road is situated on the opposite side of Moreton Road, approximately 23m from the front elevation of the proposed frontage block, retaining a similar relationship as with the existing dwelling at No.30. Given the gap between the properties the

proposal would cause no loss of privacy or outlook. The daylight/sunlight assessment demonstrates that the proposals would have no adverse impact on light to this dwelling.

8.52 Overall, the impact on the amenities of the properties on Moreton Road would be acceptable.

#### Muggeridge Close

8.53 The flatted residential block on Muggeridge Close has a large surface car park to its rear (between the flats and the development site). The proposed building would be located over 50m from the adjacent block. Given this considerable gap, the proposal would not be overbearing or cause any loss of outlook, light or privacy to the units in Muggeridge Close.

#### Dwellings on the opposite side of the Railway Line (St Peters Street)

8.54 The rear boundaries of these dwellings are located over 40m from the application site. Given this considerable gap and separation by the railway line, the proposal would not be overbearing or cause any loss of outlook, light or privacy to these properties.

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

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

8.56 Moreton Road together with the adjoining Doveton Road and Dornton Road form a local, predominantly residential access road system running south from Croham Road. A clockwise one way traffic system operates in Dornton Road, Doveton Road and Moreton Road (north from Doveton Road).

8.57 The site has a PTAL of 3-4 indicating moderate to good access to public transport. It is located 500m from a Local Centre/Primary Shopping Area, 500m (5 minute walk) from South Croydon railway station and within 500m of 4 different bus routes (160m Birdhurst (64, 433), 360m Sussex Road (403), 500m Croham Road (403, 142)). Moreton Road and surrounding streets are situated within a Controlled Parking Zone whereby parking is restricted to permit holders only or pay at machine (Monday - Saturday 9am to 5pm).

8.58 The number of trips expected to be generated by the proposed scheme is considered to be immaterial when considered against the existing background traffic flows in the area.

8.59 The existing house has an in-out access arrangement with two vehicular crossovers. It is proposed to remove the northernmost access and create a single vehicular access at the southern end of the frontage, by enlarging the existing crossover. The required pedestrian visibility splays and vehicular visibility splays are achieved at the access.

8.60 The access roadway is 4.2 metres wide which is adequate for two vehicles to pass each other. The undercroft access has a clearance height of 4.5m which is adequate to enable emergency and refuse vehicles to access the entire site. The access roadway has a footway along its northern side and beyond that, the parking access and manoeuvring area will operate as shared vehicle/ pedestrian surface which is considered appropriate given the clear visibility within that area.



- 8.61 The parking forecourt provides sufficient manoeuvring space for vehicles to access and egress the site in a forward gear. Swept paths drawings have been submitted for the individual parking bays as well as demonstrating that a fire tender and refuse vehicle could manoeuvre within the site and would not have to either reverse back into the site or out onto the public highway.
- 8.62 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit, 3 bedroom units up to 1.5 spaces per unit and 4 bedroom units up to 2 spaces per unit. For the proposed scheme, the London Plan maximum requirement is 33.5 spaces.
- 8.63 On-site parking provision is provided at a rate of 16 spaces including 3 spaces for disabled bays. Analysis of Census Ward data for South Croydon suggests that a development of this size and mix could potentially generate parking demand from occupants of up to 28 vehicles. This means that as a worst-case scenario there could be potential overspill of 12 vehicles onto the surrounding road network.
- 8.64 A parking stress survey has been carried out which has recorded maximum overnight parking stress to be 74% in CPZ permit bays (59 of 80 spaces occupied) and 49% at all kerbside available overnight (CPZ bays and single yellow line spaces subject to Monday to Friday daylight restrictions) (64 spaces of 130 available) within 200m of the application site. In the daytime the parking stress is much lower. In the worse-case scenario as a result of the development, parking pressure in all unobstructed kerbside spaces lawfully available at night would be 58% (76 spaces of 130). Whilst this represents a snapshot in time, it demonstrates that there is capacity on the surrounding highway to accommodate any potential overspill vehicles from the development.
- 8.65 As the level of car parking provided on-site is not expected to accommodate all parking demand from occupants, the applicant has agreed that future occupier's access to resident parking permits for this area would be removed by S106. The applicant has also agreed to provide funding for the implementation of a public car club bay. Car clubs are an effective tool to limit the demand for private car ownership and mitigate against potential overspill parking onto surrounding streets. It is proposed that this car club parking space would be provided in front of the north end of the site's Moreton Road frontage, where the existing domestic crossover would be stopped up. This would mean that no existing street parking bays are lost as a result of the car club bay. The applicant has agreed to fund the implementation of the car club bay and the running costs for a period of 3 years.
- 8.66 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. 3 of the car parking spaces will be equipped with EVCP the rest should have passive provision for future demand. Full details and provision of the EVCP will be secured by conditioned.
- 8.67 Three of the parking bays (10%) are Blue Badge bays all with step free access from the rear building.
- 8.68 The development generates a need for 56 cycle storage spaces to accord with London Plan requirements. A total of 62 spaces are shown to be provided for future occupiers

as well as 4 spaces for visitors. A purpose built store would be located within the rear block and individual storage provided for the 4 units at the front of the site.

