

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,
Andrew Pelling and Caragh Skipper

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 26 March 2020** at the rise of Planning Sub-Committee but not earlier than **6.30pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 18 March 2020

Members of the public are welcome to attend this meeting, or you can view the webcast both live and after the meeting has completed at <http://webcasting.croydon.gov.uk>

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending

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

The agenda papers for all Council meetings are available on the Council website
www.croydon.gov.uk/meetings

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

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting (Pages 7 - 12)

To approve the minutes of the meeting held on Thursday 12 March 2020 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

**5.1 19/05345/PRE Former Hospital Car Park, Land Adjacent to
93 Bensham Lane, Thornton Heath, CR7 7EU
(Pages 15 - 30)**

Redevelopment of car park site and relocation of electricity substation. Erection of a number of buildings ranging from 2 to 6 stories to create 114 units of temporary accommodation.

Ward: West Thornton

6. Planning applications for decision (Pages 31 - 34)

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

6.1 19/04535/FUL 24 Coulsdon Court Road, Coulsdon, CR5 2LL
(Pages 35 - 58)

Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear; erection of 2 x four-bedroom semi-detached houses on the frontage; formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping.

Ward: Old Coulsdon

Recommendation: Grant permission

6.2 19/04191/FUL 22 Lynne Close South Croydon CR2 8QA
(Pages 59 - 80)

Demolition of existing bungalow and erection of a three storey building with accommodation in the roofspace, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.

Ward: Selsdon Vale And Forestdale

Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 81 - 82)

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

8.1 Weekly Planning Decisions (Pages 83 - 144)

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

9. Exclusion of the Press & Public

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

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

This page is intentionally left blank

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 12 March 2020 at 6.30pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

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

MINUTES

Present: Councillor Paul Scott (Vice-Chair);

Councillors Muhammad Ali, Jason Perry, Scott Roche, Ian Parker, Gareth Streeter, Felicity Flynn (In place of Toni Letts), Bernadette Khan (In place of Sherwan Chowdhury), Leila Ben-Hassel (In place of Joy Prince) and Caragh Skipper (In place of Chris Clark)

Also

Present: Councillor Margaret Bird, Councillor Steve O'Connell & Councillor Badsha Quadir

PART A

48/20 **Apologies for Absence**

Apologies were received from Councillor Toni Letts for whom Councillor Felicity Flynn was in attendance as substitute; from Councillor Joy Prince for whom Councillor Leila Ben-Hassel was in attendance as a substitute; from Councillor Chris Clark for whom Councillor Caragh Skipper was in attendance as a substitute and from Councillor Sherwan Chowdhury for whom Councillor Bernadette Khan was in attendance as a substitute.

49/20 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 6 February 2020 be signed as a correct record.

50/20 **Disclosure of Interest**

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

51/20 **Urgent Business (if any)**

There was none.

52/20 **Development presentations**

There were none.

53/20 **Planning applications for decision**

The Chair announced that the agenda application items would be heard in the following order: Item 6.2 19/04441/OUT 10 Welcomes Road, Kenley, CR8 5HD, Item 6.1 19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA, Item 6.3 19/04119/FUL 90A Higher Drive, Purley, CR8 2HJ and Item 6.4 19/02997/FUL 33A Smitham Bottom Lane, Purley, CR8 3DE.

The Chair reminded Members that motions would be heard as follows: the Members would deliberate on the application item presented, and all Members would then be given the opportunity to speak. Following this, the substantive motion (officer's recommendation) would be voted on, following a proposal and a second. Only if the vote to the substantive motion (officer's recommendation) fell, then would a motion to refuse/approve be considered.

54/20 **19/04441/OUT 10 Welcomes Road, Kenley, CR8 5HD**

Demolition of existing dwelling. Erection of 8 three/four storey dwelling houses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage.

Ward: Kenley

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

Ms Veronica Hempsey and Ms Jane Barrett spoke against the application.

Mr Martyn Avery, the applicant, spoke in support of the application.

Referring Ward Member Councillor Steve O'Connell spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Muhammad Ali with the undertaking from officers that Reserved Matters application for landscaping be returned to a Committee before commencement of the works. This was seconded by Councillor Paul Scott.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 10 Welcomes Road, Kenley, CR8 5HD.

55/20 **19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA**

Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping.

Ward: Old Coulsdon

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

At 7:45pm, Councillor Caragh Skipper left the Council Chamber and returned to the meeting during the consideration of the application at 7:48pm and, in accordance with the Council's constitution, took no part in this item.

Ms Lucia Briault spoke against the application.

Mr Matt Corcoran, the applicant, spoke in support of the application.

Referring Ward Member Councillor Margaret Bird spoke against the application.

Councillor Caragh Skipper announced that they would be abstain from voting on this application as they had not been present for the whole item.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Felicity Flynn with the modification of conditions to allocate parking bays to the ground floor flats through the use of a Car Parking Management Plan condition, that Condition 6 of the report was made a pre-commencement condition and that full details of access to the communal garden areas was made subject to condition to ensure there accessibility. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion was carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 8 Coulsdon Road, Coulsdon, CR5 2LA.

*At 8:26pm the Planning Committee adjourned the meeting for a short break.
At 8:30pm, Councillor Jason Perry gave apologies and left the Committee.
At 8:31pm the Planning Committee reconvened the meeting.*

56/20 **19/04119/FUL 90A Higher Drive, Purley, CR8 2HJ**

Councillor Bernadette Khan informed the committee that she owned a residence on Higher Drive. The Legal Representative advised the committee that Councillor Khan's residence was not directly impacted by the application, being some way from the application site, and that this was not a conflict of interest.

Demolition of the existing dwelling and erection of a four / five storey building comprising of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and landscaping.

Ward: Purley and Woodcote

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

Ms Jennifer Sener, on behalf of Foxley Resident's Association, spoke against the application.

Mr Edd Medicott, on behalf of the applicant, spoke in support of the application.

Referring Ward Member Councillor Steve O'Connell spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Muhammad Ali with the modification of conditions to extend the protection of trees on the rear boundary from five to ten years, that access to the rear of the site was secure and that consideration was given to use of the Section 106 funding towards a car club or other sustainable travel measures. This was seconded by Councillor Felicity Flynn.

The substantive motion was carried with five Members voting in favour, three Members voting against and one Member abstaining.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 90A Higher Drive, Purley, CR8 2HJ.

57/20 **19/02997/FUL 33A Smitham Bottom Lane, Purley, CR8 3DE**

Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.

Ward: Purley and Woodcote

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

Mr Paul Upward spoke against the application.

Mr Barry Hillman, Agent for the applicant, spoke in support of the application.

Councillor Badsha Quadir, on behalf of referring Councillor Simon Brew, spoke against the application. Councillor Badsha Quadir informed the committee that his residence backed the application site and was directly affected by it.

The Legal Representative advised the Committee not to take into account Councillor Badsha Quadir's representations except in so far as they were repeating the referral made by Councillor Simon Brew.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Felicity Flynn. This was seconded by Councillor Muhammad Ali.

The substantive motion was carried with six Members voting in favour and three Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 33A Smitham Bottom Lane, Purley, CR8 3DE.

58/20 **Items referred by Planning Sub-Committee**

There were none.

59/20 **Other planning matters**

60/20 **Weekly Planning Decisions and Performance**

The report was received for information.

61/20 **Planning Appeal Decisions (February 2020)**

The report was received for information.

The meeting ended at 10.08pm

Signed:

Date:

.....

.....

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

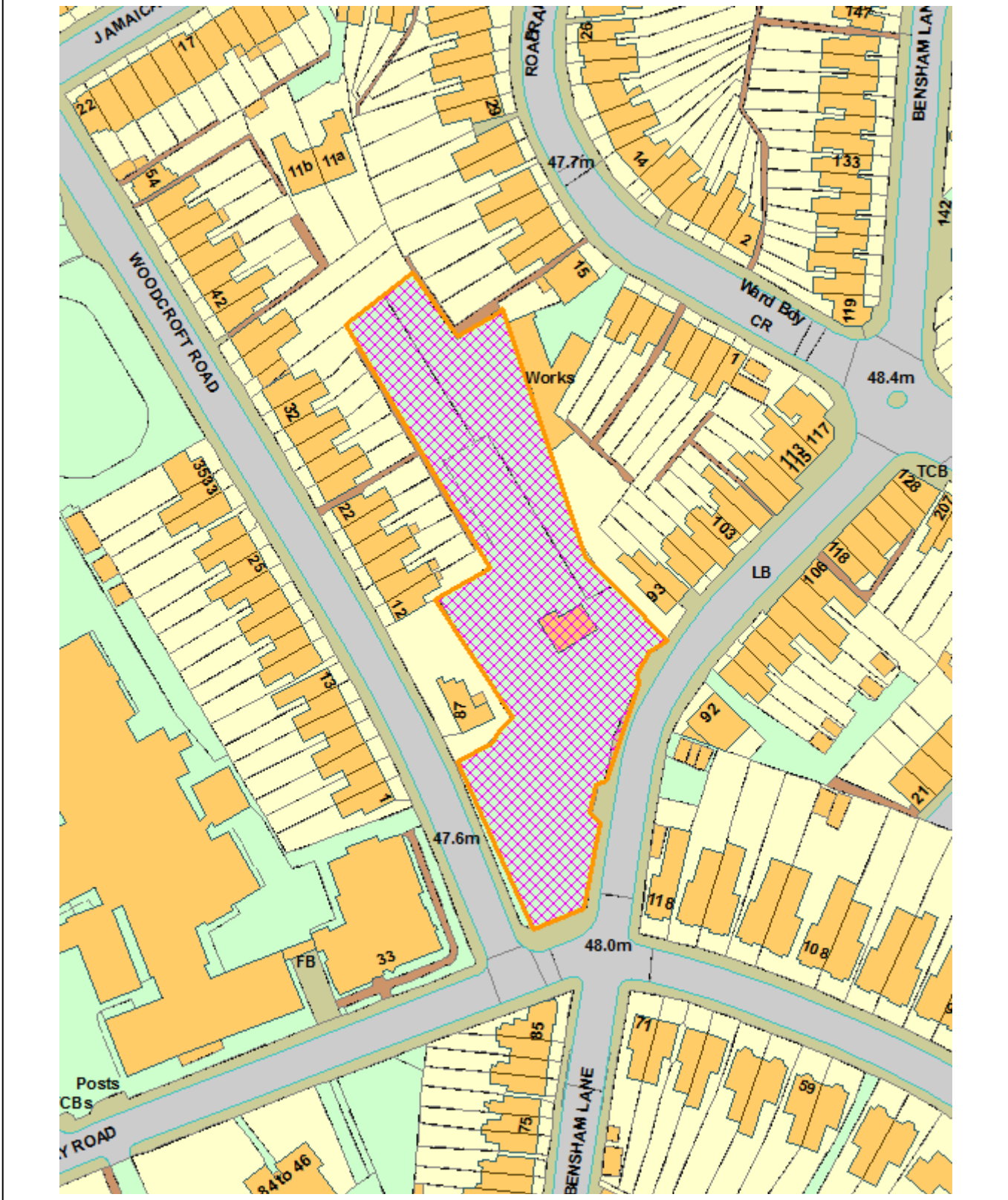
5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

This page is intentionally left blank



This page is intentionally left blank

1 DETAILS OF THE DEVELOPMENT

Ref: 19/05345/PRE
Location: Former Hospital Car Park, Land Adjacent to 93 93 Bensham Lane, Thornton Heath, CR7 7EU
Ward: West Thornton
Description: Redevelopment of car park site and relocation of electricity sub station. Erection of a number of buildings ranging from 2 to 6 stories to create 114 units of temporary accommodation
Drawing Nos: TBC
Applicant: Social Capital Partners Ltd
Agent: DP9 Ltd
Case Officer: Paul Young

1.1 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme, and covers the following points:

- a. Executive summary
- b. Site and surroundings
- c. Proposal
- d. Place Review Panel feedback
- e. Material planning considerations
- f. Specific feedback requested
- g. Procedural matters

2 EXECUTIVE SUMMARY

2.1 The scheme proposes the redevelopment of the car park site and the relocation of the existing sub-station building to facilitate the erection of a number of buildings ranging from 2 to 6 stories to create (circa) 114 units of temporary accommodation, with associated internal and external communal and amenity areas. A flexible community/cafe ground floor use (circa 170m²) is also proposed along with associated public areas at the southern tip of the site which extends along Bensham Lane.

2.2 The scheme has developed through a series of pre-application meetings between including consideration by the Place Review Panel (PRP) on the 5th March. A summary of the Panel's feedback is provided in section 5 of this report.

2.3 Discussions so far have focused on the distribution of scale/bulk/height across the site, the design approach to the development and its visual relationship between the development and surrounding developments (including the locally Listed building), how to best meet the needs of the residents (in terms of services, management, quality of accommodation etc) and the proposed community space and surrounding public and private amenity areas – thier size, management, functionality and how this can be optimised.

2.4 The views of members are sought on the proposals, with particular regard to the issues mentioned above (in paragraph 2.3).

3 BACKGROUND

Site and Surroundings

3.1 The site comprises a former car park (area of 0.45ha) which (until recently) served the nearby Croydon Hospital. It is currently comprised mostly of hardstanding, although a small electricity sub-station building lies close to the vehicular entrance to the site (near 93 Bensham Lane).

3.2 Immediately to the west of the site, on the opposite side of Woodcroft Road, lies number 33 Mayday Road, an attractive 2/2.5 storey locally Listed building. The majority of the other nearby properties (along Bensham Lane and Woodcroft Road) comprise modest 2 storey terraced dwellinghouses.

3.3 The site is irregularly shaped, but given its siting is visible from a number of surrounding roads, including Bensham Lane, Mayday Road, Woodcroft Road and Lodge Road.

Constraints

3.4 The site is allocated (site 499) in the Croydon Local Plan (2018) for the following:

“Consolidation of the Hospital uses on a smaller area of the site with enabling residential development on remaining parts subject to there being no loss of services provided by the hospital in terms of both quantity and quality.”

3.5 This Policy is pasted below:

499: Croydon University Hospital Site, London Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Thornton Heath	CR7 7YE	8.17ha	Various hospital and medical associated buildings along with a staff car park on Bensham Lane	Urban	Medium	Industrial Estates; Large buildings with well defined building line and adjacent to other buildings; Medium rise blocks with associated grounds; Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality		In order to fund improvements to the existing hospital buildings residential development on part of the site may be required. This option is dependent on their being no loss of services provided by the hospital both in terms of quantity and quality.			2021 - 2026	Site is part of a partners' Estate Strategy	77 to 290

3.4 The site has a Public Transport Accessibility Level of 3 (moderate), and lies within an area with a 1 in 100 year (medium) risk of surface water flooding. It lies within, and is surrounded by, controlled parking zones and various other parking and waiting restrictions.

Planning History

3.5 There is just one relevant recent planning application relating to the site and this is outlined in the table below:

Reference	Description	Decision	Date
18/05857/OUT	Re-development of the existing car park to include the erection of a four/five storey flatted block to provide 37 units and the erection of 16 houses ranging from two/three storeys (53 residential units to be provided across the site). Associated car parking and access, landscaping, children's playspace/communal amenity area, cycle and refuse storage. (Access, Layout and Scale Only)	Application Withdrawn	28.02.2019

4 PROPOSAL

- 4.1 The application proposes the redevelopment of car park site and the relocation of the existing sub-station building to facilitate the erection of a number of buildings ranging from 2 to 6 stories to create (circa) 114 units of temporary accommodation. Around 31% of which would be 1 beds (35 units), 53% would be 2 beds (61 Units), and 16% would be 3 beds (18 Units).
- 4.2 The proposed units are specifically designed to be temporary homes for the homeless (referred to as "Stage 1" accommodation) before more permanent accommodation can be found/allocated (referred to as "Stage 2" accommodation). They are not intended for any other use, and therefore they would fall within the 'sui generis' planning use class (NOT C3 like standard residential units)
- 4.3 Internal ground floor communal areas providing laundry facilities and study areas would also be provided for these units (circa 174m²) along with semi-private landscaped/amenity areas to the rear (north of the site) – circa 1000m².
- 4.4 An adaptable community/cafe ground floor use (circa 170m²) is also proposed along with associated public areas at the southern tip of the site which extends along Bensham Lane.
- 4.5 The applicant is a private developer seeking to enter into a lease with the Council's Housing department. This lease will see the developer constructing the development, leaving the Council to rent (at a discounted rate) and manage the resulting accommodation for a period set out in the lease (eg 50 years). The lease will also provide the Council with an option to purchase the land for a nominal fee at the end of the lease period.

4.6 Owing to the above, Council Housing Officers have therefore been feeding into the application prior to, and during, the planning pre-application process to help ensure it meets the needs of the intended occupants.

5 PLACE REVIEW PANEL (PRP) RESPONSE

5.1 The scheme was presented to PRP on 5th March 2020.

5.2 At the time of writing this report, the minutes of this meeting had not been written/finalised. However, an overview of the issues/points raised by the panel is as follows.

5.3 The panel is supportive of the principle of the development, and recognises the importance of substantially improving Croydon's provision of Stage 1 Temporary Accommodation.

- The panel considers that consultation with occupants is needed to gain a better understanding of the general experience of a resident, especially the arrival experience. As a result of this, the proposed joint/combined arrival may need revision to provide privacy at the point of arrival. The panel also recommended more thought be put into the arrangement/function and size of the lobbies/internal circulation spaces in the L-shaped core building, as they seem long and narrow at present.
- Panel stresses that due to large numbers of young occupants/children, the amount and surveillance of external and internal communal spaces is important, and needs further consideration.
- Whilst recognising the desire for high quality landscape design, the panel considers that the overall landscaping strategy is overcomplicated in terms of functionality at present. The panel questions the design of the public realm facing Bensham Lane.
- The panel suggest the design team explore an option where the central amenity space is more protected through a courtyard form.
- The panel is more supportive of the option for increased massing to front part of building facing Lodge Road and for an associated reduction in stories/height on the L-shaped core building (from 6 to 5 stories), subject to articulation in response to the Locally Listed building.
- The panel considers that the visual approach moving South from Woodland Road is stark due to the rapid increase in height from 2 to 6 stories, and recommend this change in scale is better addressed.

- The panel raises concern regarding the value of materials and finishes across the design. The panel is not against the use of high quality materials, but consider that a strategy for materials and finishes based on cost and quality should be developed to maximise value, whilst delivering high quality architecture for public's visual benefit.
- The panel stresses the importance of the public consultation events as a means to ensure that the development builds a good relationship with neighbours.
- The panel supports the general approach to the mews development, but that further development is needed. They suggest that a front amenity/defensible space is needed to the front of these properties to create a buffer, and the deck access should be moved to the central space.
- The panel raises concerns regarding the quality of daylight and outlook reaching to the North Facing units and the external amenity space in/around the core L-shaped building.

6 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of proposed development
- Function, nature, mix, quality and management of accommodation
- Townscape and design
- Impacts on amenities of adjoining occupiers
- Transport, Highways and Servicing of development
- Other considerations (including likely S106 obligations)

Principle of development

6.2 The site is allocated (site 499) in the Croydon Local Plan (2018) for *“Consolidation of the Hospital uses on a smaller area of the site with enabling residential development on remaining parts subject to there being no loss of services provided by the hospital in terms of both quantity and quality.”*

6.3 The proposed scheme would broadly meet this definition, albeit the development would not be standard housing and would not be ‘enabling development’ as such.