- 8.69 To further promote sustainable means of travel a Residential Green Travel Plan has been submitted. In line with the detail above, the scheme is accompanied by a good level of cycle parking and some electrical vehicle charging points plus a proposed on-street car club bay. The targets for reducing car use and increasing cycling (at 3% respectively within 12 months of opening) are very good. The plan proposes surveying of future residents, held after 3 months of occupation then at 3, 5 and 7 years. The cycle parking and on-street car club bay and membership package should help establish good travel habits. Details contained with the Travel Plan can be secured by condition.
- 8.70 As outlined above, refuse vehicles would be able to access the site. Refuse storage is shown in two locations. The stores can accommodate the required number of bins. A bulky waste store is also proposed of the required size (10sqm).
- 8.71 In order to ensure that the proposed development would not have any adverse impact on the highway network or on the surrounding residents, a Construction Logistics Plan (CLP) will be required by pre-commencement condition. As well as this Environmental Health colleagues have requested a Delivery and Servicing Management Plan be submitted.

### **Flood Risk**

- 8.72 The site is located within an area with potential for ground water flooding to occur at the surface. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). A Flood Risk Assessment (FRA) and Drainage Strategy have been submitted as part of the application. It is proposed that surface water will be disposed of by utilising permeable paving and soakaways. The LLFA have reviewed the submitted information. Their initial concerns have been addressed and overcome and they have no objection to the application subject to the imposition of a condition. In terms of groundwater flooding, resilient and resistance mitigation measures are recommended (such as use of appropriate materials and construction of the ground floor units, positioning of electrical appliances) which would also be secured by condition.

### **Sustainability**

- 8.73 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. An Energy Statement has been provided which shows that the minimum 35% on-site CO2 reductions beyond Part L of 2013 Building Regulations can be achieved (meeting local policy requirements) through on-site energy efficiency measures and renewable technologies (PV panels) (amounting to a 41% CO2 reduction). Zero carbon cannot be achieved on site and therefore the remaining shortfall will be offset through a cash-in-lieu contribution, secured through the Section 106 Agreement.

### **Other Matters**

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

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

### **Conclusions**

8.76 Given the significant need for housing within the Borough, the principle of residential development is considered acceptable in this area. The proposal provides a policy compliant affordable housing offer and agreement has been reached with a Registered Provider to deliver the affordable units on site. The proposed design would respect the character and appearance of the area and would represent a sensitive and sustainable intensification of the site. The proposal would have no significantly harmful impact on the amenities of the adjacent properties or on the highway network. Officers are wholly satisfied that the scheme is worthy of a planning permission.

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

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## **PLANNING COMMITTEE AGENDA**

### **PART 7: Other Planning Matters**

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

23rd January 2020

### Part 7 Other Planning Matters

Item 7.1

<b>Report of:</b> Director of Planning and Strategic Transport  <b>Author:</b> Pete Smith	<b>Title:</b>  Weekly Planning Decisions
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#### 1. Purpose

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

#### Planning Decisions

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 6<sup>th</sup> January 2019 and 10<sup>th</sup> January 2020.
- 1.4 During this period the service issued 96 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). 9 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 96 decisions issued, 13 were refused (13.5%). Therefore the approval rate for last reporting period was 86.5%.
- 1.6 The only notable decisions is listed below
- On 9<sup>th</sup> January 2020, planning permission was issued (following the completion of the associated S.106 Agreement) in respect of the former Stewarts Plastics factory site in Waddon Marsh Way (off Purley Way) for the redevelopment of the site involving the erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3x1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut and a single storey substation along with the construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way and the reconfiguration of on-site car parking (LBC Ref 18/02663/FUL). Resolution to grant planning permission (subject to planning conditions and planning obligations) was made by the 11<sup>th</sup> April 2019 Planning Committee.

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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](http://www.croydon.gov.uk/onlineplans)).

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

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Ref. No. : 19/04628/LE  
Location : 40 Elgin Road  
Croydon  
CR0 6XA  
Proposal : Use of the building as 6 separate self-contained flats.  
Date Decision: 10.01.20

**Ward : Addiscombe East**  
**Type: LDC (Existing) Use edged**

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Level: Delegated Business Meeting

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Ref. No. : 19/05086/DISC **Ward : Addiscombe East**  
Location : Button House Type: Discharge of Conditions  
2A Everton Road  
Croydon  
CR0 6LA  
Proposal : Details pursuant to condition 12 (Construction logistics plan) of planning permissions ref 18/03360/ful and 19/03105/ful for Construction Demolition of existing warehouse and erection of 2 x 2 bedroom houses each with study at second floor level with gardens (The frontage building previously approved under separate planning permission ref 18/03360/FUL granted 30.11.2018) .  
Date Decision: 10.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05378/HSE **Ward : Addiscombe East**  
Location : 32 Tenterden Road Type: Householder Application  
Croydon  
CR0 6NN  
Proposal : Retrospective application for a two storey side extension and alterations  
Date Decision: 09.01.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05439/FUL **Ward : Addiscombe East**  
Location : Land Rear Of 30 Northampton Road Type: Full planning permission  
Fronting Carlyle Road  
Croydon  
Proposal : Demolition of existing garage. Erection of (replacment) two storey building (with roofspace accommodation) comprising 3 flats with associated waste and cycle stores.  
Date Decision: 09.01.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05117/LE **Ward : Addiscombe West**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 16 Exeter Road  
Croydon  
CR0 6EG  
Type: LDC (Existing) Operations  
edged

Proposal : Retrospective application for the retention of a single storey rear extension.

Date Decision: 08.01.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/05376/FUL  
Location : 59 Cedar Road  
Croydon  
CR0 6UJ  
Type: Full planning permission  
Ward : **Addiscombe West**

Proposal : Alterations and conversion to 1 x 3 bedroom flat and 1 x 2 bedroom flat, provision of associated refuse storage, cycle storage, and rear garden amenity areas.

Date Decision: 08.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04261/FUL  
Location : Tesco Express  
1076 London Road  
Thornton Heath  
CR7 7ND  
Type: Full planning permission  
Ward : **Bensham Manor**

Proposal : Demolition and erection of two enclosed storage structures

Date Decision: 10.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05526/LP  
Location : 46 Kynaston Road  
Thornton Heath  
CR7 7AY  
Type: LDC (Proposed) Operations  
edged  
Ward : **Bensham Manor**

Proposal : Change of use of Dwellinghouse (C3) to a HMO for up to 6 people (C4)

Date Decision: 09.01.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/05745/DISC  
Ward : **Bensham Manor**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 1 Carew Road  
Thornton Heath  
CR7 7RF  
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 attached to PP 17/05745/DISC

Date Decision: 09.01.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 18/02663/FUL  
Ward : **Broad Green**

Location : Former Stewart Plastics Factory Site,  
Waddon Marsh Way, Croydon CR9 4HS;  
Including Adjacent Hardstanding, Part Of  
Latham's Way, Part Of The Car Parking Area  
At Valley Retail Park, Part Of Hestermann  
Way, And Part Of Waddon Marsh Way.  
Type: Full planning permission

Proposal : Demolition of the existing buildings, hardstanding and car parking on the site. The erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3no. 1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut; and a single storey substation. The construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way. Reconfiguration of car park spaces (with 13 additional spaces), external landscaping, 1.8-3.0m high boundaries, access gates, freestanding bin stores, plant and equipment, covered cycle stores, service yards and associated works.

Date Decision: 09.01.20

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

Level: Planning Committee

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Ref. No. : 19/05060/FUL  
Ward : **Broad Green**

Location : 341 London Road  
Croydon  
CR0 3PA  
Type: Full planning permission

Proposal : Erection of additional floor to create bedroom space for second floor flat

Date Decision: 07.01.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 19/05233/HSE  
Ward : **Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 8 Stanton Road  
Croydon  
CR0 2UN  
Type: Householder Application

Proposal : Erection of two storey rear extension (ground floor and basement level)

Date Decision: 08.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05402/HSE  
Location : 85 Greenside Road  
Croydon  
CR0 3PQ  
Type: Householder Application  
Ward : **Broad Green**

Proposal : Erection of single storey side/rear extension

Date Decision: 09.01.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/05417/DISC  
Location : Barnacle Works At The Rear Of Land At 2  
Bensham Lane Croydon CR0 2RQ  
Type: Discharge of Conditions  
Ward : **Broad Green**

Proposal : Details of Main Investigation Report in relation to discharge of condition 21 (Contamination) of planning permission ref 19/02461/conr granted for Demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures.

Date Decision: 08.01.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05504/HSE  
Location : 22 Pemdevon Road  
Croydon  
CR0 3QN  
Type: Householder Application  
Ward : **Broad Green**

Proposal : Demolition of existing storage area, internal alterations, erection of single-storey side/rear extension and single-storey rear extension to outrigger.

Date Decision: 10.01.20

**Permission Granted**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Level: Delegated Business Meeting

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Ref. No. : 19/05415/CONR **Ward : Crystal Palace And Upper Norwood**

Location : 3 Vermont Road  
Upper Norwood  
London Type: Removal of Condition

Proposal : Section 73 application seeking to vary condition 1 (approved drawings), to allow for amendments to the rear communal space and increasing the size of the bin enclosure; from that approved under planning permission 16/01584/P for: Alterations conversion to form 6 flats comprising 1 studio, 2 one bedroom and 3 two bedroom flats; erection of basement and ground floor rear extension; provision of cycle storage, bin store, landscaping and associated site works at: 3 Vermont Road, London, SE19 3SR

Date Decision: 10.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05768/TRE **Ward : Crystal Palace And Upper Norwood**

Location : 130 Church Road  
Upper Norwood  
London Type: Consent for works to protected trees  
SE19 2NT

Proposal : 7 x Lime trees \_ 1x Copper Beech - pollard to previous points.  
(TPO no. 6, 1990)

Date Decision: 06.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/00042/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 307 Beulah Hill  
Upper Norwood  
London Type: Works to Trees in a Conservation Area  
SE19 3UZ

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Proposal : 7x Prunus: Reshape crowns on all compass points and in height by no more than 1m to appropriate pruning points as part of an ongoing tree maintenance schedule to mitigate encroachment and control canopy size.