6.4 In relation to the second part of the Policy, it is understood that the land which forms the application site was originally owned by the hospital, and that this was only sold off once the hospital had provided evidence that they reconfigured their site/operation (both physically and organisationally) to ensure that the loss of this car park would not generate undue traffic nor compromise the operation of the hospital. The applicant has advised that they have this evidence, although this has not yet been seen by Officers. Otherwise, there are no policies which raise an in principle objection to the loss of car parking facilities

- 6.5 In terms of the provision of the rather 'niche' temporary residential accommodation, Policy 3.8 (Housing Choice) of the 2016 London plan states Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments, and that supported housing needs are identified authoritatively and co-ordinated action is taken to address them in LDF and other relevant plans and strategies. Policy SP2.7(c) of the Croydon Local Plan states that the Council will working with partners to facilitate the provision of specialist and supported housing for elderly and vulnerable people.
- 6.6 Council Housing officers indicate that there is a well evidenced and urgent need for accommodation for the homeless, and there is a statutory requirement for the Council to provide for this need.
- 6.7 It is noted that a community space/café is also proposed near the southern tip of the site. Policy DM19.2 states that the Council will support applications for community use where the proposals:
- a) Include buildings which are flexible, adaptable, capable of multi-use and, where possible, enable future expansion;
 - b) Are accessible to local shopping facilities, healthcare, other community services and public transport or provides a community use in a location and of a type that is designed to meet the needs of a particular client group; and
 - c) Are for a use that is a town centre use, as defined by the National Planning Policy Framework, are located within Croydon Metropolitan Centre or a District or Local Centre, have no more than 280m² of floor space (net) and are in the vicinity of a Neighbourhood Centre, or are a change of use of an existing unit in a Shopping Parade.
- 6.8 It is indicated that the proposed community space/café would primarily act in conjunction with the temporary housing, providing social, educational and cultural features for the residents, but is also intended to be available, and provide a link to, the wider community.
- 6.9 It would be circa 170m² in area, (and would not therefore exceed the 280m² threshold set out in Policy DM19.2), but it would not comply with the second aspect of point c) in that it would not be located on a Shopping Parade, although it would be located in close proximity to one (which lies to the NE along Bensham Lane).

Function, nature, mix, quality and management of accommodation

- 6.10 As noted previously, the proposed accommodation is specialist in nature, designed to meets the needs of a specific user group, and as such, planning policies relating to the mix and quality of standard C3 units would not be applicable in this instance.
- 6.11 In terms of mix, the Council Housing officers have provided feedback on current and future needs relating to "stage I" housing. No single person units are

proposed, and most units are 2 bedroom plus, and so the development would likely house a fair number of children (100 plus). Housing officers have not raised any objections to the mix, but have expressed desire to incorporate a high % (more than 10%) and a good mix of DDA and part DDA compliant dwellings into the development (as these are in the highest demand).

6.12 In terms of the quality of the accommodation, Housing officers indicate that most “stage 1” accommodation currently consists of B&Bs, Hotels and other similar formats, which provide a poor quality of accommodation, particularly for families.

6.13 The proposed modular units would not have private amenity space and are approximately 1/3 smaller in GIA than the standards set out for ‘standard’ units within the 2016 London Plan. However, Housing officers have indicated that these units are of a markedly greater quality than the majority of the existing stock of “stage 1” accommodation. An indicative floor plan of a standard 2 bedroom unit is shown below.



6.14 Notwithstanding the above, owing to the very high demand for “stage II” (permanent) housing, the average stay for occupants in “stage I” (temporary) housing is approximately 2 years, and, as such, given the length of stay and size of the development, it is important that its occupants have access to suitable internal and external communal space and suitable facilities so as to have a satisfactory quality of life whilst staying in these units.

- 6.15 Similarly, given the transient nature of the accommodation (and occupants), and the large numbers which it would accommodate (potentially 300-400 occupants), the management of this accommodation is also important. The Council currently manages a number of similar facilities along London Road (Concord House, Sycamore House and Windsor House) and these three sites provide a total 338 units.
- 6.16 As such, the Council has experience managing these facilities, and the Council Housing team has fed back any issues experienced with these to the applicant during the pre-application discussions. For example, a lack of quiet 'study' space for occupants was raised as an issue in the London Road facilities, and a quiet study area has since been added to the ground floor reception area of the proposed development.

Townscape, Design and impact on heritage assets

- 6.17 A number of the pre-app meetings have been focussed on the design element of the proposal and the distribution of massing across the site.
- 6.18 The current proposal can be broadly split into 3 aspects or 'zones':
- 1) 'The hidden gem' located at the southern tip of the site
 - 2) The L – shaped 'core',
 - 3) The lower rise 'mews' development running along the northern strip of land.
- 6.19 The original proposal focussed a much greater level of massing towards the southern tip (the hidden gem area). Following concerns regarding potential visual dominance and the relationship with the locally Listed building (at 33 Mayday Road), this bulk has been reduced and staggered to a greater degree and the building has been pulled away from the boundary with the public highway to reduce its dominance. Further development of long range views is recommended to demonstrate any potential impacts on this Locally Listed building and the wider area.
- 6.20 Concerns were also raised regarding the visual relationships (and amenity implications) between the core and mews developments and the adjacent two storey dwellings along Woodcroft Road and Bensham Lane (particularly Woodcroft Road), and as a result, part of the mews development was re-sited away from the boundary and the massing of the core situated closest to the dwellings along Woodcroft Road and Bensham Lane was reduced. These changes are highlights in the map below, along with massing diagrams of the development as it stands.

Legend

- Context
- Retaining trees
- Set back upper floors
- The Hidden Gem
- The Mews Street
- Feature Corner
- Increased height for
- Entrance set back
- Improved pedestrian arrival to building
- Linear Playspace
- Parking provision





1. Aerial view looking north east



2. Aerial view looking south west



3. Aerial view looking north west



4. Aerial view looking south east

6.21 In terms of architectural design, in order to provide units quickly and economically to meet the need for this type of housing, the bulk of the development would be modular in form. Notwithstanding, a variation in external materials and finished is proposed to distinguish the 'hidden gem' from the main core. This is illustrated in the CGIs below.

6.22 *Hidden Gem and L – shaped core*



View from the corner of Bensham Lane & Woodcroft Road



View from Woodcroft Road

6.23 *Mews Development to rear*



- 6.24 Materials have yet to be finalised, though a terracotta coloured metallic finish has been put forward for the 'hidden gem' at the southern tip, with a more matted and lighter colouring to the core development and a more traditional stock brick to tie in with the two storey dwellings nearby along Woodcroft Road.

Impact on the amenities of Surrounding Residents

- 6.25 A large number of residential dwellings bound the site, and the development would need to take into account the impacts on neighbouring properties in terms of daylight/sunlight, outlook, privacy, noise and disturbance and other forms of pollution (eg light). Numbers 12-36 Woodcroft Road lie in closest proximity to the bulk of the built development and are therefore appear to be the greatest affected.

Daylight/Sunlight

- 6.26 In pre-application discussions the applicant has indicated that a BRE daylight/sunlight analysis has been undertaken and this has informed the siting of the height/massing of the development to a certain degree. Officers have requested this report and an explanation of this and how this has shaped the design and distribution of massing.

Privacy and outlook

- 6.27 The Council's SPD states that a minimum of 18m should be retained between existing rear facing habitable room windows and any proposed on the new development.
- 6.28 It is noted that during the pre-app discussions, part of the rear mews development was set back from the shared boundary with Numbers 12-36 Woodcroft Road in an attempt to address concerns raised.
- 6.29 The relationship between the Mews and existing windows at 15A Frant Road still requires further testing although it should be noted that this building is in D1 use

and the windows serve secondary circulation spaces, and therefore the weight given to loss of light and outlook to these windows is minimal.

Noise, disturbance and pollution

- 6.30 The scheme would likely house around 300-400 occupants, and as such the use of the site would notably intensify as a result and the dwellings would need to be adequately sound insulated and external lighting sensitively used to avoid adverse disturbance/harm to nearby residents. It is noted that the development would reduce the amount of car fumes on the site and some reduction in this form of pollution is therefore likely as a result of the proposal.

Transport, Highways and Servicing of Development

- 6.31 As noted previously, the site has a PTAL of 3 (moderate). The site historically was used as a car park. It is understood that the land which forms the application site was originally owned by the hospital, and that this was only sold off once the hospital had provided evidence that they reconfigured their site/operation (both physically and organisationally) to ensure that the loss of this car park would not generate undue traffic nor compromise the operation of the hospital. The applicant has advised that they have this evidence, and officers have requested that this be submitted in any forthcoming application (preferably before).
- 6.32 In terms of the proposed development, a significant number of units are proposed, although given these are for temporary units for the homeless it is considered that car ownership would be very low. Irrespective of this, the site is surrounded by controlled parking zones and so the council would ask the applicant to enter an agreement precluding residents (or staff) from obtaining parking permits. Subject to this, no increase in parking pressures would result in the local area.
- 6.33 Notwithstanding this, the council would seek the provision of a small number of accessible parking spaces and EVCP bays to Draft London Plan, the exact number may be related to the number of DDA units proposed. The applicant currently shows 3 accessible spaces accessed via the existing access from Bensham Lane and no obvious issues are apparent in this regard.
- 6.34 It has not currently been demonstrated that a fire appliance and/or a refuse vehicle can enter the site if required, although at this stage it appears that there is sufficient space for this to be achieved. It is noted that the servicing requirements for this type of use could be quite intensive.
- 6.35 No cycle parking area is currently shown. There are no specific cycle parking standards for this type of use, however it appears that the standards for student accommodation (currently 1 space per 2 bedrooms) appears to be most applicable in this case. Exact provision will be discussed once the design reaches a more finalised stage.
- 6.36 It is also noted that as well as the community space/café, the applicant is also exploring the installation of a small bicycle workshop designed to work in conjunction with 'The Bike Project'. The bike project is a community of civilians,

cyclists, mechanics and volunteers who take second hand bikes, fix them up in a workshop and give them to those in need.

Other considerations

6.37 In At this stage it is envisaged that some planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the Heads of Terms, but it is anticipated that these would include the following:

- Restriction on use of premises
- Employment and training
- Air Quality
- Community use plan
- Car parking permit restrictions
- Public realm delivery and maintenance
- Highway works

7 SPECIFIC FEEDBACK REQUESTED

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

1. Amount and distribution of scale/bulk/height across the site.
2. Design approach to the development and elevational details including materiality
3. Visual relationships between the development and surrounding developments (including Locally Listed building).
4. How to best meet the needs of the residents (services, management, the quality of accommodation and the amount of communal space - internal and external)
5. The proposed community space – its size, management, functionality and how this can be optimised.

8 PROCEDURAL NOTE

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

PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 ROLE OF THE COMMITTEE MEMBERS

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

4. THE ROLE OF THE CHAIR

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

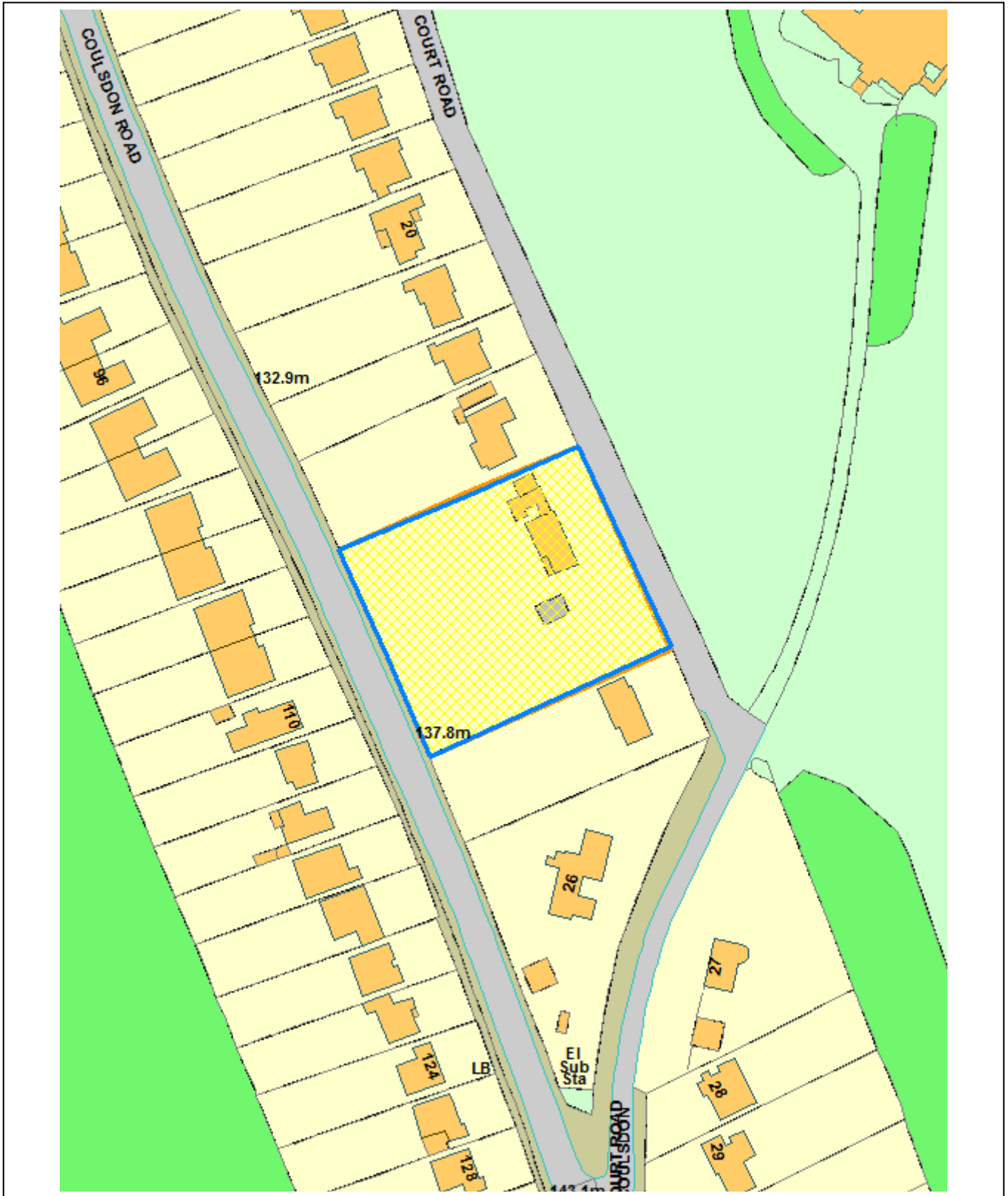
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

This page is intentionally left blank



This page is intentionally left blank

1.0 APPLICATION DETAILS

Ref: 19/04535/FUL
 Location: 24 Coulsdon Court Road, Coulsdon, CR5 2LL
 Ward: Old Coulsdon
 Description: Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear; erection of 2 x four-bedroom semi-detached houses on the frontage; formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping.
 Drawing Nos: PL-050-Rev.18 (Proposed Site Layout/Roof Plan/Landscape Plan), PL-051-Rev.18 (Proposed Site Layout Ground Floor), PL-052-Rev.18 (Proposed Site Layout First Floor), PL-053-Rev.18 (Proposed Site Attic Floor), PL-060-Rev.02 (Construction Logistics Plan), PL-150-Rev.18 (Proposed Ground Floor Apartments M4(3) & M4(2)), PL-151-Rev.18 (Proposed First Floor Apartments), PL-152-Rev.18 (Proposed Roof Plan), PL-160-Rev.18 (Proposed Ground Floor Houses Front Coulsdon Court Road), PL-161-Rev.18 (Proposed First Floor Houses Front Coulsdon Court Road), PL-162-Rev.18 (Proposed Attic Floor Houses Front Coulsdon Court Road), PL-163-Rev.18 (Proposed Roof Plan Houses Front Coulsdon Court Road), PL-170-Rev.18 (Proposed Ground Floor Plan Houses to Rear), PL-171-Rev.18 (Proposed First Floor Plan Houses to Rear), PL-172-Rev.18 (Proposed Attic Plan Houses to Rear), PL-173-Rev.18 (Proposed Roof Plan Houses to Rear), PL-250-Rev.18 (Proposed Apartment Elevations 01), PL-251-Rev.18 (Proposed Apartments Elevations 02), PL-260-Rev.18 (Proposed Elevations Houses Facing Coulsdon Court Road 01), PL-261-Rev.18 (Proposed Elevations Houses Facing Coulsdon Court Road 02), PL-270-Rev.18 (Proposed Elevations Houses to Rear 01), PL-271-Rev.18 (Proposed Elevations Houses to Rear 02), PL-300-Rev.18 (Site Elevations 01), PL-301-Rev.18 (Site Elevations 02)

Applicant: Macar Developments
 Agent: Paul Lewis
 Case Officer: Joe Sales

	2 bed	4 bed
Existing		1
Proposed flats	1 (3 person) 3 (4 person)	
Proposed Dwellings		5 (6 person)

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
14	8 (apartments only)

- 1.2 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received, it has been referred by a Ward Councillor (Councillor Bird) and committee consideration has been requested by Hartley & District Residents' Association (HADRA).

2.0 RECOMMENDATION

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

Conditions

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions.
2. Details of materials to be submitted.
3. Hard and soft landscaping including boundary treatment and retaining walls to be submitted.
4. Details of child's play space to be submitted for approval.
5. Details (materials, height) of refuse collection enclosures to be submitted to and approved prior to occupation.
6. Details of electric vehicle charging point to be submitted.
7. Details of the privacy screens to the apartments to be submitted.
8. Details of site specific SuDS and flood mitigation measures to be submitted.
9. Details of visibility splays to be submitted.
10. Parking spaces to be laid out within the site in accordance with the approved plans.
11. Construction of the development to be carried in accordance with the approved Construction Logistics Plan.
12. Development to be constructed in accordance with the approved Tree Protection Plan and Arboricultural Statement.
13. Removal of permitted development rights to houses.
14. No additional windows in the flank elevations.
15. 19% Carbon reduction
16. 110 litre Water usage
17. Time limit of 3 years
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Ecology consideration
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Erection of a two-storey building providing 4 x two-bedroom flats, a terrace of 3 x four-bedroom houses at the rear; erection of 2 x four-bedroom semi-detached houses on the frontage.
- Provision of 14 car parking spaces.
- Provision of associated refuse and cycle stores.
- Provision of private amenity space for all dwellings.
- Retention of the existing house with alterations to its associated amenity space.

3.2 During the course of the application amended plans have been received which amended the designs of the proposed dwellings however, these changes were not considered significant enough to re-notify the neighbours. The changes included the following:

- Amendments to the site layouts including boundaries of proposed and existing amenity space.
- Front doors have been introduced to all of the houses.
- Removal of the central window from the frontage of the pair of semi-detached dwellings.
- Addition of a prominent front door to the block of apartments towards the rear of the site.
- Minor internal alterations as a result of the relocation of the front doors.