APPLICATION WITHDRAWN DUE TO THE CHERRY TREES NOT SUBJECT TO CONSERVATION AREA STATUS OR TPO. GP

Date Decision: 10.01.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/01662/GPDO

**Ward : Coulsdon Town**

Location : 6 Woodstock Road  
Coulsdon  
CR5 3HS

Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 07.01.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 19/02959/TRE

**Ward : Coulsdon Town**

Location : 31 The Drive  
Coulsdon  
CR5 2BL

Type: Consent for works to protected  
trees

Proposal : Yew (T1) - Crown lift by 2.5m , Sycamore group (G1) - Crown Lift by 2.5m, Sycamore Group (G2) - Crown lift by 2.5m  
(TPO no. 10, 2015)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/04105/HSE

**Ward : Coulsdon Town**

Location : 141 Rickman Hill  
Coulsdon  
CR5 3DU

Type: Householder Application

Proposal : Demolition of existing workshop & toilet. Erection of a single/two storey side/rear extension.



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Date Decision: 08.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05393/DISC

**Ward : Coulsdon Town**

Location : 40 Woodcote Grove Road  
Coulsdon  
CR5 2AB

Type: Discharge of Conditions

Proposal : Discharge of condition number 13 (drainage) attached to planning permission ref. 19/02110/FUL (Demolition of existing dwelling house and replacement with 9 new build apartments with associated car parking and landscaping).

Date Decision: 10.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05432/DISC

**Ward : Coulsdon Town**

Location : Cane Hill Park Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

Type: Discharge of Conditions

Proposal : Discharge of condition 88 (travel plan) for PHASES 2 to 6 only for planning application 13/02527/P for Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units). Class A1-A5, B1, C1, D1-D2 Uses. Car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5, B1, C3, D1-D2 purposes. Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse. Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site, a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses. Up to 473 new residential units (Class C3) and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane/Brighton Road (A237) Roundabout and associated infrastructure including drainage)

Date Decision: 09.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05438/TRE

**Ward : Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 3 Petworth Close  
Coulsdon  
CR5 3EW  
Type: Consent for works to protected trees

Proposal : Sycamore - T1 - Prune back to previous pruning points.  
Silver Birch - T2 - To section fell mature Silver Birch located in the rear garden - in decline  
Norway Maple - T3 - Prune back to previous pruning points.  
(TPO no. 48, 1988)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/05650/HSE  
Location : 388 Chipstead Valley Road  
Coulsdon  
CR5 3BJ  
Ward : Coulsdon Town  
Type: Householder Application

Proposal : Erection of a single storey rear extension following demolition of existing rear addition.

Date Decision: 10.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04802/DISC  
Location : 5 Cairo New Road  
Croydon  
CR0 1XP  
Ward : Fairfield  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 attached to permission 15/04748/P for the Demolition of existing buildings; Erection of a 4/14 (with plant above) storey building comprising 43 two bedroom, 32 studio, 30 one bedroom and 8 three bedroom flats, a use within A3 (restaurant/cafe) and D1 (non residential institution) on the ground floor and new public square including area for commercial use

Date Decision: 10.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05198/DISC  
Ward : Fairfield

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 39A & 39B Chatsworth Road Type: Discharge of Conditions  
Croydon  
CR0 1HF

Proposal : Discharge of Condition 7 - Landscaping - attached to planning permission 18/05322/FUL for Demolition of existing buildings, erection of two storey building with accommodation in basement and in roofspace and comprising 8 flats (1 x 3 bedroom flat, 4 x 2 bedroom flats, 3 x 1 bedroom flats), provision of associated off-street parking to rear, provision of associated refuse storage and cycle storage to the rear.

Date Decision: 10.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05296/FUL Ward : **Fairfield**  
Location : Sunley House Type: Full planning permission  
4 Bedford Park  
Croydon  
CR0 2AP

Proposal : Alterations, erection of pod extension on rooftop to provide bar/meeting space ancillary to B1a (Office) Use Class of existing building.

Date Decision: 08.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04515/HSE Ward : **Kenley**  
Location : 23 Little Roke Avenue Type: Householder Application  
Kenley  
CR8 5NN

Proposal : Alterations, erection of a single storey side infill extension

Date Decision: 08.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04743/DISC Ward : **Kenley**  
Location : Builders Merchants Adjoining 104 Type: Discharge of Conditions  
Godstone Road  
Kenley  
CR8 5AE

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Proposal : Discharge Condition 4 (Flood risk addendum and drainage details), Condition 9 (Delivery and Servicing Plan) and Condition 14 (Landscape fencing details) for planning application 18/04522/FUL for the Continued use of site as builders merchants and associated yard (sui generis) including car parking, storage (containers and carcassing) and extension of the builders merchant use into adjacent field for storage purposes (carcassing, car parking and retention of vehicle turning head)

Date Decision: 09.01.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. :	19/05410/TRE	<b>Ward :</b>	<b>Kenley</b>
Location :	27 Hayes Lane Kenley CR8 5LE	Type:	Consent for works to protected trees
Proposal :	T10, Western Red Cedar To trim foliage away from building to achieve a minimum 400mm clearance (TPO no. 173)		

Date Decision: 10.01.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. :	19/05460/HSE	<b>Ward :</b>	<b>Kenley</b>
Location :	243 Old Lodge Lane Purley CR8 4AZ	Type:	Householder Application
Proposal :	Demolition of a shed, alterations and erection of a single storey front/side/rear wrap around extension		

Date Decision: 09.01.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	19/05805/TRE	<b>Ward :</b>	<b>Kenley</b>
Location :	2 Kearton Close Kenley CR8 5EN	Type:	Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Proposal : 2 Ash trees growing on the rear boundary of 2 Kearton Close.  
Remove these trees and replace with 1 x field maple and 1 x Hornbeam  
Both trees are multi-stemmed trees with canopies which extend over the neighbours gardens.  
The trees have significant deadwood in the canopy, with symptoms of ash dieback disease observed.  
Due to their form and the impact of the ash dieback disease we do not consider that crown reduction works are appropriate management.