Site and Surroundings

3.3 The application site comprises the residential curtilage of a detached two storey dwelling house on the south west side of Coulsdon Court Road.

3.4 The surrounding area is residential in character, mostly consisting of detached properties set in large plots. The immediate neighbouring properties have wide frontages, which narrow as you travel down Coulsdon Court Road. Opposite the site is Coulsdon Manor Golf Club, designated as Metropolitan Green Belt, an Archaeological Priority Area and a Locally Listed Historic Park and Garden.

- 3.5 The site itself has no designations in the Croydon Local Plan (CLP) (2018), but there is a Tree Preservation Order (TPO) covering trees on the site. Coulsdon Road to the rear is a classified road.
- 3.6 The application site has a poor PTAL of 1b. The District Centre of Coulsdon is 0.9 miles from the site.

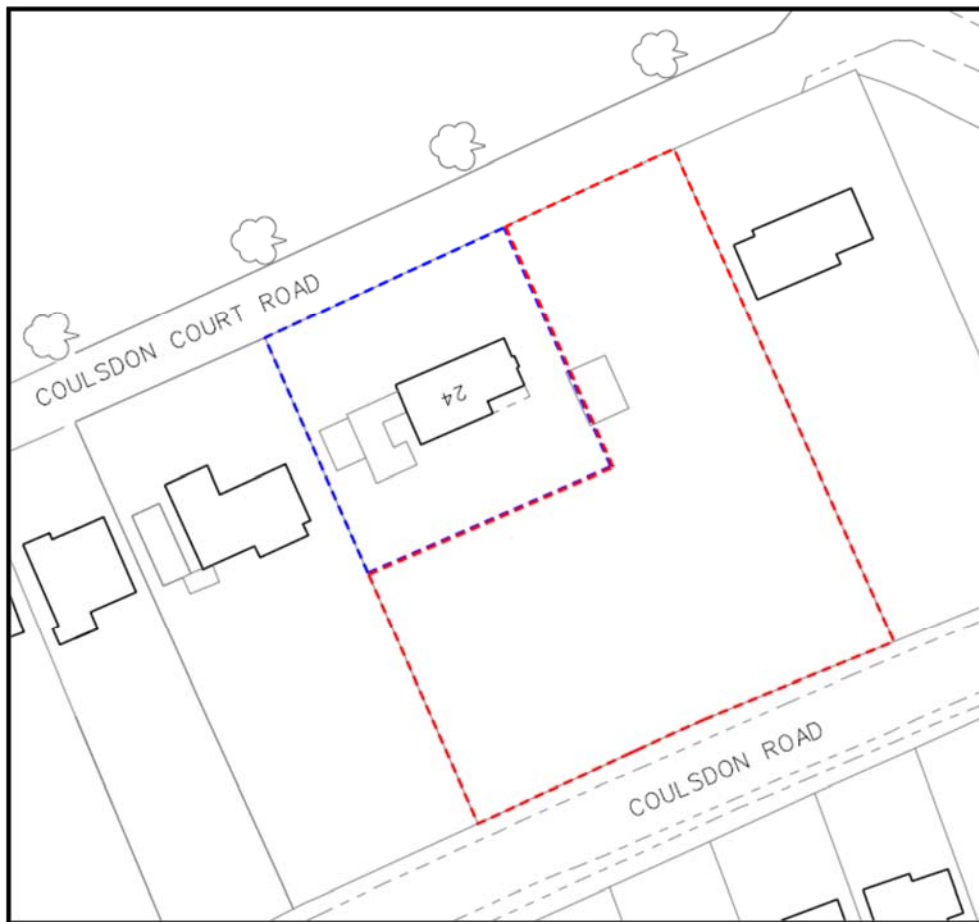


Fig 1: Location Plan

Planning History

- 3.7 The following planning history is relevant to the application site.

18/05485/FUL Erection of 2 x three storey buildings to rear of site comprising 8 flats and erection of 1 x three storey dwelling fronting Coulsdon Court Road, with creation of associated vehicular accesses, parking and landscaping

REFUSED 22nd of March 2019.

- 3.8 The proposed development was considered to be an underdevelopment of the site which resulted in a failure to make efficient use of the land and therefore not optimising the contribution towards the borough's need for different types of housing, linked mainly to the provision of a large, 6-bed, family house at the front of the site. Furthermore, the development would be out of keeping with the

character of the locality and detrimental to the visual amenity of the street scene by reason of its layout, siting and footprint.

- 3.9 A subsequent appeal was allowed on the 2nd of August 2019. In summary the inspector stated that ‘apart from a small number of properties on Coulsdon Court Road, most of them fill the width of their plats, leaving little separation to the boundaries with a double width hardstanding area situated to the front. Some of these have low level brick walls with few or no hedges or trees along their front boundaries.’
- 3.10 It was therefore concluded that the proposed development would have an acceptable relationship with the existing streetscene and would not be harmful to the character or the appearance of the wider area.
- 3.11 In terms of the underdevelopment of the site, the Inspector noted that planning policies require land to be used efficiently. However, it was considered unlikely that the site could accommodate much more built form because of the need to protect the character and appearance of the area, the constraints imposed by trees on the site and the requirement to provide an access to the rear to develop this part of the site.
- 3.15 The Inspector noted that the target in SP2.7 is for homes with three or more bedrooms, i.e. not solely for homes with 3 bedrooms and the proposed 6-bedroom unit therefore met this policy aim. Furthermore, the Inspector had not been provided with any data regarding the number of new dwellings on allocated sites expected to have 3 or more bedrooms, or the number that have thus far been built. Consequently, it was unknown what percentage of the 30% overall target in SP2.7 was to be met from allocated sites, or what percentage had been delivered.
- 3.16 The Inspector concluded that the land would be used efficiently and that the proposed development would accord with sub paragraphs SP2.1, SP2.2 and SP2.7 of Policy SP2 of the CLP and the requirement of section 11 of the National Planning Policy Framework (the Framework) to use land effectively. Accordingly, a greater number of dwellings to trigger affordable housing provision would not be justified on this occasion.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- Sustainability aspects can be controlled by conditions.
- Access, parking and turning arrangements are acceptable.

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 12 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 23 Supporting: 1

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

Objection	Officer comment
Design and appearance	
Overdevelopment of the site.	Addressed within Townscape and Visual Impact section.
Out of character.	Addressed within Townscape and Visual Impact section.
Impact on amenities of neighbouring properties	
Loss of light to neighbouring properties.	Residential Amenity for Neighbours section.
Overlooking and loss of privacy for neighbours.	Residential Amenity for Neighbours section.
Landscape/Trees	
Impact to existing trees.	Assessed within Trees & Landscaping section.
Transport and Parking	
Negative impact on highway safety.	Addressed within Access & Parking section.
Parking overspill.	Addressed within Access & Parking section.

No construction logistics plan submitted.	Addressed within Access & Parking section.
---	--

- 6.4 Councillor Margaret Bird referred the application to Planning Committee and raised objections on grounds of development which is not in keeping with the existing area and concerns relating to highways safety.
- 6.5 The Hartley & District Residents Association have also objected to the proposals as a result of overdevelopment, lack of an arboricultural assessment, parking provision, highways safety, loss of privacy to neighbouring properties as a result of overlooking, lack of a health impact assessment, lack of child's play space and that a Construction Logistics Plan did not form part of the application.
- 6.6 The residents association also raised an issue with regards to the public consultation of the application however, the council have carried out the consultation in accordance with the The Town and Country Planning (Development Management Procedure) (England) Order 2015 and are satisfied that the immediate neighbours were notified accordingly.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
- Promoting sustainable transport;
 - Delivering a wide choice of high quality homes;
 - Requiring good design.
- 7.3 The main policy considerations raised by the application that the 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

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

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- 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

7.7 Emerging London Plan

7.8 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum

(significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

- 7.9 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.10 It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.11 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the Planning Committee are required to consider are as follows:
1. Principle of Development
 2. Townscape and Visual Impact
 3. Housing Quality for Future Occupiers
 4. Residential Amenity for Neighbours
 5. Access and Parking
 6. Sustainability and Environment
 7. Trees and Landscaping
 8. Other Matters

Principle of Development

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.

- 8.3 The application is for 9 new dwellings, providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of residential intensification is supported.
- 8.4 Strategic policy 2.7 states that the council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. A strategic target has been set for 30% of all new homes up to 2036 to have three or more bedrooms. The proposals provide 4 four-bedroom dwellings which contribute to meeting this target.
- 8.5 Policy DM10 provides detailed guidance, setting out that proposals should respect the development pattern, layout and siting; scale, height, massing and density; and appearance and materials of the area. At para DM10.4e it states that *"development in the grounds of an existing building which is retained [should retain] a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area... for the host property after the subdivision of the garden"*
- 8.6 The current rear garden area of the existing dwelling, number 24, measures at approximately 1517m². The proposed development would result in the host property having a rear garden of 10.2m in length and a rear garden area of 250m². As such it meets the detailed criteria of policy DM10 which states that the retained garden must be a minimum of 10m in length and half or 200m² of the retained rear garden of the existing and retained garden.
- 8.7 The proposal and principle of development is therefore considered to be acceptable in this regard and meets the tests as set out within Policy DM10 of the Croydon Local Plan.

Townscape and Visual Impact

- 8.8 The existing garden is large in size and it has therefore been established that the principle of development is acceptable within this location. The majority of the buildings on Coulsdon Court Road comprise of two storey detached dwellings. Features of the dwellings include traditional pitched roofs with clay tiles, brick/white render facades with timber features to the elevations.

Site Layout/Massing

- 8.9 The Suburban Design Guide states that where a development is within a rear garden it should be subservient to accord with Policy DM10.1 of the Croydon Local Plan. The development can be read as three separate blocks and comprises 5 houses in the form of a pair of semi-detached and terrace of three dwellings, as well as a separate block comprising 4 apartments.
- 8.10 Furthermore, it is stated within the Suburban Design Guide that a separation distance of 18m should be provided between all new development and existing 3rd party dwellings. The proposals provide 18 metres between the existing

dwelling, no.24, and the proposed terrace of three houses which is sufficient space when assessed against the Suburban Design Guide.

8.11 The height of the proposed buildings are two storey with accommodation in the roof space which respects the existing built form of the immediate area whilst also complying with section 2.10 of the Suburban Design Guide.



Fig.2 Proposed Site Plan

8.12 A new access to the south of the existing dwelling will allow vehicles to enter and exit the development. The other dwellings will have designated car parking spaces situated outside of the block comprising the apartments and to the front and sides of the terrace of three dwellings. Given that the proposed parking layout does not dominate the proposed site plan, the parking and access arrangements are not considered to have a minimal impact on the character of the area and are compliant with objectives of the Suburban Design Guide.

8.13 The orientation of the proposed buildings have been designed so that they all front onto Coulsdon Court Road. Coulsdon Road runs along the rear of the site however, given the topography of the land which is set up from the highway and

the narrowness of the road, it is considered that the current site arrangement is the most practical in terms of causing minimal impact to the character and street scene of the existing area.

Street scene

- 8.14 Although the proposed scheme differs slightly from the scheme that was allowed at appeal ref. **APP/L5240/W/19/3226118**, the acceptability of the development in terms of the impact to the street scene has been established as set out within the Inspector's report which is now a material consideration when assessing this planning application.
- 8.15 It was stated within the Inspectors report that the dwellings along the street fill the width of their plots and therefore the infill of the garden area to the side of the existing house would be acceptable. It was concluded that the proposed development would have an acceptable relationship with the streetscene and would not be harmful to the character or the appearance of the wider area.
- 8.16 Furthermore, front driveways and hardstanding are a common feature to the front of the existing properties along Coulsdon Court Road. Given this common feature of the existing street scene, the proposed parking and entrance arrangements which will front directly onto Coulsdon Court Road are considered acceptable and will cause minimal harm the existing street scene.



Fig.3-Coulsdon Court Road Street scene Elevation

Semi-Detached Houses

- 8.17 The proposed building which comprises the semi-detached dwellings fronts onto Coulsdon Court Road. The design of the building has been informed by features which can be found within the immediate area such as the brick walls, hanging tiles and the gable features located on the front elevation.
- 8.18 The dwellings are served by two front doors which are seen from the street scene which ensures that they are read as two separate dwellings. A dormer is

located within the roof of the proposed dwellings and a modern window is situated within the apex of both gables.

8.19 Through the use of traditional features the proposed dwellings are considered to cause minimal impact to the street scene and integrate into the wider area through respecting its character.



Fig 4.Semi-Detached Dwellings Front Elevation

Terraced Dwellings

8.20 The terraced dwellings located to the rear of the site have been designed with similar materials to those used on the pair of semi-detached dwellings. The use of gables and dormers ensure that the building integrates into the character of the existing area.

8.21 The proposed building comprises three separate entrances which ensures that the building is read as three dwellings. The proposed fenestration of the building also assists in presenting the building as 3 units.



Fig.5-Terraced Dwellings Front Elevation

8.22 As with the semi-detached dwellings, the use of traditional features and materials ensures that the proposed terraced of three dwellings cause minimal impact to the existing street scene and integrate into the wider area through using materials its character.

Apartments

8.23 The apartment block has been designed to integrate into the proposed development as well as the wider area.

8.24 The roof comprises a hipped roof, a common feature found within the existing street scene. A clear and legible access has been provided on the front elevation which is consistent with the proposed and existing buildings within the existing area. This access is situated under a flat roof which comprises a terrace for flat no.3. Whilst this is not a common feature found within the local area, given that the apartment is set back from the road and that it will provide amenity space for the proposed flat, on balance, this element of the building is acceptable.



Fig.6-Appartments Front Elevation

8.25 As mentioned previously, all of the proposed buildings will incorporate traditional features such as red brick for the external walls as well as hanging tiles on the first floor level. The proposals will include prominent gables to the front elevations of the terraced and semi-detached dwellings as well as pitched roofs. White Upvc Georgian style windows will be used for the fenestration of the building and it is considered that all of these traditional features are consistent with those found along the street.

8.26 Therefore, having considered all of the above, against the backdrop of housing need as well as the allowed appeal officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

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

8.27 The proposed houses provide living accommodation on the ground floor levels such as kitchens and living areas whilst the bedrooms are located on the upper floors. The dwellings provide a generous amount of living space and the proposed fenestration ensures that the houses are served by sufficient daylight. Furthermore the units provide sufficient outlook for the occupiers of the properties.

8.28 The proposed apartments are arranged over one floor and the layouts have been rationalised to provide functional spaces. The amenity spaces for the apartments are all accessed off the living room and a further amenity space is located off the bedroom no.1 within apartment 3. All of the proposed units are dual aspect and have good access to light and outlook.

- 8.29 With regard to external amenity space, the London Housing SPG states that a minimum of 8-11sqm of private outdoor space should be provided for 4 bedroom dwellings and 6-7sqm is required for 2 bedroom dwellings. All of the units provide sufficient amenity space which is in accordance with the London Housing SPG and the Croydon Local Plan. A communal amenity space area is provided to the side of the block of flats which is considered to be conveniently sited for the units.
- 8.30 In terms of accessibility, one of the apartments has been designated as an M4 (3) unit to be accessed by a wheelchair user to ensure that 10% of the proposed residential units are M4 (3) compliant. The proposed wheelchair accessible dwelling has direct access onto the private amenity space allocated for these units which will also be secured by secured by condition.
- 8.31 The 3 terraced dwellings houses are M4(2) compliant as they provide step free access into the building with a WC, kitchen and living facilities located on the ground floor where the front step free access is located.
- 8.32 The proposed steps to the pair of semi-detached dwellings facing the street scene are required due to the topography of the land and as the proposed building is set down from the existing street. It is therefore not possible to provide a ramp to these dwellings as this would've been too steep to accommodate a wheelchair user and would have resulted in significant clutter at the front of the site.
- 8.33 The development is considered to result in a high quality development including 9 new dwellings, five of which are family houses, all with substantial amenities and overall providing an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

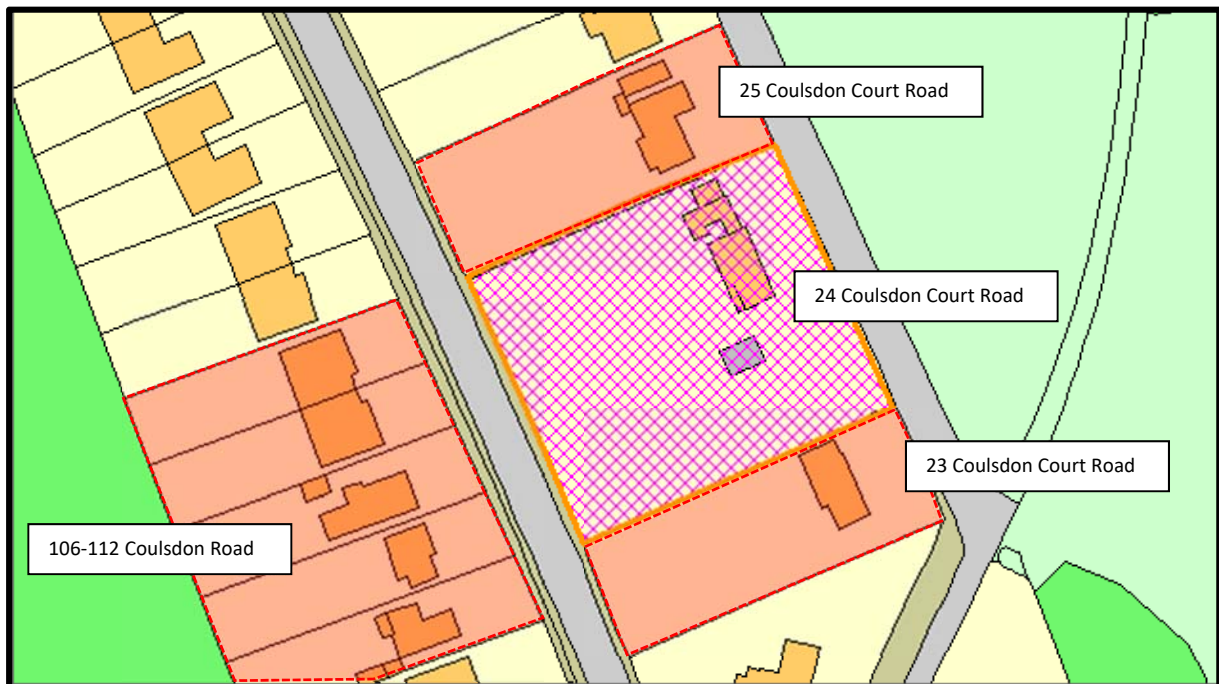


Fig.7: Neighbouring properties affected

8.34 The main properties that would be affected by the proposed development are the existing dwelling at 24 Coulsdon Court Road as well as the properties at 23 and 25 Coulsdon Court Road. The houses to the east of the site will also be affected (106-112 Coulsdon Road).

8.35 The location and orientation of the proposed dwellings has been designed so that the front elevations of all 4 buildings including the existing dwelling all face towards the north-east. This design ensures that the privacy of the proposed and existing dwellings is retained as there is a significant distance between the existing and proposed front and rear elevations.

24 Coulsdon Court Road

8.36 The outlook and amenity of the residents at the existing dwelling will change as a result of the proposed development. In terms of the separation distances between the existing dwelling and the new buildings, these are compliant with the aims of the Suburban Design Guide which aim to protect the amenity of 3rd party dwellings when such development on existing gardens is proposed. The separation distance of 18m ensures that there is no adverse impact to the outlook or amenity of the existing occupier. Furthermore, the retention of the 10m in length of the existing garden will mitigate any impact of overlooking

25 Coulsdon Court Road

8.37 Number 25 Coulsdon Court Road is located to the south of the site and comprises a detached dwelling. The proposed pair of semi-detached dwellings

does not intersect the 45 degree line, in plan or elevation, measured from the centre of the nearest window serving a habitable room of the ground floor. The proposal is located on the north side of this building and so would have a minimal impact on light. In this regard the impact of the proposals are considered acceptable when assessed against the Suburban Design Guide.

8.38 It should be noted that there is a window which serves a bedroom towards the front of the building on the flank elevation, but it is considered to be secondary, as there is a main window in the front elevation. Whilst it is considered that the proposal will change the outlook of this window the separation distance of 25.6m between the proposed and existing building is sufficient to cause minimal impact and the front window would be unaffected.

8.27 With regards to the apartment block to the rear of the site, the separation distance is over 18m and is compliant with the Suburban Design Guide. This is sufficient space to ensure that there is minimal impact to the adjoining occupiers in terms of outlook and amenity.

23 Coulsdon Court Road

8.28 23 Coulsdon Court Road is located to the north of the proposed development site. The existing detached dwelling is situated 3m away from the boundary separating numbers 24 and 23. The buildings to the rear would be approximately 19.5m from its rear elevation which is sufficient to ensure that the amenity and outlook of the adjoining neighbouring property is retained whilst also meeting the aims and objectives of the Suburban Design Guide.

106-112 Coulsdon Road

8.29 These properties are located to the east of the proposed development and will look onto the rear of the terrace of 3 dwellings and the block comprising 4 apartments. The separation distance between these properties and the proposed development is 30m and given that that Coulsdon Road is situated between the proposed and existing dwelling, there will minimal impact caused on the amenity or privacy of the adjoining occupiers along Coulsdon Road.

Access and Parking

8.30 The site has a PTAL rating of 1b which means that it has relatively poor access to public transport (with Coulsdon Town Railway Station/Coulsdon South Railway Station and Coulsdon District Centre a 20 minute (1 mile) walk away).

8.31 It is proposed to create 14 off street car parking spaces, with direct access off Coulsdon Court Road. It should be noted that the existing driveway of number 24 Coulsdon Court Road will be retained to provide car parking to the existing house.

8.32 The proposed parking provisions are in accordance with the London Plan and meet the standards as set out within table 6.2.

- 8.33 It is therefore considered that whilst the proposal sits towards the upper level of parking provision, this is not overall considered to be a reason to refuse the application.
- 8.34 The entrance to the site will utilise the existing highway crossover which is currently in use. The width of the access will be 3.7m and the road will exceed the 4.8m depth away from the public highway as set out within the Suburban Design Guide. With regards to visibility splays, details of these will be secured by condition.
- 8.35 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. Details and provision of the EVCP will be conditioned.
- 8.36 Concern has been expressed with regard to construction vehicles accessing the site. Prior to any works taking place on site, a Construction Logistics and Management Plan has been submitted to the council as part of the planning application and this has been approved by our Impact Assessment Engineer. A condition has been proposed which will ensure that all works are carried in accordance with the approved Construction Logistics and Management Plan.
- 8.37 Given that some of the residential units are family houses it is considered that cycle and refuse storage can be provided within the curtilage of the houses or within the garden areas of the proposed units.
- 8.38 A refuse store and collection point is located within the curtilage of the site which will serve the apartment block. The intention is that refuse vehicles will be able to enter the site and exit in forward gear. A tracking diagram has been provided to demonstrate that the site can accommodate this. The Suburban Design Guide recommends that any refuse store must be located within 20m from the existing street, for collection purposes and 30m from the front door of the proposed dwelling. The proposed location of the refuse store exceeds this limit, however, given that a refuse truck can enter and exit the site in forward gear it is considered that this arrangement is acceptable. Officers are satisfied that the bins can be adequately serviced and a condition is recommended to secure full details for the design of these. It is therefore considered that the proposed arrangement, on balance, is acceptable.
- 8.39 The access to the refuse point will be secured in order to prevent any anti-social behaviour from occurring in the sheltered entrance area and full details of this arrangement will be secured by condition.
- 8.40 Cycle storage for the apartments is located externally, however given the size of the site it is considered that on balance this arrangement is acceptable. Full details of the cycle store will be conditioned to ensure that a secure cycle store system is implemented.
- 8.41 It should be noted that the parking provision is similar to that of the appeal decision ref. APP/L5240/W/19/3226118 which was allowed and therefore the

amount of parking as well as the principle of the proposed access arrangements has been established.

Environment and Sustainability

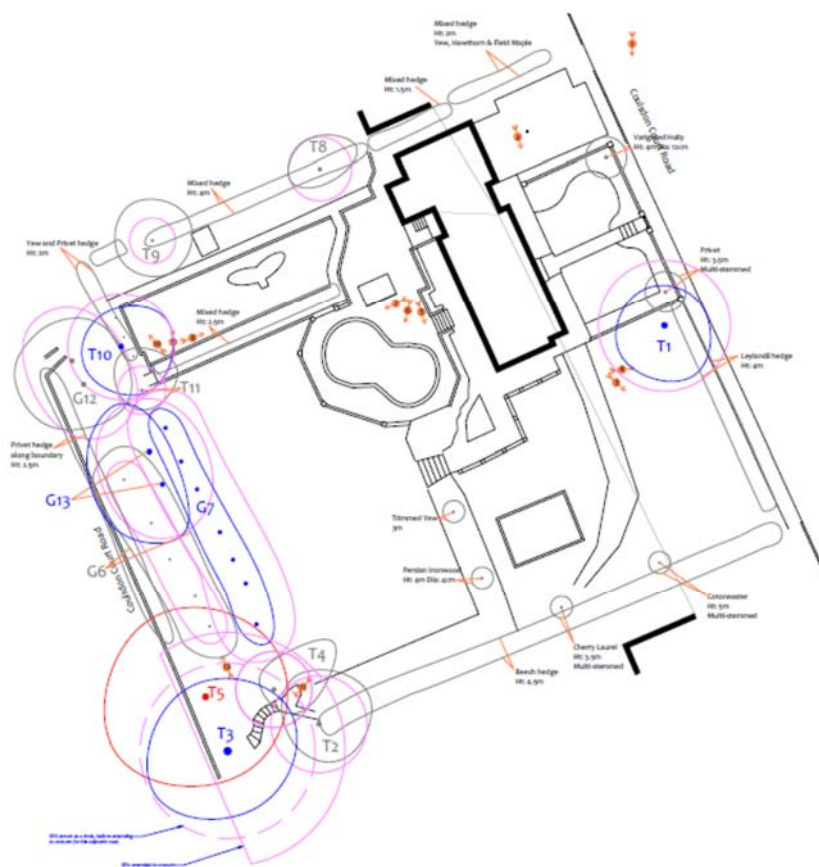
8.42 Conditions can be attached to the decision notice should the planning committee resolve to grant planning permission, to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

Food Risk

8.43 Coulsdon Road, which runs behind the site to the east is located within an area of low risk with regards to surface water flooding. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS) and the FRA outlines that SuDS measures should be installed, using a soakaway to infiltrate the water. A condition requiring site specific SuDS measures would be imposed by way of condition on any planning permission, alongside the other recommendations of the Design and Access Statement.

Trees and Landscaping

8.44 There is an area Tree Preservation Order within the addresses of no. 24, 25 and 26 Coulsdon Court Road (26, 1985). The proposals seek to retain all of the



existing protected trees on site and new trees are proposed as part of the new development.

Fig 8: Existing Tree Plan

- 8.45 A full tree and arboricultural assessment have been submitted as part of the planning application. The Tree Protection Plan has been reviewed by the council's tree officer and is considered acceptable and will be conditioned as part of the decision notice.
- 8.46 There is no objection from a tree perspective with regards to the landscaping proposals and the impact to the existing trees, subject to the submission of a detailed landscaping scheme which will be secured by a suitable condition.

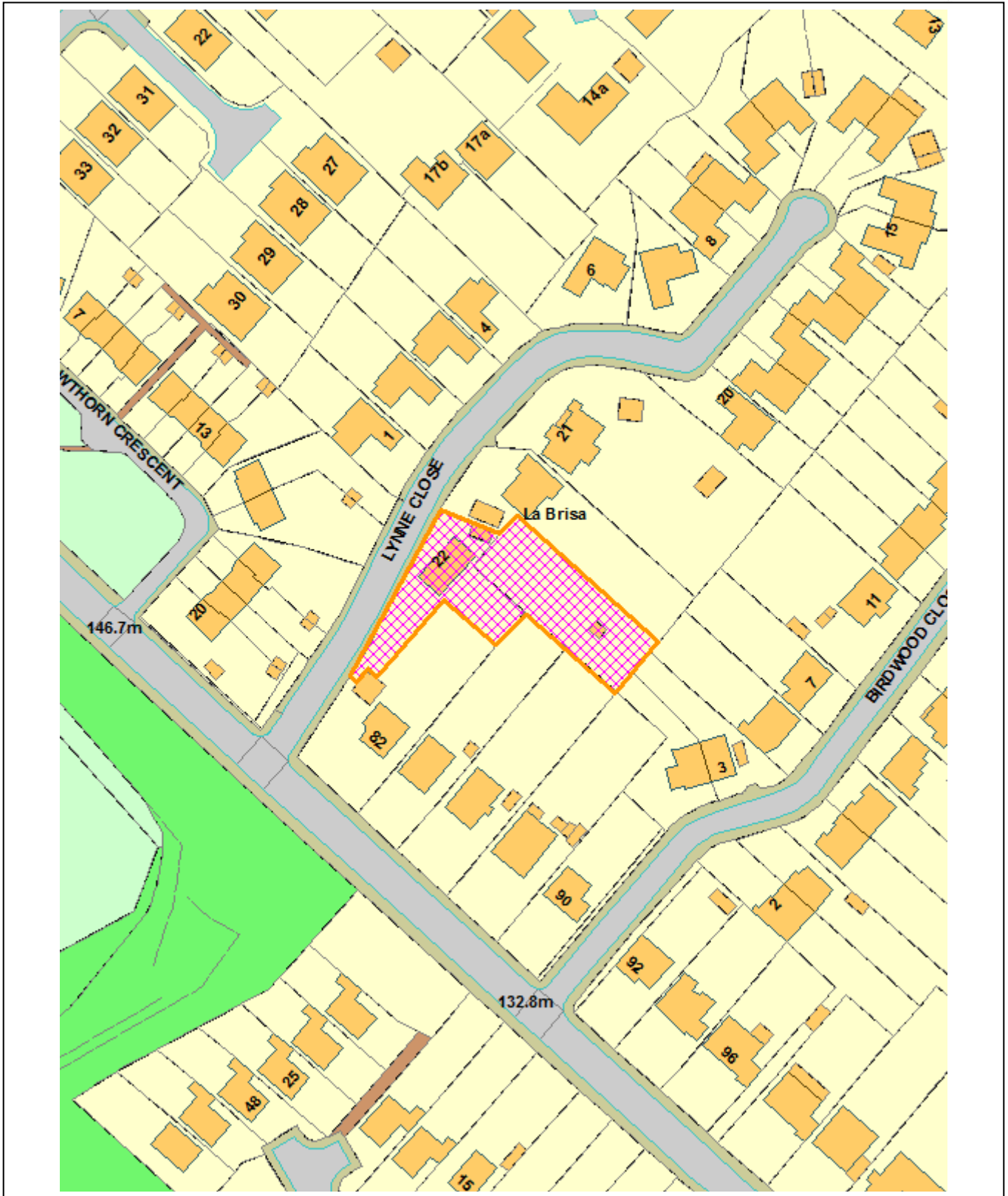
Other matters

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

Conclusions

- 8.48 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers. The impact on the highway network is considered acceptable with sufficient car parking being made available in an area of a low PTAL. Therefore, the proposal is considered to be in accordance with the relevant policies.
- 8.49 All other relevant policies and considerations, including equalities, have been taken into account.

This page is intentionally left blank



This page is intentionally left blank

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/04191/FUL
 Location: 22 Lynne Close South Croydon CR2 8QA
 Ward: Selsdon Vale And Forestdale
 Description: Demolition of existing bungalow and erection of a three storey building with accommodation in the roofspace, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.
 Drawing Nos: Site Plan 3884/4 received 04.09.2019, Layout 3884 Rev A received 12.03.2020, LG FP - 3979/1 Rev B received 12.03.2020, G FP - 3979/2 Rev B received 12.03.2020, F FP - 3979/3 Rev B received 12.03.2020, S FP - 3979/4 Received 29.11.2019, R P 3979/5 received 16.03.2019, S S - 3979/12 Rev B received 12.03.2020, F E - 3979/6 Rev B received 12.03.2020, R E - 3979/9 Rev B received 12.03.2020, S E - 3979/7 received 12.03.2020 & N E - 3979/8 received 29.11.2019; Flood Risk Assessment report WFR-FRA-2019/09/Q32 dated 17th October 2019; Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan dated 6th August 2019 and PARKING STRESS SURVEY & ANALYSIS Revision Dec 19.
 Applicant: Mr Lee Richardson of LPR Design
 Case Officer: Peter Milles

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

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received. Furthermore, the application was referred to planning committee by Councillor Stuart Millson (Selsdon Vale and Forestdale Ward).

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:
Conditions
1. 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. Details of facing materials
4. Obscure glazed window openings
5. Hard and soft landscaping to be submitted
6. Construction Logistics Plan
7. Details of refuse and cycle storage, boundary treatments
8. Trees protection plan and arboricultural report
9. Drainage - Details in accordance with Flood Risk Assessment Report
10. M4 (1), (2) and (3) compliance
11. Details of the play space and landings to side access ramp
12. 19% reduction in CO2 Emissions
13. 110l Water Restriction
14. Reinstatement of the existing vehicular crossover in Lynne Close
15. Construction of a new vehicular crossovers in Lynne Close
16. Highway survey
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

1. CIL
2. Party Wall Act 1996
3. Code of practise for Construction Sites
4. Highways – site and highway boundary details, surface water discharge
5. Highways – costs associated with highway works
6. Demolition guidance
7. Demolition notice
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached 3 bed bungalow.
- The erection of a three-four storey building with accommodation within the lower level and roof space to provide 9 flats, 4 of which will be 3 bedroom family units.
- Provision of private and communal external amenity space as well as children's play space.
- Provision of 6 off-street spaces.
- Provision of associated refuse/cycle stores.
- Land alterations.

3.2 Amended plans were received showing an amended design/appearance, land levels, access and internal layout. No re-notification was conducted because the amendments did not lead to a material change in circumstances.

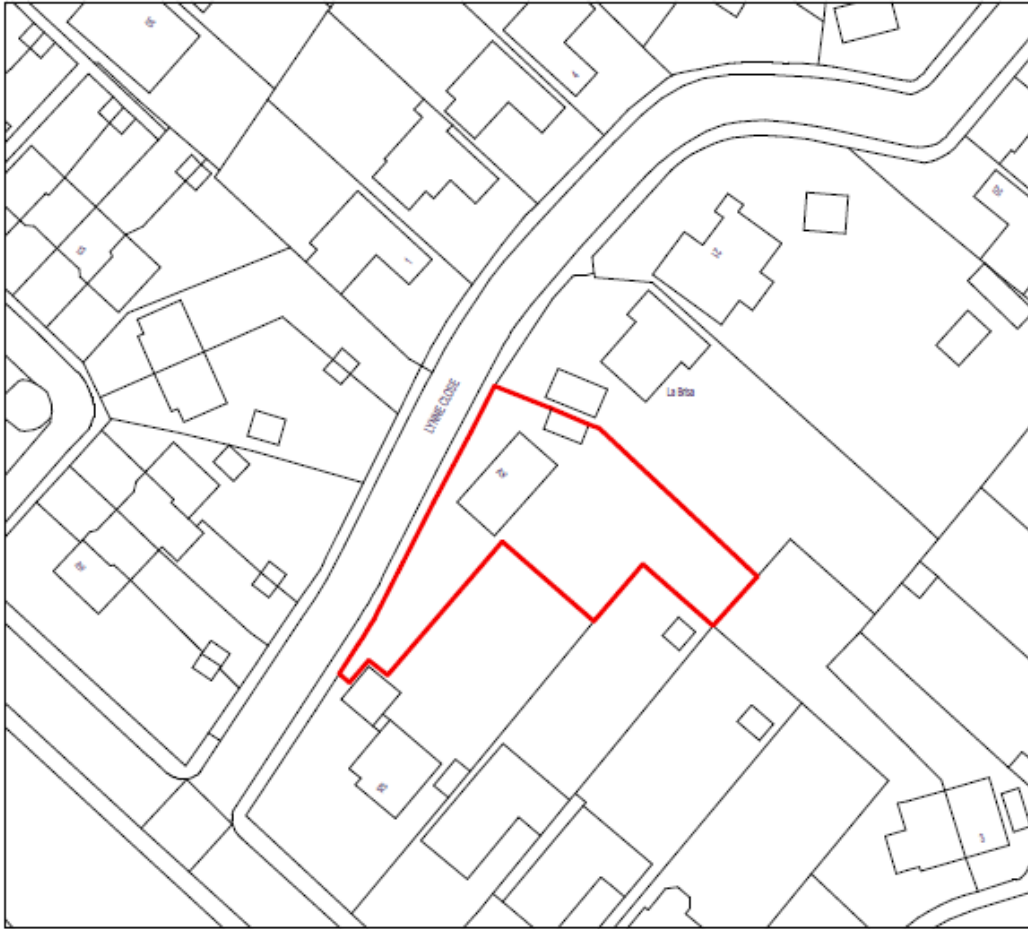


Figure 1: Site location plan showing dwellinghouse.

Site and Surroundings

- 3.3 The application site lies on the eastern side of Lynne Close and is irregular in shape. The site is currently occupied by a single storey detached dwellinghouse (bungalow) that is positioned towards the front boundary. There is a detached garage located to the northern side of the dwellinghouse. Land levels fall from west to east (front to the back of site).
- 3.4 The surrounding area is residential in character and is comprised of a variety of dwelling types and sizes. There are no site specific constraints that would impact upon the development potential of the site and neither is the site subject to a formal tree preservation order. The site has a Public Transport Accessibility Level (PTAL) of 1b; therefore it is considered to have poor access to public transport. The application site is at low risk of riverine or surface water flooding. There are no other constraints affecting the application site as identified by the Croydon Plan.