APPLICATION WITHDRAWN - NO PROTECTED TREES

Date Decision: 06.01.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/03790/HSE  
Location : 6 Alwyn Close  
Croydon  
CR0 0QP  
Ward : **New Addington North**  
Type: Householder Application  
Proposal : Single storey side extension (following demolition of existing side extension) and external alterations.

Date Decision: 10.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05368/FUL  
Location : 18A Ripley Close  
Croydon  
CR0 0RP  
Ward : **New Addington North**  
Type: Full planning permission  
Proposal : Erection of an attached one and two storey building to provide a two bedroom dwelling including associated parking space, landscaping, refuse store and bike store

Date Decision: 07.01.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/05315/FUL  
Ward : **New Addington South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 49 Stowell Avenue  
Croydon  
CR0 0ES

Type: Full planning permission

Proposal : Demolition of a garage and erection of an attached two storey 3 bedroom dwelling with provision of parking, cycle and refuse storage, landscaping and associated alterations

Date Decision: 09.01.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/05474/HSE  
Location : 75 Homestead Way  
Croydon  
CR0 0AW

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

Proposal : Erection of part one part two storey rear extension following demolition of existing single storey rear extensions, conversion of existing garage to habitable room, alternations.

Date Decision: 09.01.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/04513/HSE  
Location : 32 Hillcote Avenue  
Norbury  
London  
SW16 3BH

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

Proposal : Demolition and erection of a replacement first floor side extension with increased roof height

Date Decision: 08.01.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/05807/GPDO  
Location : 20 Biggin Way  
Upper Norwood  
London  
SE19 3XF

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

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

Date Decision: 08.01.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/05808/GPDO

**Ward : Norbury Park**

Location : 3 Briar Avenue  
Norbury  
London  
SW16 3AB

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: 09.01.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/05901/CAT

**Ward : Norbury Park**

Location : 14 Ryecroft Road  
Norbury  
London  
SW16 3EG

Type: Works to Trees in a Conservation Area

Proposal : T1 Cherry tree - Fell to ground level and remove the stump  
T2 Oak tree - Crown thin by 20%, removed low branches to clear 5m  
T3 small Eucalyptus - Reduce a 6m tree by 3m to leave a 3m tree

Date Decision: 10.01.20

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

Level: Delegated Business Meeting

---

Ref. No. : 19/00304/FUL

**Ward : Norbury And Pollards Hill**

Location : The Norbury Trading Estate  
Craignish Avenue  
Norbury  
London  
SW16 4RW

Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Proposal : Demolition of the existing buildings, Erection of 3 to 5 storey building to provide for 1028 square metres B1 Use Class, 536 square metres D1 Use Class, and 66 residential flats - comprising 45 x 2 bedroom flats, 12 x 1 bedroom flats, and 9 x 3 bedroom flats, provision of associated off-street parking comprising of 28 residential car parking spaces and 4 commercial parking spaces, and provision of associated cycle storage and refuse storage, and provision of associated landscaping and amenity space.

Date Decision: 06.01.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/04903/GPDO  
Location : 33 Bishops Park Road  
Norbury  
London  
SW16 5TX

**Ward : Norbury And Pollards Hill**  
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: 07.01.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05508/HSE  
Location : 191 Norbury Crescent  
Norbury  
London  
SW16 4JX

**Ward : Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Erection of outbuilding

Date Decision: 08.01.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/04485/HSE  
Location : 526 Coulsdon Road  
Coulsdon  
CR3 5QQ

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

Proposal : Erection of a free-standing canopy car port located at the front of the site.



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Date Decision: 08.01.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/05299/TRE  
Location : 74 Bradmore Way  
Coulsdon  
CR5 1PB  
Proposal : Ash (T1, T2, T3, T5) - To crown reduce mature in the rear garden by 2.5m. Sycamore (T4) - To crown reduce in the rear garden by 2.5m

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

Date Decision: 10.01.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 19/05307/TRE  
Location : Burford  
Coulsdon Road  
Coulsdon  
CR5 1ED  
Proposal : T1 - Beech - To crown thin by 25% shorten lower westerly lateral branches overhanging the site by up to 1.5m in length to a maximum height of 6m raise low branches overhanging the site entrance and drive way to 5m in height. To remove broken suspended branch at 9m height

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

Date Decision: 10.01.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 19/05309/CAT  
Location : Burford  
Coulsdon Road  
Coulsdon  
CR5 1ED  
Proposal : 1 - Yew - To prune to a compact form 2 - 2 x Cypress - To fell 3 - Spruce - To fell

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

Date Decision: 10.01.20

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

Level: Delegated Business Meeting

Ref. No. : 19/05337/LP  
Location : 1 Kerrill Avenue  
Coulsdon  
CR5 1QB  
Ward : **Old Coulsdon**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Construction of a hip to gable side roof extension and rear roof extension. Installation of 3 x rooflights to the front roof slope.