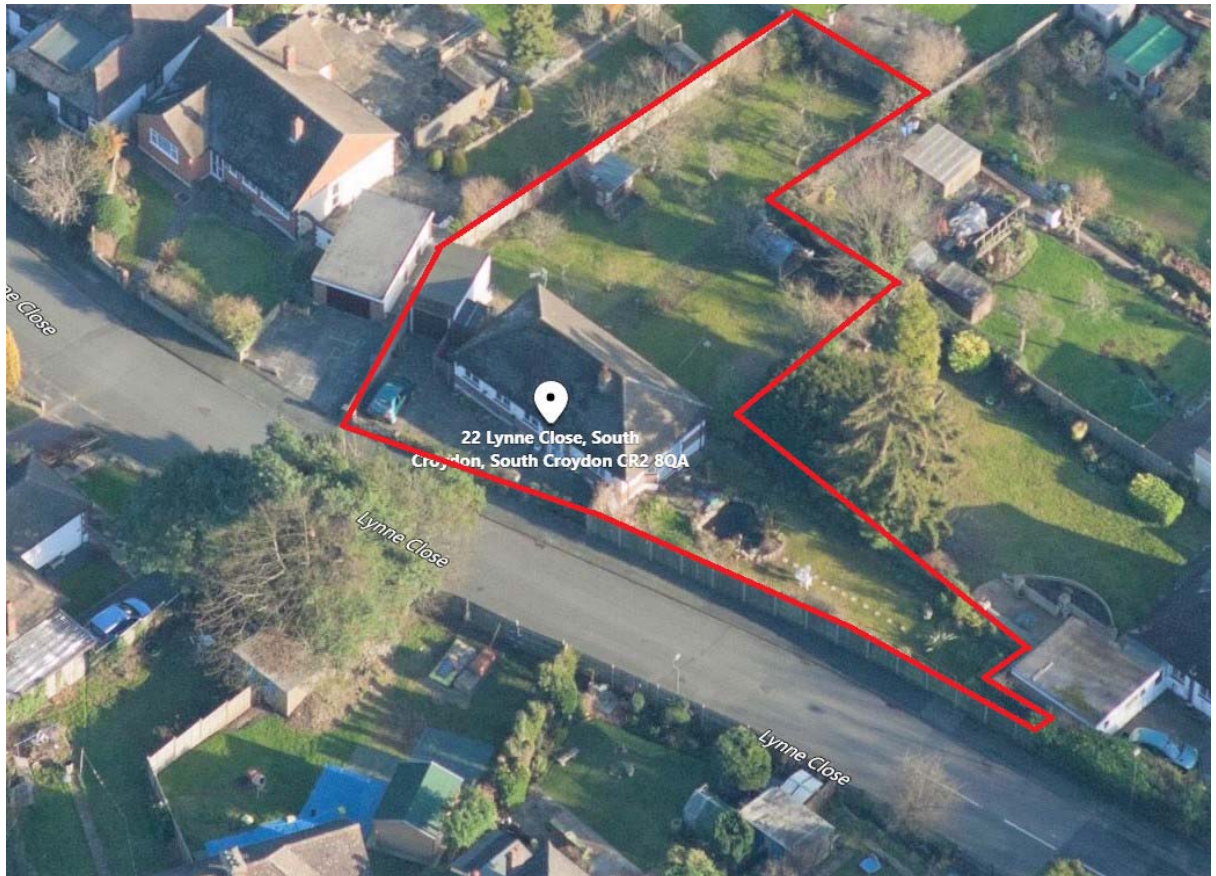


Figure 2: Aerial street view highlighting the proposed site.

Planning History

- 3.5 19/01681/PRE - Proposed demolition of existing bungalow and erection of 3storey block of flats to create 9no. self contained units with 5n off street parking spaces – Letter dated 02.05.2019
- 3.6 18/05216/PRE - demolition of bungalow and erection of 9 flats – Letter dated 11.12.2018

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide an appropriate mix of units including 4 x three-bed family sized units and 5 x two-bed units.
- The proposed development would be of an appropriate mass, scale, form and design that would respect the established built form of the surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- Subject to the imposition of conditions, the proposed development would not have an adverse impact on the operation of the highway.

- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 67 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, the MP for Croydon South and a local ward Councillor 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 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 and highlighted as follows:

Summary of objections	Response
<i>Principle of development</i>	
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.21
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
An unwelcome precedent	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.4 – 8.5
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.20
Excessive scale, height and massing	Addressed in the report at paragraphs 8.7 – 8.20
Over intensification – Too dense	Addressed in the report at paragraphs 8.7 – 8.20
Visual impact on the street scene (out of character)	Addressed in the report at paragraphs 8.7 – 8.20
Harm to the suburban character	Addressed in the report at paragraphs 8.7 – 8.20
Number of storeys	Addressed in the report at paragraphs 8.7 – 8.20
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.21 – 8.29

Loss of light	Addressed in the report at paragraphs 8.21 – 8.29
Loss of privacy	Addressed in the report at paragraphs 8.21 – 8.29
Overlooking	Addressed in the report at paragraphs 8.21 – 8.29
Neighbour outlook/ views	The site is not within a designated policy protected view corridor. The property owner or occupiers right to a view is not a material planning consideration in this instance.
Disturbance (noise, light, pollution etc.)	Addressed in the report at paragraphs 8.21 – 8.29
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.35 – 8.42
Inadequate provision of off-street parking	Addressed in the report at paragraphs 8.35 – 8.42
Negative impact on highway safety	Addressed in the report at paragraph 8.35 – 8.42
Refuse and recycling provision not sufficient	Addressed in the report at paragraph 8.40
<i>Other matters</i>	
Impact on / loss of existing trees	Addressed in the report at paragraphs 8.44
Impact on wildlife and biodiversity	Addressed in the report at paragraphs 8.45
Impact on flooding	Addressed in the report at paragraph 8.47
Construction disturbance	Addressed in the report at paragraph 8.41
Increased pressure on local infrastructure and services	Addressed in the report at paragraph 8.48
Impact on value of neighbours properties	It is not a planning consideration
Covenants	This would be a civil matter and not a material planning consideration.
Not a wide enough public consultation	The obligations for undertaking public consultation for the proposed development have been fulfilled in accordance with Article 15 of the Development Management Procedure Order through postal notification of the application to neighbouring properties. A wider letter box drop was undertaken than what is statutorily prescribed.
Re-notification after amendments	Addressed in the report at paragraph 3.2

- 6.3 Councillor Stuart Millson (Selsdon Vale and Forestdale Ward) has referred the application to committee and raised the following issues:
- Overdevelopment of the site.
 - Out of character.
 - Impact to the streetscene.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

7.4 Consolidated London Plan 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
- 7.4 Local Character
- 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
- DM37 – Coulsdon

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

7.8 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State

and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

- 7.9 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

The Principle of Development

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas

play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Lynne Close consists of detached and semi-detached houses.
- 8.4 Local Plan Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of 3 bed units and the loss of units that have a floor area less than 130 sq.m. The existing property has a floor area of 70 sq.m and is a 3 bed bungalow; however, on the basis that this would be replaced with 4 family size units, which would result in a net gain of family accommodation which is considered acceptable.
- 8.5 The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (285 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, optimising the site's housing output whilst respecting the local character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity) in line with Policy 3.4. As such the principle of the scheme is supported.

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

- 8.7 The existing property which includes a detached house and a detached garage is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace the dwellinghouse with 9 units across a single building fronting Lynne Close.
- 8.8 The surrounding area includes a mixture of one storey and two storey dwellings. The existing immediate neighbouring dwellings at La Brisa Lynne Close and No.82 Old Farleigh Road (corner site at the junction with Lynne Close) are single storey detached houses. The properties at the rear of the application site are two-storey detached dwellinghouses. Single storey bungalows can be seen in the street scene adjacent to two storey houses.
- 8.9 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide a three-four storey property providing a high

quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.

- 8.10 The Suburban Design Guide states that where surrounding dwellings are predominantly two storey detached dwellings, new development should seek to accommodate an additional storey within the roof space. As the lower ground level is set below the level of neighbouring properties at the highway Lynne Close, the proposed development would be one storey taller than the adjacent houses and would incorporate accommodation within the roof space. The proposed height would therefore be compliant with the Suburban Design Guide.
- 8.11 The proposal creates an acceptable scheme which is a positive addition to the area. The proposed front would have double gables, large windows and a recessed entrance. The front, rear and southern side would have external balconies. Those to the front and rear are proposed to be recessed and would be integrated into the design of the building. The first floor side balcony would be well screened and would not be an overly intrusive feature in the streetscene. The design of the building gives the appearance of a large detached dwelling with a front door. Two storey flat roofed sections are proposed to the sides to provide bay window elements. Whilst these are unusual features in the area, they would be successfully integrated into the building due to the choice of materials and well set back from the front elevation. The building would use a range of traditional materials such as dark red and grey bricks to the front, side and rear elevations, anthracite grey window frames and dark red roof tiles.



Figure 3: Front elevation of proposed building.



Figure 4: Streetscene elevation

- 8.12 The use of the red bricks is predominant on the rear elevation to match the colour of the roof tiles. Given the topography of the land, to mitigate the dominant appearance of the rear elevation, grey bricks have been used on the ground floor and dispersed around the first floor at the balcony and under the eaves. Furthermore the use of grey re-constructed stone banding between the levels and around the recessed balconies ensure that there is not an overall dominant appearance when viewing the building from the rear or neighbouring gardens.
- 8.13 Whilst the building would have a greater footprint than the existing house, given the layout of surrounding buildings and that the proposed building will be set down from the existing highway, the impact on the street-scene would be acceptable. The separation distance between the proposed and existing buildings to La Brisa Lynne Close and No.82 Old Farleigh Road will be around 9m and 28m respectively. The separation between the proposed and neighbouring buildings ensures that the rhythm of the street scene is retained.
- 8.14 The Suburban Design Guide states that Croydon's topography presents many opportunities for new development in semi-submerged lower floors with level access on one side of a property. In other settings, it may be possible to provide fully submerged basements or lower-ground floor development, however these are often considered to be uncharacteristic of suburban settings and need to be carefully designed to minimise any negative impacts on the streetscene.
- 8.15 A sloping topography can provide opportunities to work with the landscape to achieve greater footprints which extend beyond neighbouring elevations by stepping the building mass. By stepping built form down a slope, impacts on neighbours can be avoided. It is important that the rhythm of stepping follows the gradient of the slope to avoid large built form protruding from the hillside.
- 8.16 The building has optimised the use of land levels on this site and the lower ground floor units have been designed so that the proposed occupiers will benefit from direct access to amenity space which is located within the existing garden area.
- 8.17 Access driveways, forecourt parking and retaining walls to properties are features commonly found on Lynne Close. The existing driveway will be replaced by a pedestrian path entrance to the building and rear building access, with 6 parking bays being located on the southern side of the building away from

the neighbour La Brisa Lynne Close. 5 car parking spaces would be located in a forecourt car park with an additional disabled parking bay accessed directly from the highway.



Figure 5: Proposed Site Plan

8.18 The proposed parking forecourt would be softened through the use of landscaping which would be located around the front boundary of the site and between the parking area and proposed building. Given that the parking areas and residential amenity space/existing highway is separated by landscaping, the hardstanding and retaining walls would not have an overly dominant or incongruous impact on the visual amenities of the area or the street scene.

8.19 The proposal would overall result in a development that would respect the pattern and rhythm of the neighbouring area given the design of the building, and its appearance from the roadside would be that of a large detached dwelling. The style, design and appearance of the dwelling will not harm the appearance of the street scene.

8.20 Therefore, 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 the local character.

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

8.21 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure.

8.22 The main properties that would be potentially affected by the proposed development are as follows:

- 1 Lynne Close.
- 15, 16 and 17 Hawthorn Crescent.
- La Brisa Lynne Close.
- 82 and 84 Old Farleigh Road.
- 1 and 3 Birdwood Close.



Figure 6: Proposed Block Plan

La Brisa Lynne Close

8.23 La Brisa Lynne Close is located on the northern site boundary. The proposed building would be setback from the neighbouring dwellinghouse by 9m. Whilst

the proposal would be set back and deeper than the neighbour, the lower ground floor would be set down into the ground. When assessed against the Suburban Design Guide, the proposed rear elevation wall would not encroach into the “rule of thumb” 45 degree angle, taken from the rear windows (either horizontally or vertically). The existing side facing flank door provides external access to the kitchen. The bungalow at La Brisa benefits from a main pedestrian entrance via a front gate from Lynne Close and a large set of rear facing doors to the rear terrace and garden from the primary living space. The side flank door is not considered to be unreasonably impacted in this instance as it is not the primary pedestrian access to the principle building frontage, is un-neighbourly in its location at the side of the dwelling, is setback from the side boundary and is intervened by the properties detached garage.

8.24 Overall it is therefore considered the proposal would not be unduly overbearing or cause an unacceptable loss of outlook for the neighbouring property at La Brisa, Lynne Close.

8.25 The use of oriel windows with an additional obscure glaze window panel is consistent with the approach outlined in the Suburban Design Guide for non-direct side facing views of a neighbour in close proximity. The rear balconies would all be recessed and screened to the side and as such, should limit overlooking sideways and into the rear garden. As a result it is considered the proposal would not cause any undue loss of privacy or amenity to the neighbouring property.

1 Lynne Close and 15, 16 and 17 Hawthorn Crescent

8.26 These detached and semi-detached dwellings are located on the opposite side of Lynne Close. Whilst the proposed development would be substantially larger than the existing dwelling, given the distance between these properties, the intervening road and that they are set higher due to topography, the level of overlooking from the front of the proposed development across the street would be limited. Further the use of landscape planting is considered appropriate to soften the appearance of the forecourt parking and is recommended as a condition of approval. It is therefore considered the impact on the amenity and outlook of the occupiers of these dwellings is minimal.

82 and 84 Old Farleigh Road

8.27 These dwellings to the south at No.82 and No.84 Old Farleigh Road have a separation distance of a minimum 28m between the habitable rooms of the proposed building and the detached dwellinghouses. The use of oriel windows with an additional obscure glaze window panel assists to minimise amenity impacts. Regarding balconies, a single side flank balcony is proposed on the first floor of Unit F which looks out towards the two properties, and the recessed rear elevation balconies outlook is eastward. The Suburban Design Guide discusses that overlooking of a neighbouring garden can be introduced where sensitively designed beyond the first 10m from the neighbouring dwellinghouse. Taking into account the separation distances, the sensitive design through the use of screening and positioning, as well as mature trees within the neighbouring

rear gardens, overall it is considered that the amenities of the adjoining occupiers would not be detrimentally impacted in this instance.

- 8.28 Regarding noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would however increase the number of vehicle movements to and from the site within the forecourt parking area. It is considered that through a non-transparent acoustic barrier in the form of a shared boundary fence being installed along the shared boundary with No.82, headlight and noise impacts could be satisfactorily mitigated. By including a recommended condition of approval to implement this measure, it is not considered that the car parking area would be overly harmful to the amenities of neighbouring occupiers.

1 and 3 Birdwood Close

- 8.29 These residential properties are located to the rear of the application site with the rear gardens being around 32 metres in depth. The rear wall of the proposed development would be sited a minimum depth of 15 metres from the rear boundary. Therefore given the depth of the neighbouring gardens the window to window separation would be large at beyond 47 metres. The scheme would therefore maintain adequate light, outlook and privacy. There are existing mature trees and hedges along the rear boundary which also increase screening between the proposed development and the existing houses on Birdwood Close and therefore the loss out of outlook and amenity to these properties would be minimal.

The effect of the proposal upon the amenities of future occupiers

- 8.30 The Nationally Described Space Standards (NDSS) 2015 provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor and storage area.
- 8.31 For each unit, the use of oriel windows with an additional obscure glazed window has been provided to ameliorate any direct impact on neighbouring properties from overlooking, whilst still allowing for a suitable level of daylight/ sunlight and outlook for future occupiers. All units are dual aspect. The applicant has provided section drawings which when scaled show that habitable bedrooms would meet the 25 degree test. Therefore the level of sunlight, daylight and outlook would be acceptable for these rooms. The unit's would have satisfactory access to private and communal amenity space which meets the required standards.
- 8.32 The local plan also requires all flatted development to provide new child play space in addition to community amenity space. In terms of the child play space, this is indicated on the site plan and further details would be secured through use of planning conditions.
- 8.33 In terms of accessibility, the ground floor units would have step free access from the front door and to the refuse store. The building is four storeys but each flat's

entrance would be no more than three storeys to the entrance to the building although journeys from the top floor to the communal garden would be over four floors. The London Plan makes clear that there should be flexibility with the provision of lifts on smaller schemes. Whilst the inclusion of a lift shaft would provide level access to all units, it would have had significant impact on viability and would have certainly reduced the number of rooms and/or units and would have reduced the capacity of the site to optimise the number of units that can sustainably be achieved. In such circumstances, the London Plan advises that units above or below the ground floor should satisfy M4(1), which is achievable. The ground floor units can achieve M4(2) and (3) apart from with regards to access to the garden area. In view of the particular site circumstances and in order to protect the character of the street scene against the backdrop of housing need, the proposal is considered acceptable without providing level access to the upper floors.

- 8.34 Overall, the development is considered to result in a high quality development, including an uplift in family accommodation, and would offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

The impact on transport / highway

- 8.35 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP (2018) sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 11 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such, a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.36 The site is not located in a controlled parking zone. 6 on-site parking bays are proposed. While the low PTAL is acknowledged and a greater parking demand is likely, the proposed scheme would provide 50% parking provision of the maximum 11 spaces permitted on site. In support of the application an on-street parking survey was undertaken following the accepted Lambeth methodology. The findings stipulate that up to 81 spare parking spaces are available in the immediate area on Council adopted highways including Lynne Close, Birdwood Close and Hawthorne Crescent. The parking survey's figures are however exaggerated as it does not take into account areas required for manoeuvring on Hawthorne Crescent. When only using a more realistic figure for Hawthorne Crescent and in addition to the other identified available spaces within the immediate area, parking stress will be well below (calculated at 51.5%) of the 85% that is assessed as being at capacity, with 32 spaces available. Therefore there is significant spare on-street parking capacity to accommodate the

development and unrestricted parking space along the surrounding highway network which could accommodate an overspill of 5 vehicles on streets close to the site.

- 8.37 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 6 off-street parking spaces and these would need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions. Regarding the two crossovers, in particular the direct parking space for the disabled parking bay, it is considered that there is sufficient capacity and sightlines available to allow for the safe operation of the highway and pedestrian network. The two crossovers are proposed within the sites 40m property frontage to Lynne Close. Between the two proposed crossovers would be a 6m separation distance along the kerb. The nearest neighbouring crossover along the kerb at 20m is the crossover at La Brisa Lynne Close, with this being a significant separation distance. Further there would be 30m in distance between the disabled car space crossover and the junction at Old Farleigh Road. Therefore the dual crossover's are satisfactory in respect to highway safety and operation and in line with policy.
- 8.38 The formation of a new vehicle crossover and reinstatement of the existing crossover in Lynne Close have been conditioned.
- 8.39 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and it is recommended to be secured by way of a condition. The proposed cycle store is to be secure and weather proof with an indicative storage facility elevation provided. The store is to have space available for the provision of 5% of spaces to be Sheffield stands for adapted or wider bikes, and is to provide for 18 spaces to comply with the London Plan and CLP 2018. Use of the facility will be encouraged by locating in the rear garden. A condition is recommended to ensure that the side access pathway has landings to allow it to be used more easily.
- 8.40 The refuse arrangements would be acceptable for a 9 units scheme by providing 1 x 1100ltr landfill receptacle; 1 x 240ltr general waste bin, 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling which has been accommodated within the site. The refuse store would be located attached to the building and is proposed to be setback behind the principle building frontage to Lynne Close. The store materials and finishes are of a high quality and the design is sympathetic to and ties in with the appearance of the main building.
- 8.41 Representations have raised concern that construction works would be disruptive and large vehicles could cause congestion and damage to the highway. Taking into account the sites location within a residential area, a Construction Logistics Plan (CLP) is recommended through a condition to ensure the LPA maintains control and that the development progresses in an acceptable manner.

8.42 Subject to conditions, the proposal is considered acceptable on transport and highway grounds.

Impact on trees and wildlife

8.43 While it is noted that the site benefits from a number of trees and soft landscaping, the site is not covered by a Tree Preservation Order, nor is the site within a Conservation Area so trees on the site are not subject to planning controls.

8.44 A tree survey report submitted by the applicant did not identify any significant vegetation within the site worthy of retention, the findings of which are supported by Council's Trees officers. A landscape plan is recommended to be included as a condition of approval to identify where existing trees and planting can be retained. The tree survey report however identified 2 x Category B trees and a Category C tree of significance within the garden of No.82 Old Farleigh Road. To ensure no impact from development to these significant trees occurs during construction, tree protection measures of the root protection zone are mitigation measures included in the report and are recommended to be conditioned accordingly.

8.45 In terms of wildlife and biodiversity, the site is not in a protected area and there is insufficient evidence especially given the characteristics of the site (residential property with garden) to suggest that there is protected flora and fauna on site.

Sustainability Issues

8.46 Many elements of sustainability have been addressed in this report through the design of the scheme and to be secured by conditions where recommended. Further conditions are recommended to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

Other Matters

8.47 The site is located in Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)) as identified by the Environmental Agency and lies within an area at low risk of surface water flooding. A Flood Risk Assessment has been provided including mitigation measures such as rain gardens, appropriate location of permeable paving, tanked storage and tested infiltration. It is recommended a condition is attached for the development to be in accordance with the Flood Risk Assessment (including mitigation measures) and for further attenuation measures to be provided in the form of a 100 litre water butt.

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

Conclusions

- 8.49 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above policies, subject to the provision of suitable conditions.
- 8.50 All other relevant policies and considerations, including equalities, have been taken into account.

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

This page is intentionally left blank

PLANNING COMMITTEE AGENDA

26th march 2020

Part 8 Other Planning Matters

Item 8.1

Report of: Director of Planning and Strategic Transport Author: Pete Smith	Title: Weekly Planning Decisions
---	--

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 2nd March and 13th March 2020.
- 1.4 During this period the service issued 181 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 4 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 181 decisions issued, 21 were refused (11.7%). Therefore the approval rate for last reporting period was 88.3%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. The only notable decision is listed below
- On 6th March 2020, planning permission was refused for the construction of a 2 storey 3 bed house and a 2 storey block of 4 apartments to the rear of 34 and 26 Riddlesdown Road (LB19/05914/FUL). The reasons for refusal focused on the failure of the scheme to retain adequate amenity space for the host property at 36 Riddlesdown Road alongside the failure to enter into a S.106 Agreement to secure enhancements to the rear service road.

This page is intentionally left blank

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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

Ref. No. :	19/05826/HSE	Ward :	Addiscombe East
Location :	36 & 38 Chaucer Green Croydon CR0 7BN	Type:	Householder Application
Proposal :	Demolition of existing outbuildings, erection of linking single-storey side extensions between No.36 and No.38, erection of single-storey rear extension to No.36 and associated alterations.		
Date Decision:	13.03.20		

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00086/HSE
Location : 436 Lower Addiscombe Road
Croydon
CR0 7AJ
Proposal : Installation of vehicle crossover.
Date Decision: 04.03.20

Ward : Addiscombe East
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00103/FUL
Location : 363 Lower Addiscombe Road
Croydon
CR0 6RG
Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope.
Date Decision: 06.03.20

Ward : Addiscombe East
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00174/FUL
Location : 86 Outram Road
Croydon
CR0 6XF
Proposal : Alterations involving conversion of existing house in to 6 self contained flats.
Date Decision: 11.03.20

Ward : Addiscombe East
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00233/HSE
Location : 164 Dalmally Road
Croydon
CR0 6LX
Proposal : Erection of single-storey side/rear extension.
Date Decision: 10.03.20

Ward : Addiscombe East
Type: Householder Application

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. : 20/00057/HSE
Location : 65 Clyde Road
Croydon
CR0 6SZ

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of three storey rear extension to replace the existing two storey rear additions

Date Decision: 05.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00143/HSE
Location : 17 Warren Road
Croydon
CR0 6PE

Ward : Addiscombe West
Type: Householder Application

Proposal : Retrospective application for erection of front porch extension.

Date Decision: 06.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00805/DISC
Location : Land Adjacent To East Croydon Station And
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Discharge of condition 21 (Tree protection) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses

Date Decision: 06.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00013/HSE
Location : 61 Lucerne Road
Thornton Heath
CR7 7BB

Ward : Bensham Manor
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Erection of a first floor rear extension

Date Decision: 11.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00030/FUL

Ward : Bensham Manor

Location : 31 Brigstock Road
Thornton Heath
CR7 7JJ

Type: Full planning permission

Proposal : Installation of replacement shopfront and new roof over single storey element. Change of use of ground floor from Class A1 (retail) to Class A5 (hot food takeaway) with associated extract ducting to flank wall.

Date Decision: 02.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00070/FUL

Ward : Bensham Manor

Location : 1A Stephen Court
Ecclesbourne Road
Thornton Heath
CR7 7BP

Type: Full planning permission

Proposal : Alterations and erection of single-storey rear extension (to create additional bedroom).

Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05558/FUL

Ward : Broad Green

Location : Land R/o 79 And 83- 85 London Road
Croydon
CR0 2RF

Type: Full planning permission

Proposal : Erection of a part 3 storey/part 4 storey building with D1 Use Class - use as place of worship with associated pastoral care, training and office rooms, erection of rear extraction flue, and provision of day nursery, provision of off-street parking and refuse and cycle storage.

Date Decision: 03.03.20

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. : 19/05559/DISC **Ward : Broad Green**
Location : 78 Purley Way Type: Discharge of Conditions
Croydon
CR0 3JP
Proposal : Discharge of condition 8 (materials) and 9 (landscaping) of planning permission reference (19/03360/FUL) dated 20/09/2019 for the 'Erection of four storey building for storage (Use Class B8) with associated water sprinkler tank, landscaping, cycle parking and car parking/ access.'
Date Decision: 11.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00221/LE **Ward : Broad Green**
Location : 341A, B & C London Road Type: LDC (Existing) Use edged
Croydon
CR0 3PA
Proposal : Use of the rear extension (known as 341C) as a self contained dwelling
Date Decision: 13.03.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/00253/GPDO **Ward : Broad Green**
Location : 38 St James's Road Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 2SA
Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres
Date Decision: 03.03.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/00351/DISC **Ward : Broad Green**
Location : 262 - 266 London Road Type: Discharge of Conditions
Croydon
CR0 2TH

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Discharge of condition 3 (land contamination) pursuant to planning permission 14/04401/P (subsequently amended by Non-Material Amendment ref16/04264/NMA) for the: Erection of four storey building comprising retail on ground and basement floor levels and 3 two bedroom, 3 one bedroom and 9 studio flats on upper floors at 262-266 London Road, Croydon, CR0 2TH

Date Decision: 10.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00425/LP

Ward : Broad Green

Location : 14 Westcombe Avenue
Croydon
CR0 3DA

Type: LDC (Proposed) Operations edged

Proposal : Erection of single-storey rear extension, erection of dormer in rear roofslope and installation of 2 rooflights in front roofslope.

Date Decision: 11.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00868/LP

Ward : Broad Green

Location : 71 Nova Road
Croydon
CR0 2TN

Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer, removal of chimney stack and installation of 2 rooflights in front roofslope.

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00952/LP

Ward : Broad Green

Location : 20 Stonecroft Way
Croydon
CR0 3DG

Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable, erection of rear dormer and installation of 1 rooflight in front roofslope.

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04709/DISC
Location : Land To The West Of 83, 85 And 113
Hermitage Road
Upper Norwood
London
SE19 3QN
Ward : **Crystal Palace And Upper Norwood**
Type: Discharge of Conditions

Proposal : Discharge of condition 18 (contaminated land - verification report) pursuant to planning permission 16/05891/FUL.

Date Decision: 06.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/06011/HSE
Location : 3 Essex Mews
Upper Norwood
London
SE19 1AS
Ward : **Crystal Palace And Upper Norwood**
Type: Householder Application
Proposal : Erection of single-storey rear extension.

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/06082/FUL
Location : 21 Downsview Road
Upper Norwood
London
SE19 3XD
Ward : **Crystal Palace And Upper Norwood**
Type: Full planning permission
Proposal : Demolition of existing dwellinghouse. Excavation of part of site, Erection of two storey (replacement) building with roofspaces and basement/lower ground accommodation comprising 8 flats with associated landscaping, cycle/vehicle parking and waste stores.

Date Decision: 10.03.20

Withdrawn application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. : 20/00795/TRE
Location : 30 Ryefield Road
Upper Norwood
London
SE19 3QU
Proposal : Oak (T2 on site plan) - Fell
(TPO no. 32, 2013)
Ward : **Crystal Palace And Upper Norwood**
Type: Consent for works to protected trees

Date Decision: 13.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/00948/CAT
Location : 17 Sylvan Road
Upper Norwood
London
SE19 2RU
Proposal : T66: Common Ash - Fell to ground level. T51: Common Ash - Remove epicormic growths to crown break. T47: Sweet Chestnut - Fell to ground level. T39: Robinia Reduce crown of tree by up to 3m in height and 1m in spread. T35: Sycamore - Remove faulted branches. T37: Robinia - Raise low canopy to 5.0m. T32: Common Lime - Remove epicormic growths to crown break. T26: Common Lime - Remove epicormic growths to crown break. T27: Common Lime - Remove epicormic growths to crown break. T20: Turkey Oak - Cable brace. T18: Scots - Fell. T5: Sycamore - Fell.
Ward : **Crystal Palace And Upper Norwood**
Type: Works to Trees in a Conservation Area

Date Decision: 13.03.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/00949/CAT
Location : 50 Harold Road
Upper Norwood
London
SE19 3SW
Ward : **Crystal Palace And Upper Norwood**
Type: Works to Trees in a Conservation Area

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : G1 - Group of Shrubs, Self Set Sycamores and Maple
Reduce shrubs to a height of approximately 2 metres from ground level. Reduce back the over hang from the pathway, leading to the rear garden to the edge of the path line.
Reduce back the over hang from the public footpath to the wall line. Fell to ground level and poison the Self set Sycamores and Maples.

Date Decision: 13.03.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/01888/DISC **Ward : Coulsdon Town**
Location : 38 Woodcote Grove Road Type: Discharge of Conditions
Coulsdon
CR5 2AB

Proposal : Discharge of condition 2 (Materials), 4 (SUDS), 9 (Detailed drawings), 12 (Cycle store), 18 (Landscaping) and 19 (Food/waste recycling) attached to planning permission 18/01583/FUL for, demolition of existing two storey detached property, erection of part two/part three plus roof level storey building, creation of six self-contained residential units (C3) with associated landscaping, car parking, terraces, cycle and bin stores.

Date Decision: 10.03.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/02052/DISC **Ward : Coulsdon Town**
Location : 6A The Drive Type: Discharge of Conditions
Coulsdon
CR5 2BL

Proposal : Discharge of conditions 2 (Materials) and 3 (Details) attached to permission 18/05858/FUL for demolition of existing 4 bedroom detached dwelling house and erection of a part three/part four storey building with accommodation in the roof space and a basement area to provide 9 flats (comprising 2x one bedroom, 5x two bedroom and 2x three bedroom), 6 parking spaces, private amenity space and landscaping including retaining walls.

Date Decision: 12.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02691/DISC **Ward : Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 61 Woodcote Grove Road
Coulsdon
CR5 2AH
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (External facing materials) - attached to planning permission 18/00620/FUL and 19/04294/CONR (Variation of condition 3) - for the erection of detached two/three storey dwelling with extended vehicular crossover onto Warwick Road and new vehicle crossover at 61 Woodcote Grove Road onto Warwick Road

Date Decision: 13.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05761/ADV
Location : 169 - 173 Brighton Road
Coulsdon
CR5 2NH
Ward : **Coulsdon Town**
Type: Consent to display advertisements

Proposal : Fascia signage with externally illumination and canopy

Date Decision: 03.03.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/06006/HSE
Location : 117 & 117A Woodcote Grove Road
Coulsdon
CR5 2AN
Ward : **Coulsdon Town**
Type: Householder Application

Proposal : Erection of side extension and reconfiguration/enlargement of existing roof and erection of dormer roof extensions to front and rear of the detached dwelling at the rear of 117 Woodcote Grove Road (117A). Demolition of existing garage adjacent to 117 Woodcote Grove Road.

Date Decision: 05.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00104/HSE
Location : 51 Woodmansterne Road
Coulsdon
CR5 2DJ
Ward : **Coulsdon Town**
Type: Householder Application

Proposal : Alterations and increase in height of existing single storey front/side extension for use as home office

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Date Decision: 03.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00137/HSE	Ward :	Coulsdon Town
Location :	23 Wilhelmina Avenue Coulsdon CR5 1NL	Type:	Householder Application
Proposal :	Alterations, erection of a single storey rear extension and part first floor side extension		
Date Decision:	09.03.20		

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00217/LP	Ward :	Coulsdon Town
Location :	134 St Andrews Road Coulsdon CR5 3HE	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of a hip to gable roof extension and rear dormer, including installation of two rooflights to the front roof slope.		
Date Decision:	12.03.20		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	20/00624/NMA	Ward :	Coulsdon Town
Location :	24 South Drive Coulsdon CR5 2BG	Type:	Non-material amendment
Proposal :	Non Material Amendment to planning approval 19/03240/HSE (Erection of porch, dropped kerb, pedestrian access ramp and relocation of front hardstanding vehicle parking space) for Reduction of stepped entrance and ramped entrance width, and relocation of ramped entrance further away from side boundary.		
Date Decision:	06.03.20		

Approved

Level: Delegated Business Meeting

Ref. No. :	20/00811/LP	Ward :	Coulsdon Town
------------	-------------	---------------	----------------------

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 4 Parkside Gardens Type: LDC (Proposed) Operations
Coulsdon edged
CR5 3AS
Proposal : Loft conversion to habitable room in roof space including rear dormer and hip to gable extension

Date Decision: 13.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04723/DISC Ward : **Fairfield**
Location : Land North Of The Junction Of Church Street Type: Discharge of Conditions
And Drummond Road And Land South East
Of The Junction Of Tamworth Place And
Drummond Road
Croydon
CR0 1RL

Proposal : Discharge of conditions 4b (Parking and CCTV), 7 (Landscaping) and 10 (Cycle parking) and attached to permission 16/06469/FUL for erection of 2 four-storey buildings comprising a total of 16 one bedroom and 12 two bedroom flats and 327 sq m of retail space (Use Class A1-A3) on the ground floor level, with provision of car parking, landscaping and other associated works.

Date Decision: 12.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00029/GPDO Ward : **Fairfield**
Location : Esmerk House, Type: Prior Appvl - Class T
40A Sydenham Road School/Nursery
Croydon
CR0 2EF

Proposal : Notification of prior approval of the GPDO 2015 - Part 3 Changes of use Class T from various uses to use as a state funded school or nursery. (The proposal is for change of use of property from B1 to D1 Registered Nursery in conjunction with existing nursery at Carter House, to provide a further 24 children and 3 new staff with additional parking of 3 cars).

Date Decision: 12.03.20

Prior approval required

Level: Delegated Business Meeting

Ref. No. : 20/00115/FUL **Ward : Fairfield**
Location : 16A Parker Road Type: Full planning permission
Croydon
CR0 1DU
Proposal : Proposed conversion of existing tattooist and body piercing shop to a new two bedroom dwelling with first floor addition involving alterations to the roof
Date Decision: 05.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00155/FUL **Ward : Fairfield**
Location : Sunley House Type: Full planning permission
4 Bedford Park
Croydon
CR0 2AP
Proposal : Erection of two bicycle sheds
Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00190/FUL **Ward : Fairfield**
Location : 69 Derby Road Type: Full planning permission
Croydon
CR0 3SF
Proposal : Rear extensions including roof additions and conversion of the house into three flats
Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00298/DISC **Ward : Fairfield**
Location : 103 - 111A High Street Type: Discharge of Conditions
Croydon
CR0 1QG
Proposal : Discharge of condition 4 (CLP) of planning permission reference 17/00325/FUL granted on the 25.04.2017 for the 'Construction of third floor and part conversion of first second and third floors to provide 2 one bedroom flats, 5 two bedroom flats and 1 three bedroom flats.'

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Date Decision: 05.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01028/NMA

Ward : Fairfield

Location : Land Adjoining East Croydon Station, Bounded By George Street (Including 1-5 Station Approach), Dingwall Road, (Including The Warehouse Theatre), Lansdowne Road And Including Land To The North Of Lansdowne Road, Croydon

Type: Non-material amendment

Proposal : The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces. (Amendment to wording of conditions on planning permission 11/00631/P)

Date Decision: 06.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00779/DISC

Ward : Kenley

Location : Former Site Of St James Church Hall
Little Roke Avenue
Kenley
CR8 5NJ

Type: Discharge of Conditions

Proposal : DISCHARGE OF CONDITIONS APPLICATION - Pursuant to Condition 3 (Materials), Condition 4 (Construction Method statement), Condition 5 (Various details) Condition 7 (Landscaping) attached to planning permission 18/01263/FUL allowed at appeal ref: APP/L5240/W/18/3203906 for the partial demolition of existing building and erection of single/two storey extensions to provide a terrace of 2 no. 3 bed 4-person houses and 4 no. 2 bed 3-person houses with private amenity space and 5 no. shared car parking spaces.

Date Decision: 06.03.20

Part Approved / Part Not Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. : 19/05269/DISC **Ward : Kenley**
Location : 51 Abbots Lane Type: Discharge of Conditions
Kenley
CR8 5JB
Proposal : Discharge of Condition 7 (SUDS) associated with planning permission 19/00326/FUL approved for the erection of three bedroom detached dwelling with associated landscaping and parking provision
Date Decision: 12.03.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05475/HSE **Ward : Kenley**
Location : Flat 3 Type: Householder Application
17 Valley Road
Kenley
CR8 5DJ
Proposal : Erection of a single storey side extension.
Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/06019/TRE **Ward : Kenley**
Location : 28 Park Road Type: Consent for works to protected trees
Kenley
CR8 5AQ
Proposal : T1 - Yew: Reduce height by approximately 2 metres. Reduce extended lateral limb overhanging driveway entrance of N.28A by approximately 1.5 metres to shape with the remainder of the crown. Reduce other extended laterals accordingly to shape.