Date Decision: 10.01.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/05500/GPDO  
Location : 33 Canon's Hill  
Coulsdon  
CR5 1HB  
Ward : **Old Coulsdon**  
Type: Prior Appvl - Class A Larger  
House Extns  
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.4 metres

Date Decision: 08.01.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 19/05994/NMA  
Location : 5 Radcliffe Road  
Croydon  
CR0 5QG  
Ward : **Park Hill And Whitgift**  
Type: Non-material amendment  
Proposal : Non-material amendment to planning permission 11/01611/P - (Demolition of existing building; erection of 4 three bedroom townhouses with accommodation in the roof space; erection of a two storey building with accommodation in the roofspace comprising 7 two bedroom and 2 one bedroom flats; formation of vehicular access and provision of associated parking and cycle storage - Renewal of planning permission 08/00849/P).

Date Decision: 09.01.20

**Approved**

Level: Delegated Business Meeting





Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 26 Box Ridge Avenue  
Purley  
CR8 3AQ  
Type: Consent for works to protected trees

Proposal : Beech tree (T1) - Fell - after inspection by the LPA tree officer (DCRAG) it was discovered that the tree was infected with *Kretzschmaria deusta* and therefore advised by the LPA to be felled and replaced.  
(TPO no.16, 1979)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/05154/TRE  
Location : 18 Upper Woodcote Village  
Purley  
CR8 3HF  
Type: Consent for works to protected trees  
Ward : **Purley And Woodcote**

Proposal : T1, Strawberry tree - To tip prune / trim up to 50cm and shape to a more compact form, match in with previous pruning on house side and remove dead wood where present.

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/05176/CAT  
Location : Arosa  
Farm Drive  
Purley  
CR8 3LP  
Type: Works to Trees in a Conservation Area  
Ward : **Purley And Woodcote**

Proposal : 1, Dead fallen tree - To clear to ground level - (Dead)  
2, Irish yew Group - To reduce to 3m high and tidy - (To trim and tidy)  
3, Syringai/ Elaeagnus/Hazel - To reduce to head height and shape  
4, Eucalyptus - To fell - (Partial root plate failure)  
5, Wisteria - To reduce to head height  
6, Viburnum - To reduce to head height and shape  
7, Sycamore - To fell - (Sapling/undesirable in location)  
8, Yew - To trim and tidy  
9, Lawson Cypress - To reduce to 4m high (Near house)

Date Decision: 10.01.20

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Level: Delegated Business Meeting

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Ref. No. : 19/05399/DISC **Ward : Purley And Woodcote**  
Location : 1-9 Foxley Lane **Type: Discharge of Conditions**  
Purley  
CR8 3EF

Proposal : Discharge of Condition 8 (Materials) attached to planning permission 18/04742/FUL for the demolition of existing buildings. Erection of a 5/6/7 storey building comprising 8x one bedroom, 35x two bedroom and 6x three bedroom flats. Provision of associated amenity areas, cycle parking, refuse and recycling stores.

Date Decision: 09.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05482/TRE **Ward : Purley And Woodcote**  
Location : 14 Pheasant Close **Type: Consent for works to protected trees**  
Purley  
CR8 1BU

Proposal : 05WU Walnut: Request consent to prune North West canopy (by no more than 2m) from 5m to 3m to appropriate pruning points.  
(TPO no. 26, 1978)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/05515/TRE **Ward : Purley And Woodcote**  
Location : 28B Peaks Hill **Type: Consent for works to protected trees**  
Purley  
CR8 3JF

Proposal : T1 Sycamore Reduce the overall size of crown by 4 meters  
T2 Leylandi re trim all sides and top by 1 meter this tree is touching the house  
(TPO no. 132)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05621/TRE **Ward : Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 1A More Close  
Purley  
CR8 2JN  
Type: Consent for works to protected trees

Proposal : (G8) x4 Beech trees thin by 25% to allow more light into clients rear garden.  
(TPO no. 143)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/05953/NMA  
Location : 94 Foxley Lane  
Purley  
CR8 3NA  
Ward : **Purley And Woodcote**  
Type: Non-material amendment

Proposal : Non-material amendment (alterations fenestration) linked to Planning Application 19/04462/CONR for the Variation of conditions 1 (alterations to the approved drawings), 3 (refuse storage) and 9 (M4(2) units) linked to planning application 18/03055/FUL for the demolition of existing building. Erection of a two storey building with roof accommodation comprising nine flats including the provision of car and cycle parking, refuse storage facilities, hard and soft landscaping and alterations to the highway.

Date Decision: 08.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05999/CAT  
Location : Sunny Acre  
Farm Drive  
Purley  
CR8 3LP  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a Conservation Area

Proposal : Two Leylandii - Reduce to 25ft.

Date Decision: 10.01.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/06047/DISC  
Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 4 Hill Road  
Purley  
CR8 3AT  
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Landscaping) attached to planning permission 18/02397/FUL for the demolition of existing house and erection of single/two storey dwelling and conversion of the existing garage to habitable space.

Date Decision: 09.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03312/FUL  
Location : 318 Limpsfield Road  
South Croydon  
CR2 9BX  
Ward : **Sanderstead**  
Type: Full planning permission

Proposal : Alterations, erection a rear extension, outbuilding and covered areas along the boundary wall

Date Decision: 08.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04323/DISC  
Location : 43 Kingswood Lane  
Warlingham  
CR6 9AB  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 2 (Materials) and 11 (Construction Logistics Plan) attached to planning permission 19/01561/FUL for, Demolition of existing dwelling and erection of a three storey building comprising 2 x 3 bedroom and 7 x 2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Date Decision: 08.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05353/HSE  
Location : 32 Langley Oaks Avenue  
South Croydon  
CR2 8DH  
Ward : **Sanderstead**  
Type: Householder Application



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Proposal : Demolition of an outbuilding and erection of a dormer above the garage at first floor level and a single storey side extension

Date Decision: 07.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05469/DISC

**Ward : Sanderstead**

Location : Land Adjacent 2 West Hill  
South Croydon  
CR2 0SA

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (landscaping) attached to planning permission 17/02918/FUL for the erection of part three/four storey buildings comprising 9 three bedroom flats with associated basement parking and cycle storage Formation of vehicular access and provision of refuse storage

Date Decision: 08.01.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/05547/TRE

**Ward : Sanderstead**

Location : 7 Maywater Close  
South Croydon  
CR2 0RS

Type: Consent for works to protected trees

Proposal : T1 - Whitebeam - To re-pollard  
(TPO no. 145)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05429/TRE

**Ward : Selsdon And Addington  
Village**

Location : 1 Fuller's Wood  
Croydon  
CR0 8HZ

Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Proposal : T1 Neighbours (No. 2) Beech tree - Remove 2 low branches over garden to lift and clear 4m  
T2 Oak tree - Crown thin by 20% removing mainly epicormic and congested growth  
T3 Dying Oak tree - Fell to ground level  
T4 Woodland Oak tree - Cut back lateral branches over garden to boundary fence line (common law)  
(TPO no. 14, 1970)

Date Decision: 06.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05540/GPDO

Ward : **Selsdon And Addington Village**

Location : 108 Foxearth Road  
South Croydon  
CR2 8EF

Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 08.01.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/03716/FUL

Ward : **South Croydon**

Location : 14 St Peter's Road  
Croydon  
CR0 1HD

Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of building to provide 8 residential units (7 x 2 beds and 1 x 3 beds), with associated landscaped areas including children's play space, parking, vehicular access, cycle and refuse storage

Date Decision: 09.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05596/LP

Ward : **South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 80 Bynes Road Type: LDC (Proposed) Operations  
South Croydon edged  
CR2 0PR  
Proposal : Demolition and erection of a single storey rear extension, dormer extension in the rear  
roof slope and roof lights in the front roof slope

Date Decision: 08.01.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/05354/HSE Ward : **Shirley North**  
Location : 250 The Glade Type: Householder Application  
Croydon  
CR0 7UJ  
Proposal : Erection of single storey front/rear extensions, construction of dormer extension in rear  
roofslope and installation of rooflights in front roofslope. Formation of vehicular access

Date Decision: 07.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05379/DISC Ward : **Shirley North**  
Location : 9A Orchard Rise Type: Discharge of Conditions  
Croydon  
CR0 7QZ  
Proposal : Details pursuant to Condition 15: Sustainable Drainage Measures - of planning  
permission 18/06070/ful granted for Demolition of the existing house and ancillary office  
and erection of a two-storey block of 4 flats and 5 three bedroom houses, provision of  
parking spaces, refuse storage and cycle stores.

Date Decision: 07.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05421/TRE Ward : **Shirley North**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 112 Montpelier Court  
Kempton Walk  
Croydon  
CR0 7XF

Type: Consent for works to protected trees

Proposal : T1: Oak - Fell.  
(TPO no. 16, 2006)

Date Decision: 06.01.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 19/05795/TRE

Location : Bayberry Court  
73 Orchard Way  
Croydon  
CR0 7NQ

Ward : **Shirley North**

Type: Consent for works to protected trees

Proposal : Ash (T1) Crown reduction. 2-2.5metres off all branches. (FAO Robert Goode please enforcement ref: 19/00790/UTP)  
(TPO no.35, 2008)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05360/DISC

Location : Land To The Rear Of 494-496 Wickham  
Road  
Croydon  
CR0 8DJ

Ward : **Shirley South**

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (SUDS) and 6 (flood resistance and resilience) attached to planning permission 19/03060/FUL for the erection of detached dwelling with associated parking

Date Decision: 08.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05412/HSE

Ward : **Shirley South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 71 Hartland Way  
Croydon  
CR0 8RJ  
Type: Householder Application  
Proposal : Partial demolition of existing rear side roof section and rear ground floor building.  
Erection of a single/two storey side/rear extension.

Date Decision: 08.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05464/GPDO  
Location : 25 Oliver Avenue  
South Norwood  
London  
SE25 6TY  
Ward : **South Norwood**  
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: 08.01.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/04756/TRE  
Location : 33 Boxford Close  
South Croydon  
CR2 8SY  
Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected  
trees

Proposal : T5, Ash - To fell  
T6, Beech - To shorten lateral branches towards houses and No 34 garden area by 2m  
and crown raise to 6m height.  
(TPO no. 22, 1972)

Date Decision: 10.01.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : Peak Ignition  
Hythe Road  
Thornton Heath  
CR7 8QP

Type: Full planning permission

Proposal : Alterations, insertion of rooflight windows to roof slopes, and rebuild/refurbishment including provision of flat roof to existing rear single storey extension (works in association with prior approval 19/02731/GPDO for Conversion of building for use as 2 two bedroom self-contained flats, provision of associated refuse storage and cycle storage).