Rear Garden - Back Boundary: T2 - Yew
Reduce height and width by up to approximately 1.8 metres of the branch length, remove basal and epicormic growth, lift to 3 metres.
(TPO no. 3, 2007)

Date Decision: 06.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 52 Central Parade
Croydon
CR0 0JD

Type: Full planning permission

Proposal : Construction of a rear dormer roof extension and external alterations to form the conversion of an existing 1x2 bedroom residential flat into 1x studio and 1x1 bedroom residential flat including refuse and cycle provision.

Date Decision: 11.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00207/GPDO
Location : 100 Gascoigne Road
Croydon
CR0 0NE

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

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.6 metres

Date Decision: 03.03.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/00295/LP
Location : 100 Gascoigne Road
Croydon
CR0 0NE

Ward : New Addington South
Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a new porch along the front elevation

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00403/HSE
Location : 19 North Downs Road
Croydon
CR0 0LE

Ward : New Addington South
Type: Householder Application

Proposal : Alterations, erection of a single storey front /side/rear extension

Date Decision: 13.03.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05520/HSE
Location : 57 The Chase
Norbury
London
SW16 3AE
Proposal : Erection of dormer extension in rear roofslope and installation of rooflight in front roofslope (Retrospective)

Ward : Norbury Park
Type: Householder Application

Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00208/HSE
Location : 14 Biggin Hill
Upper Norwood
London
SE19 3HY
Proposal : Demolition of existing structures to the side of the house and erection of a new single storey side and rear extension

Ward : Norbury Park
Type: Householder Application

Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00796/CAT
Location : 70 Ryecroft Road
Norbury
London
SW16 3EH
Proposal : Large oak tree - 3m crown reduction and 20% thin.

Ward : Norbury Park
Type: Works to Trees in a Conservation Area

Date Decision: 13.03.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Ref. No. : 19/02966/FUL **Ward :** **Norbury And Pollards Hill**
Location : Garages R/O 14-20 Fairview Road **Type:** Full planning permission
 Norbury
 London
 SW16 5PY

Proposal : Demolition of garages and erection of 1x three bedroom house

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04744/FUL **Ward :** **Norbury And Pollards Hill**
Location : 7 Ederline Avenue **Type:** Full planning permission
 Norbury
 London
 SW16 4RZ

Proposal : Conversion of the existing house into three flats including the retention of a first floor rear terrace

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00118/FUL **Ward :** **Norbury And Pollards Hill**
Location : 1451 London Road **Type:** Full planning permission
 Norbury
 London
 SW16 4AQ

Proposal : Use of ground floor for purposes within class A3 (restaurant/cafe).

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00165/FUL **Ward :** **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : Norbury Library
Beatrice Avenue
Norbury
London
SW16 4UW

Type: Full planning permission

Proposal : Alterations to the building to facilitate installation of 1no passenger lift, staff access door and rainwater hopper/pipe.

Date Decision: 05.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00169/HSE
Location : 153 Pollards Hill South
Norbury
London
SW16 4LZ

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

Proposal : Erection of an outbuilding to the rear of the site for use as a granny annexe

Date Decision: 10.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00249/HSE
Location : 30 Norbury Cross
Norbury
London
SW16 4JQ

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

Proposal : Erection of single-storey rear extension.

Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01012/LP
Location : 15 Elgar Avenue
Norbury
London
SW16 4JA

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

Proposal : Use a small part of the house as a home office.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04852/FUL **Ward : Old Coulsdon**
Location : 227 Coulsdon Road Type: Full planning permission
Coulsdon
CR5 1EN
Proposal : Change of Use of Ground Floor A1 (retail) unit to A5 (hot food takeaway) and installation of extract ducting at rear

Date Decision: 06.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00159/LP **Ward : Old Coulsdon**
Location : 46 Thornton Crescent Type: LDC (Proposed) Operations
Coulsdon edged
CR5 1LH
Proposal : Alterations, erection a rear dormer and installation of two rooflights in the front roofslope

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00160/HSE **Ward : Old Coulsdon**
Location : 46 Thornton Crescent Type: Householder Application
Coulsdon
CR5 1LH
Proposal : Alterations, erection of a single storey rear and side extension & conversion of existing garage

Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00510/CAT **Ward : Old Coulsdon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

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

Type: Works to Trees in a
Conservation Area

Proposal : 01: Line of Cypress - Reduce height by 50%. Reduce upper laterals to match lower trimmed section. 02: Line of Cypress - Reduce height by 50%. Reduce upper laterals to match lower trimmed section. 03: Laurel Hedge - Reduce height to 500mm above garage to formalise as hedge. 04: Elder - Carefully fell to near ground level.

Date Decision: 06.03.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/00747/TRE

Location : 19 Rossetti Gardens
Coulsdon
CR5 2LR

Ward : **Old Coulsdon**

Type: Consent for works to protected
trees

Proposal : Horse Chestnut (T1) - To reduce mature Horse Chestnut tree located on the left hand rear boundary to previous reduction points (approx 1.5m).
(TPO no. 34, 1991)

Date Decision: 13.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05892/CONR

Location : 5 Radcliffe Road
Croydon
CR0 5QG

Ward : **Park Hill And Whitgift**

Type: Removal of Condition

Proposal : Variation of Condition 1 (approved plans) of planning permission 11/01611/P for minor material amendments to 4 x townhouses. Removal of condition 12 (Code for Sustainable Homes) of planning permission 11/01611/P.

Date Decision: 05.03.20

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Ref. No. : 18/05819/DISC **Ward : Purley Oaks And Riddlesdown**
Location : 42 Riddlesdown Avenue Type: Discharge of Conditions
Purley
CR8 1JJ
Proposal : Discharge of condition 2 (External Facing Materials); Condition 3 (Refuse, Cycle Storage and boundary treatments); Condition 4 (Parking Spaces); Condition 6 (Planting and hard landscaping) and Condition 11 (Logistics Plan) attached to permission 17/01054/FUL for the erection of three bedroom detached dwelling at rear of 42 Riddlesdown Avenue.

Date Decision: 06.03.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/03542/DISC **Ward : Purley Oaks And Riddlesdown**
Location : Flats 1 And 2 Type: Discharge of Conditions
The Courtyard
10 Haling Down Passage
South Croydon

Proposal : Discharge of Condition 1a, 1b, 2 and 3 of PP. 17/03235/GPDO

Date Decision: 02.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05914/FUL **Ward : Purley Oaks And Riddlesdown**
Location : The Rear Of 34 And 36 Riddlesdown Avenue Type: Full planning permission
Purley
CR8 1JJ
Proposal : Construction of a 2-storey 3 bed 6person detached dwelling house and 2-storey building comprising 2 x 1bed 2person and 2 x 2bed 4person flats.

Date Decision: 06.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05993/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 24 Riddlesdown Avenue Type: Householder Application
Purley
CR8 1JG
Proposal : Loft conversion and extension including hip to gable extensions and front and rear dormers

Date Decision: 04.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00116/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 11 Hill Close Type: Householder Application
Purley
CR8 1JR
Proposal : Erection of enlarged dormer extension on the side roofslope.

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00203/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 69 Grasmere Road Type: Householder Application
Purley
CR8 1DY
Proposal : Demolition of the existing garage, erection of single/two-storey side extension and single-storey rear extension with raised terrace, demolition of existing porch, erection of single-storey front extension and erection of dormer extension in rear roof slope.

Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00639/LP **Ward : Purley Oaks And Riddlesdown**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 51 Grasmere Road
Purley
CR8 1DY
Type: LDC (Proposed) Operations
edged
Proposal : Construction of a loft conversion with hip to gable extension, rear dormer roof extension and 3 no. windows installed to the front of the main roof.

Date Decision: 13.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 18/06068/FUL
Location : 19 Hartley Old Road
Purley
CR8 4HH
Type: Full planning permission
Ward : **Purley And Woodcote**
Proposal : Demolition of a single-family dwelling and erection of a 3 storey block containing 9 flats with associated access, car parking, cycle and refuse storage (Amended plans).

Date Decision: 06.03.20

Permission Granted

Level: Planning Committee

Ref. No. : 19/02997/FUL
Location : 33A Smitham Bottom Lane
Purley
CR8 3DE
Type: Full planning permission
Ward : **Purley And Woodcote**
Proposal : Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.

Date Decision: 13.03.20

Permission Granted

Level: Planning Committee

Ref. No. : 19/03046/NMA
Location : 28 Russell Hill
Purley
CR8 2JA
Type: Non-material amendment
Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Non-material amendment to planning permission 18/00891/FUL including: Alternations to the south elevation of Block A including the amendment of the porch entrance area, alternations to proposed window heights throughout the scheme, alterations to finished floor levels of Block A and the relocation of parking bays to the site arrangement.

Date Decision: 05.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03880/FUL
Location : 923A Brighton Road
Purley
CR8 2BP

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

Proposal : Erection of a two-storey roof extension to the existing building, containing 2 flats. Internal alterations to existing first floor flat with associated cycle storage.

Date Decision: 05.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04604/NMA
Location : 2 Northwood Avenue And R/O 5 Higher Drive
Purley
CR8 2EP

Ward : **Purley And Woodcote**
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 18/04200/FUL for the demolition of existing dwelling house at 2 Northwood Avenue and construction of new apartment building containing 9 residential flats at 2 Northwood Avenue and the rear garden of 5 Higher Drive, and other associated works.

Date Decision: 12.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05271/HSE
Location : 37 Selcroft Road
Purley
CR8 1AG

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

Proposal : Alterations including raising the main roof of the property and changes to fenestration at first floor level to the front, side and rear.

Date Decision: 03.03.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05396/CONR **Ward : Purley And Woodcote**
Location : 35A Smitham Bottom Lane **Type: Removal of Condition**
Purley
CR8 3DE
Proposal : Variation of Condition 1 (approved plans) attached to Planning Permission 18/05293/FUL granted for the demolition of dwellinghouse and erection of 3-storey development containing 9 apartments with associated access, 9 off-street parking spaces, cycle storage and refuse store

Date Decision: 03.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05525/HSE **Ward : Purley And Woodcote**
Location : 18A Woodland Way **Type: Householder Application**
Purley
CR8 2HU
Proposal : Demolition of existing garage, proposed two storey rear extension with part single storey rear extension; two storey side extension; two storey front extension, loft conversion with increase to the existing ridge height and internal alterations; proposed dropped kerb to provide vehicular access.

Date Decision: 11.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05911/CONR **Ward : Purley And Woodcote**
Location : Land Rear Of 20 Box Ridge Avenue Fronting **Type: Removal of Condition**
Hill Road
Purley
Proposal : Variation of condition 1 (approved drawings) attached to planning permission 19/03807/CONR for the demolition of the existing garage and the erection of a single/two storey house with roof accommodation, associated parking and landscaping.

Date Decision: 04.03.20

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. : 19/05959/HSE
Location : 46 Green Lane
Purley
CR8 3PJ
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Single storey front, side and rear extension (following demolition of existing front/side garage extension).

Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/06055/HSE
Location : 7 Monahan Avenue
Purley
CR8 3BB
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Demolition of the existing rear extension and erection of a part single storey rear extension with part basement including raised external terrace

Date Decision: 12.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00036/HSE
Location : 3 Elton Road
Purley
CR8 3NP
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Alteations, erection of a single storey side extension

Date Decision: 03.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00050/LP
Location : 64 Lansdowne Road
Purley
CR8 2PB
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations edged
Proposal : Erection of a dormer to the rear roof slope and outrigger, and the installation of one rooflight to the front roof slope.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Date Decision: 06.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00061/DISC **Ward : Purley And Woodcote**
Location : 41-43 Russell Hill Road **Type: Discharge of Conditions**
Purley
CR8 2LD

Proposal : Discharge of Condition 8 (Construction Logistics Plan) attached to application 18/04264/FUL dated 15/02/2019 for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.'

Date Decision: 12.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00085/DISC **Ward : Purley And Woodcote**
Location : 32-42 High Street **Type: Discharge of Conditions**
Purley
CR8 2AA

Proposal : Discharge of condition 23 (1) External extract ventilation system and (2) Internal layout of the A3 unit with W/C facilities- attached to application reference 16/06329/FUL (Continued use of ground floor for purposes within use class A3: Additional A1 and A3 use: Alterations and extension to upper floors to include an additional 4 storey extension to provide; 20 one bedroom, 12 two bedroom and 4 three bedroom flats.)

Date Decision: 03.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00106/CAT **Ward : Purley And Woodcote**
Location : 6 Briar Hill **Type: Works to Trees in a**
Purley **Conservation Area**
CR8 3LE

Proposal : Fir - Fell because dying and low amenity value. re-plant olive tree in a nearby location.

Date Decision: 06.03.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/00135/FUL **Ward : Purley And Woodcote**
Location : Telecommunications Mast Adjacent Type: Full planning permission
Reedham Station
Watney Close
Purley
CR8 4DF

Proposal : Installation of a replacement 25m high lattice telecommunication mast with attached antennas and equipment cabinets at ground level following the removal of the existing 24.7m high monopole mast.

Date Decision: 10.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00146/FUL **Ward : Purley And Woodcote**
Location : 64 Foxley Lane Type: Full planning permission
Purley
CR8 3EE

Proposal : Alterations, erection of a rear balcony and screening at first floor level

Date Decision: 11.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00181/TRE **Ward : Purley And Woodcote**
Location : Gables Court Type: Consent for works to protected trees
48 Godstone Road
Purley
CR8 2DD

Proposal : 05Z5 Beech: Lateral prune branches on West aspect by no more than 1m to clear building leaving a final western spread of 1m.
05Z9 Betula sp. Lateral prune branches on West to South aspect by no more than 1m to clear building leaving a final West to South spread of 1.5m.
05ZA Sycamore: Crown lift East aspect to 2.5m from ground (footpath) level to clear and make safe for pedestrians.
(TPO no. 3, 2004)

Date Decision: 06.03.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/00234/DISC **Ward : Purley And Woodcote**
Location : 922 Brighton Road **Type: Discharge of Conditions**
Purley
CR8 2LN
Proposal : Discharge of condition 4 - Construction Logistics Plan attached to application
19/05251/FUL - Alterations, part first floor, part second floor rear extension, conversion of
loft space into a habitable space, front and rear rooflights and change of use of upper
floors from single dwellinghouse (Use Class C3) to HMO (Sui Generis) and provision of
12 cycle spaces
Date Decision: 13.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00313/HSE **Ward : Purley And Woodcote**
Location : 12 Woodland Way **Type: Householder Application**
Purley
CR8 2HU
Proposal : Demolition of an existing side extension and garage, and the construction of single storey
side extensions to either side of the property.
Date Decision: 13.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00327/DISC **Ward : Purley And Woodcote**
Location : Cumnor House School For Girls **Type: Discharge of Conditions**
1 Woodcote Lane
Purley
CR8 3HB
Proposal : Discharge of Condition 2 (Landscaping) attached to planning permission 19/03550/FUL
Alterations to the existing internal drop off and car parking arrangements for visitors,
parents and staff
Date Decision: 04.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00411/DISC
Location : 41-43 Russell Hill Road
Purley
CR8 2LD
Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Condition 13 (Bat Licence) attached to application 18/04264/FUL for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.'

Date Decision: 12.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00426/TRE
Location : 47 Woodcote Valley Road
Purley
CR8 3AN
Ward : Purley And Woodcote
Type: Consent for works to protected trees
Proposal : Beech (T1) thin canopy by 20%.
Beech (T2) thin canopy by 20%.
(TPO no. 19, 1979)

Date Decision: 13.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/00446/DISC
Location : 81 Higher Drive
Purley
CR8 2HN
Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 6 - Ecological Survey attached to planning permission 19/01690/CONR for Variation of condition 1 (alterations to the proposed plans namely in relation to unit mix, building footprint and design) linked to planning application 18/03241/FUL for the demolition of the existing dwelling. Erection of a three storey building to provide 9 residential units. Formation of vehicular access and provision of associated parking, cycle storage and refuse store

Date Decision: 13.03.20

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Ref. No. : 20/00550/CAT
Location : Downside School
1 Woodcote Lane
Purley
CR8 3HB
Ward : Purley And Woodcote
Type: Works to Trees in a Conservation Area

Proposal : 3. 1 x Horse Chestnut (tag 963) - Fell. Low tone on tree stem when tapped indicating dysfunctional wood below.
5. 1 x Horse Chestnut (tag 962) - Reduce crown by 2 to 3 metres.
6. 1 x Horse Chestnut (tag 421) - Reduce crown by 4 metres.
12. 1 x Lime (tag 958) - Fell.
13. 1 x Sycamore (tag 418) - Fell.
20. Mixed species group - Remove low limb on Lime tree above hedge.
23. 1 x Sycamore - Remove hedge obscuring tree base and reinspect.
26. 1 x Sycamore - Remove hedge obscuring tree base and reinspect.
G30 Lawsons Cypress and Field Maple (tag 418) - Reduce Field Maple by 3 metres on all sides.
31. 1 x Horse Chestnut (tag 417) - Crown reduce by 3 metres. Torsional crack on stem and low tone on stem when tapped.

Date Decision: 06.03.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/00554/CAT
Location : Cumnor House Nursery School
13 Woodcote Lane
Purley
CR8 3HB
Ward : Purley And Woodcote
Type: Works to Trees in a Conservation Area

Proposal : T2 - Lime - Remove basal growth, leaves and reinspect.
T6 - Lime - Remove basal growth, leaves and reinspect.
T12 - Lime (tag 5069) - Fell - decay in old wound
T16 - Horse Chestnut (tag 5065) - Fell. Poor form tree leaning over adjacent property due to suppression from T17.
T21 - Cherry Laurel - Reduce height by 4 metres. Die back in upper canopy.
T24 - Elder x3 growing at base of (Horsechestnut tag 5055) - Fell
T26 - Sweet Chestnut (tag 5010) - Crown lift to 6 metres by removing mature epicormics.
T28 - Horse Chestnut (tag 5003) - Crown lift by 1.5 metres to erect canopy. Tree overhanging new decking area.
T29 - Sweet Chestnut (tag 676) - Crown lift to 6 metres on all sides removing secondary branches and stubs. Low branches over adjacent property to North
T31 - Horse Chestnut (5004) - Remove limb at 6 metres on NW side and reduce limb at 3 metres on NW side by 2.5 metres. Reduce back overhang to communal area.

Date Decision: 06.03.20

No objection (tree works in Con Areas)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. : 20/00586/DISC **Ward : Purley And Woodcote**
Location : 28 Russell Hill **Type: Discharge of Conditions**
Purley
CR8 2JA
Proposal : Application to discharge condition 18 (M4) attached to planning application ref. 18/00891/FUL (Demolition of existing building; erection of 1 x four storey building and 1 x two storey building comprising 5 x one bedroom, 5 x two bedroom and 3 x three bedroom flats. Provision of vehicular access and provision of parking spaces, refuse storage and landscaping).