Date Decision: 08.01.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/05403/FUL  
Location : 3 Woodville Road  
Thornton Heath  
CR7 8LH

Ward : Thornton Heath  
Type: Full planning permission

Proposal : Retrospective application for the retention of shop front, fascia sign and projecting sign.

Date Decision: 08.01.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/05404/ADV  
Location : 3 Woodville Road  
Thornton Heath  
CR7 8LH

Ward : Thornton Heath  
Type: Consent to display advertisements

Proposal : Application for the installation of fascia signs and projecting sign.

Date Decision: 08.01.20

### Consent Granted (Advertisement)

Level: Delegated Business Meeting

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Ref. No. : 19/05522/FUL  
Location : 1 Milner Road  
Thornton Heath  
CR7 8JQ

Ward : Thornton Heath  
Type: Full planning permission

Proposal : Erection of part single/part two storey rear and side extension

Date Decision: 08.01.20

### Permission Granted

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Level: Delegated Business Meeting

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Ref. No. : 19/03710/FUL **Ward : Waddon**  
Location : Unit 2 & Unit 4 Trojan Way **Type: Full planning permission**  
Croydon  
CR0 4XL

Proposal : Alterations to provide installation of 844sqm mezzanine floor within an expanded and reconfigured Unit 4 (Class A1 non-food use with ancillary cafe)

Date Decision: 08.01.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 19/04327/FUL **Ward : Waddon**  
Location : Stubbs Mead Depot **Type: Full planning permission**  
Factory Lane  
Croydon  
CR0 3RL

Proposal : Enlargement of existing parking and storage facility depot (Sui generis) through change of use of part of the existing waste depot (B2), with associated provision of new modular building, new storage building and new storage shelters.

Date Decision: 07.01.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/04612/FUL **Ward : Waddon**  
Location : 17 Alton Road **Type: Full planning permission**  
Croydon  
CR0 4LZ

Proposal : Conversion of single dwellinghouse to 1 x 3 bedroom flat, 1 x 1 bedroom flat and 1 x studio flat, alterations, demolition, erection of a single storey side and rear extension and associated landscaping, off street car parking, refuse and cycle storage

Date Decision: 06.01.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 19/05323/NMA **Ward : Waddon**



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : 25 Warham Road  
South Croydon  
CR2 6LJ  
Type: Non-material amendment

Proposal : Non material amendment application to planning permission ref 15/03212/P granted on appeal in 2016 for erection of two storey detached building comprising 2 two bedroom flats and 1 studio flat ( Amendment involves the insertion of 3 velux windows in roof slope of building).

Date Decision: 06.01.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/05400/HSE  
Location : 31 Whitgift Avenue  
South Croydon  
CR2 6AZ  
Ward : **Waddon**  
Type: Householder Application

Proposal : Erection of proposed two storey side and rear extension with loft conversion, erection of front roof lights and rear dormer, alterations to internal layout

Date Decision: 10.01.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/05634/DISC  
Location : 11 Barham Road  
South Croydon  
CR2 6LD  
Ward : **Waddon**  
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (Construction Method Statement) attached to planning permission 18/03319/FUL for the conversion of property to form 5 self-contained flats (3x 1 bed, 1 x 2 bed and 1 x 3 bed flats), formation of basement accommodation with associated front and rear light wells, erection of a part 1, part 2 storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking (allowed on appeal ref. APP/L5240/W/18/3216899).

Date Decision: 10.01.20

### Not approved

Level: Delegated Business Meeting

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Ref. No. : 19/03249/FUL  
Ward : **Woodside**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : Flat 1 Type: Full planning permission  
97 Birchanger Road  
South Norwood  
London  
SE25 5BH

Proposal : Conversion of part of ground floor of property from a part HMO into a 1 bedroom flat (retrospective).

Date Decision: 09.01.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05352/FUL Ward : **West Thornton**  
Location : Saints And Sinners Type: Full planning permission  
482 London Road  
Croydon  
CR0 2SS

Proposal : Retention of pub on ground floor, demolition of rear extensions, erection of rear extension at ground, first, second and third (roof) floors, Use of first, second and third floors as a 13 bedroom House in Multiple Occupation (HMO) with associated landscaping, bin and cycle storage.

Date Decision: 10.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05398/DISC Ward : **West Thornton**  
Location : 59 Stanley Road Type: Discharge of Conditions  
Croydon  
CR0 3QF

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

Date Decision: 10.01.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05423/FUL Ward : **West Thornton**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 13th January 2020

Location : Raleigh House  
350 Mitcham Road  
Croydon  
Type: Full planning permission

Proposal : Installation of 6 no pole mounted antenna (15.2m AGL), 1 no 300mm dish (12.8m AGL), together with the installation of 4 no equipment cabinets to be installed on a new steelwork support frame at roof level and 1 no meter cabinet at ground level and ancillary development thereto.

Date Decision: 07.01.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05783/LP  
Location : 11 Buxton Road  
Thornton Heath  
CR7 7HJ  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of L-shaped rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 06.01.20

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

Level: Delegated Business Meeting

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