Date Decision: 05.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00643/TRE **Ward : Purley And Woodcote**
Location : 1A Furze Lane **Type: Consent for works to protected trees**
Purley
CR8 3EJ

Proposal : T1: Lime - Removal and making safe of a dangerous Lime tree.
(TPO no. 1, 1974)

Date Decision: 06.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/00644/CAT **Ward : Purley And Woodcote**
Location : 19B Upper Woodcote Village **Type: Works to Trees in a Conservation Area**
Purley
CR8 3HF
Proposal : Two Conifer trees at the entrance of the property 19b Upper Woodcote Village, to fell to ground level to allow a larger driveway.

Date Decision: 06.03.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/00657/DISC **Ward : Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 31 Russell Hill
Purley
CR8 2JB

Type: Discharge of Conditions

Proposal : Discharge of Condition 6(e) (drainage) and Condition 7 (energy) attached to planning permission 18/02477/FUL for the demolition of the existing house; erection of two/three storey building comprising 1 one bedroom , 4 two bedroom and 4 three bedroom flats; formation of vehicular access and provision of 9 parking spaces and associated works

Date Decision: 05.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00738/DISC
Location : White Lodge Nursing Home
126 Foxley Lane
Purley
CR8 3NE

Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Cycle and Refuse storage) attached to planning application 19/05884/FUL for the conversion of care home (C2 use) to a 10 person HMO (sui generis use)

Date Decision: 11.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01103/NMA
Location : 19-21 Russell Hill
Purley
CR8 2JB

Ward : **Purley And Woodcote**
Type: Non-material amendment

Proposal : Non-material amendment to application reference 16/06352/FUL

Date Decision: 10.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01642/CONR
Ward : **Sanderstead**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 1A West Hill Type: Removal of Condition
South Croydon
CR2 0SB

Proposal : Section 73 application seeking to vary condition 1 (Drawings) and 7 (Landscaping) attached to 18/01005/CONR: The demolition of existing dwelling, erection of two storey building with accommodation in roof space and basement, comprising 9 flats, formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage (description amended by 20/00098/NMA).

Date Decision: 05.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04164/CONR Ward : **Sanderstead**
Location : 1A West Hill Type: Removal of Condition
South Croydon
CR2 0SB

Proposal : Section 73 application seeking to vary condition 1 (approved drawings (landscaping drawings)) attached to 18/01005/CONR: The demolition of existing dwelling, erection of two storey building with accommodation in roof space and basement, comprising 9 flats, formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage (description amended by 20/00098/NMA).

Date Decision: 06.03.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05112/HSE Ward : **Sanderstead**
Location : 1 Courtlands Close Type: Householder Application
South Croydon
CR2 0LR

Proposal : Alterations, erection of a two storey side & rear extension

Date Decision: 02.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05896/FUL Ward : **Sanderstead**
Location : 1 The Woodfields Type: Full planning permission
South Croydon
CR2 0HG

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Subdivision of existing rear garden, demolition of detached garage and erection of a single-storey dwellinghouse accessed from Sundown Avenue.

Date Decision: 06.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00046/HSE
Location : 33A Sanderstead Hill
South Croydon
CR2 0HD

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 03.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00102/HSE
Location : 141 Upper Selsdon Road
South Croydon
CR2 0DU

Ward : Sanderstead
Type: Householder Application

Proposal : Demolition of existing conservatory and erection of single storey rear extension

Date Decision: 03.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00261/HSE
Location : 32 Langley Oaks Avenue
South Croydon
CR2 8DH

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of a two storey side extension

Date Decision: 13.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00487/LP

Ward : Sanderstead

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 8 Sundown Avenue
South Croydon
CR2 0RP
Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a hip-to-gable roof extension, erection of a rear dormer and single storey rear extension

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/00470/FUL
Ward : **Selsdon And Addington
Village**

Location : 253 Addington Road
South Croydon
CR2 8LR
Type: Full planning permission

Proposal : Formation of a new vehicular access and dropped kerb.

Date Decision: 05.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00101/HSE
Ward : **Selsdon And Addington
Village**

Location : 17 Falconwood Road
Croydon
CR0 9BE
Type: Householder Application

Proposal : Demolition of a rear conservatory, alterations, erection of a single storey side/rear extension and enclosure of the front porch

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00175/FUL
Ward : **Selsdon And Addington
Village**

Location : 129 Addington Road
South Croydon
CR2 8LH
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Change of use from Retail (A1 Use Class) to 1x studio flat (C3 Use Class) and external alterations including replacement of shopfront.

Date Decision: 06.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00268/HSE **Ward : Selsdon And Addington Village**

Location : 10 Featherbed Lane
Croydon
CR0 9AE Type: Householder Application

Proposal : Part single; part two storey side and rear extension (following demolition of existing garage).

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00676/TRE **Ward : Selsdon And Addington Village**

Location : New Addington Police Station
Addington Village Road
Croydon
CR0 5AQ Type: Consent for works to protected trees

Proposal : T1369 Yew; Prune to clear fence by 0.5 metres. T1373 Lime; Crown lift to a height of 2.5 metres over path.
T1374 Norway Maple; Crown lift to a height of 2.5 metres over path.
(TPO no. 12, 2015)

Date Decision: 06.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/00731/CAT **Ward : Selsdon And Addington Village**

Location : New Addington Police Station
Addington Village Road
Croydon
CR0 5AQ Type: Works to Trees in a Conservation Area

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : T1360 Honey Locust;
Prune to clear building by 2.0 metres.
T1361 Yew;
Prune to clear fence by 0.5 metres.
T1367 Yew;
Prune to clear fence by 0.5 metres.
T1368 Apple;
Crown lift to a height of 2.5 metres over path.
T1386 Cherry;
Crown lift to a height of 2.5 metres over path.
T1384 Apple;
Crown lift to a height of 2.5 metres over path. Prune back to clear kerb edge by 0.5 metres
T1383 Lawsons Cypress;
Trim/prune back to clear kerb edge by 0.5 metres.
T1379 Hawthorn;
Crown lift to a height of 2.5 metres over path.
T1380 Hawthorn;
Crown lift to a height of 2.5 metres over path.
T1381 Hawthorn;
Crown lift to a height of 2.5 metres over path.

Date Decision: 06.03.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	20/00902/LP	Ward :	Selsdon And Addington Village
Location :	42 Chapel View South Croydon CR2 7LE	Type:	LDC (Proposed) Operations edged
Proposal :	Demolition of existing garage and erection of single storey side extension.		

Date Decision: 06.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/01226/DISC	Ward :	South Croydon
Location :	11A Harewood Road South Croydon CR2 7AT	Type:	Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Discharge of conditions 4 (Drainage strategy), 5 (Hard and soft landscaping scheme), 6 (External facing materials), 7 (External structures), 9 (SAP calculations), 10 (Water calculations) of planning permission reference 17/01442/FUL for the Demolition of the existing building and erection of three storey building with accommodation in roofspace comprising 3 x 2 bedroom and 4 x 3 bedroom flats, 2 x 3 bedroom semi-detached houses and 1 x 4 bedroom detached house: formation of associated access, parking, refuse and cycle storage.

Date Decision: 06.03.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. :	19/05570/FUL	Ward :	South Croydon
Location :	15 Cliffe Road South Croydon CR2 6PQ	Type:	Full planning permission

Proposal : Alterations and erection of a single storey side extension

Date Decision: 11.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/05580/FUL	Ward :	South Croydon
Location :	37 South End Croydon CR0 1BE	Type:	Full planning permission

Proposal : Alterations and erection of a two storey rear extension including a ground floor extension to the commercial premises and first floor extension to the residential unit

Date Decision: 13.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/05723/HSE	Ward :	South Croydon
Location :	7 Croham Mount South Croydon CR2 0BR	Type:	Householder Application

Proposal : Alterations, erection of a first floor extension and a single storey rear extension

Date Decision: 09.03.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05973/HSE
Location : 2 Regent's Close
South Croydon
CR2 7BW
Ward : **South Croydon**
Type: Householder Application
Proposal : Alterations including erection of a dormer to the rear roof slope including increased ridge height, hip to gable roof extensions and four rooflights to the front roof slope.

Date Decision: 04.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05988/FUL
Location : 51B St Augustine's Avenue
South Croydon
CR2 6JP
Ward : **South Croydon**
Type: Full planning permission
Proposal : Erection of a rear roof extension including one rooflight to the front roof slope.

Date Decision: 04.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00063/HSE
Location : 1 Avondale Road
South Croydon
CR2 6JE
Ward : **South Croydon**
Type: Householder Application
Proposal : Alterations, proposed rear extension and associated raised decking area.

Date Decision: 04.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00314/LP
Location : 8 Lismore Road
South Croydon
CR2 7QA
Ward : **South Croydon**
Type: LDC (Proposed) Operations edged
Proposal : Alterations, erection of two rear dormers

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00448/TRE
Location : 11 Ward Close
South Croydon
CR2 7JX
Ward : **South Croydon**
Type: Consent for works to protected trees

Proposal : G1. English Elm. Two small, failing trees that lean over the carriageway. Fell.
T2. Plum/Prunus. Laterally reduce the side that faces the house by 2m.
T3. Horse Chestnut. Laterally reduce the side that faces the house by 2m.
(TPO no. 10, 1993)

Date Decision: 13.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/00871/LP
Location : 33 Croham Manor Road
South Croydon
CR2 7BJ
Ward : **South Croydon**
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion to main loft space including a rear and side dormer and front rooflight.

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 18/02718/OUT
Location : 44A Gloucester Road
Croydon
CR0 2DA
Ward : **Selhurst**
Type: Outline planning permission

Proposal : Demolition of the existing buildings, erection of a 6 storey building comprising ground floor B1(C) Light Industrial Use, and use of upper floors as 2 x studio flats, 3 x 1 bedroom flats, 23 x 2 bedroom flats, 5 x 3 bedroom flats, erection of a 5 storey building comprising ground and first floor B1(C) Light Industrial Use, use of upper floors as 3 x 3 bedroom flats and 3 x 4 bedroom flats, provision of associated amenity space, refuse storage, cycle storage, and off-street car parking (amended description).

Date Decision: 03.03.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03400/LP **Ward : Selhurst**
Location : 103 Queens Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 2PT

Proposal : Erection of single storey rear extension as per (19/00220/LP)

Date Decision: 06.03.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01029/LP **Ward : Selhurst**
Location : 3 Amersham Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 2QJ

Proposal : Erection of single storey rear extension.

Date Decision: 13.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01030/LP **Ward : Selhurst**
Location : 3 Amersham Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 2QJ

Proposal : Erection of rear dormer window and installation of two front roof windows in connection with loft conversion.

Date Decision: 13.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04906/CONR **Ward : Shirley North**
Location : 22 Bywood Avenue **Type: Removal of Condition**
Croydon
CR0 7RA

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Removal of Condition 2 (Parts A, B, C) and Condition 3 attached to Planning Permission 16/00678/P for Alterations, Alterations to shopfront, Erection of single/two storey rear extension to form one bedroom flat at ground floor rear and additional accommodation to first floor flat to form two bedroom flat, provision of refuse and cycle storage to rear.

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00001/FUL

Ward : Shirley North

Location : 111 Shirley Avenue
Croydon
CR0 8SQ

Type: Full planning permission

Proposal : Alteration of porch roof to pitched roof, removal of south facing window, installation of new east facing window, installation of north facing and one south facing bifold doors, alterations of the flat roof of the existing single storey rear projection to a pitched roof. Changing of the main entrance door from double UPVC doors to one central timber door with two glazed side panels.

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00071/HSE

Ward : Shirley North

Location : 27 Wickham Avenue
Croydon
CR0 8TZ

Type: Householder Application

Proposal : Enlargement of dormer extension in front roof slope and erection of front porch

Date Decision: 03.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00301/HSE

Ward : Shirley North

Location : 38 Lorne Gardens
Croydon
CR0 7RY

Type: Householder Application

Proposal : Demolition of existing conservatory, erection of single-storey side/rear extension and installation of replacement window in side elevation.

Date Decision: 12.03.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00339/HSE
Location : 47 Shirley Avenue
Croydon
CR0 8SN
Proposal : Single/two storey front/side/rear extension

Ward : Shirley North
Type: Householder Application

Date Decision: 13.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00641/TRE
Location : 18 Valley Walk
Croydon
CR0 8SR
Proposal : T1 - Semi mature oak tree Raise crown by removal of 3 lowest limbs overhanging garden of number 16. (TPO no. 15, 2019)

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

Date Decision: 13.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05057/HSE
Location : 41 Shirley Church Road
Croydon
CR0 5EF
Proposal : Alterations to existing dwelling; erection of front/side extension, first floor extension and insertion of additional windows including within the roofspace.

Ward : Shirley South
Type: Householder Application

Date Decision: 04.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05218/FUL
Ward : Shirley South

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 6 & 8 Sandpits Road
Croydon
CR0 5HG
Type: Full planning permission

Proposal : Demolition of Nos. 6 and 8 and erection of 2 one/two storey houses

Date Decision: 06.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00141/LP
Location : 43 Devonshire Way
Croydon
CR0 8BU
Type: LDC (Proposed) Operations edged
Ward : Shirley South
Proposal : Erection of a rear dormer with Juliet balcony and installation of two rooflights to the front roof slope.

Date Decision: 06.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00183/HSE
Location : 19 South Way
Croydon
CR0 8RH
Type: Householder Application
Ward : Shirley South
Proposal : Alteration, erection of a single storey side and rear extension

Date Decision: 10.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00700/NMA
Location : 26 Worcester Close
Croydon
CR0 8HT
Type: Non-material amendment
Ward : Shirley South
Proposal : Non-material amendment to Planning Permission 19/01085/HSE for alterations, erection of a single storey rear extension including a deck and replacement of windows.

Date Decision: 04.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00787/TRE
Location : 16 Tanglewood Close
Croydon
CR0 5HX
Proposal : Removal of branch of oak tree.
(TPO no. 17, 1970)

Ward : **Shirley South**
Type: Consent for works to protected trees

Date Decision: 13.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05017/FUL
Location : 15 Tennison Road
South Norwood
London
SE25 5RY
Proposal : Erection of single-storey rear extension (previously approved App No:17/05344/HSE) and use of the dwelling as an 7 bed HMO (14 person).

Ward : **South Norwood**
Type: Full planning permission

Date Decision: 13.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05320/LP
Location : 71 High Street
South Norwood
London
SE25 6EB
Proposal : Change of Use from A1 (hairdresser) to A3 (Restaurants and cafes)

Ward : **South Norwood**
Type: LDC (Proposed) Use edged

Date Decision: 10.03.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05899/FUL
Ward : **South Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Location : 47 Clifton Road
South Norwood
London
SE25 6PX

Type: Full planning permission

Proposal : Alterations including the relocation of condenser unit and the retrospective retention of rear extension.

Date Decision: 03.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00222/HSE
Location : 33 Norhyrst Avenue
South Norwood
London
SE25 4BY

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

Proposal : Erection of single storey rear/side extension and the construction of patio area.

Date Decision: 10.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00130/TRE
Location : Hallinwood Bungalow
46 Quail Gardens
South Croydon
CR2 8TF

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

Proposal : Sycamore to be removed due to squirrel damage

Date Decision: 06.03.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/00184/DISC
Location : Development Site Adjoining 46
Quail Gardens
South Croydon

Ward : **Selsdon Vale And Forestdale**
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Discharge of Conditions 3 (Finished Floor Levels and EVCP) and 20 (SUDs Incorporated) attached to application 19/00543/FUL dated 22/07/2019 for 'Erection of 15 x three bedroom terraced houses. Provision of vehicular access, access road and associated works including car/cycle parking, refuse storage and landscaping.'

Date Decision: 12.03.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/04773/HSE
Location : 287 Whitehorse Lane
South Norwood
London
SE25 6UL
Ward : **Thornton Heath**
Type: Householder Application
Proposal : Demolition of existing rear and side extension and erection of a two storey side extension and part single storey, part two storey rear extension

Date Decision: 04.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05858/CONR
Location : 2 St Mary's Road
South Norwood
London
SE25 6UT
Ward : **Thornton Heath**
Type: Removal of Condition
Proposal : Removal of condition 2 (Parking) of LPA ref: 74/20/610 (Two storey side extension with loft conversion to four flats) (amended description)

Date Decision: 04.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00087/FUL
Location : 7 Woodville Road
Thornton Heath
CR7 8LH
Ward : **Thornton Heath**
Type: Full planning permission
Proposal : Change of use from A1 (retail) to A5 (takeaway)

Date Decision: 05.03.20

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. : 20/00090/LP
Location : 54 Buller Road
Thornton Heath
CR7 8QW
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged
Proposal : Erection of a single storey rear/side extension and loft conversion including a dormer in the rear roof slope and rooflights in the front roof slope.

Date Decision: 05.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00913/LP
Location : 6 Hythe Road
Thornton Heath
CR7 8QP
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged
Proposal : Construction of a hip-to gable roof extension and dormer on the rear roof slope and installation of rooflights in the front roof slope to facilitate a loft conversion.

Date Decision: 06.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01074/LP
Location : 3 Cassland Road
Thornton Heath
CR7 8RN
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged
Proposal : Erection of 3m single storey rear extension, erection of two front roof light and rear dormer window

Date Decision: 10.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05854/DISC
Location : 11 Barham Road
South Croydon
CR2 6LD
Ward : Waddon
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Proposal : Discharge of conditions 3 (material specification) and 5 (refuse and cycle storage) attached to planning permission ref.18/03319/FUL (allowed on appeal ref. APP/L5240/W/18/3216899).

Date Decision: 06.03.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/00037/DISC

Ward : **Waddon**

Location : The Minster Junior School
Warrington Road
Croydon
CR0 4BH

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Landscaping Strategy) attached to permission 18/02965/FUL - Installation of an artificial sand-dressed sports pitch and associated floodlighting and fencing (revised property address and proposal description).

Date Decision: 12.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00185/FUL

Ward : **Waddon**

Location : 17 Alton Road
Croydon
CR0 4LZ

Type: Full planning permission

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: 13.03.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00269/DISC

Ward : **Waddon**

Location : 79 Bates Crescent
Croydon
CR0 4ET

Type: Discharge of Conditions

Proposal : Details for condition 2 (mitigation measures) of planning permission 18/03309/CONR for 'Variation of condition 1 and condition 2 attached to planning permission 17/01636/HSE for the retention of single storey detached building at rear including alterations.'

Date Decision: 13.03.20

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. : 20/00284/HSE
Location : 140 Violet Lane
Croydon
CR0 4HJ

Ward : Waddon
Type: Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 05.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00707/NMA
Location : Land Comprising The Former Propeller
Public House,, Waylands Day Centre And
Red Gates School And Waddon Infants
School, Croydon, CR0 0PA

Ward : Waddon
Type: Non-material amendment

Proposal : Non material amendment to application 16/02273/P for:
Demolition of existing buildings; full planning permission for the erection of a single/two storey building for use as a leisure centre including the swimming pool, erection of two blocks (Block B 5/6/8 storeys, Block C 5/7 storeys) comprising a total of 45 one bedroom, 79 two bedroom and 30 three bedroom flats, erection of a 2/3 storey terrace of 23 four bedroom houses (perimeter housing), erection of a 2/3 storey building fronting Denning Avenue comprising 10 two bedroom flats and 59.24sqm of community office space, formation of vehicular accesses onto Denning Avenue and Purley Way and provision of associated car parking; Outline planning permission for single/two storey building comprising no more than 2460sqm for use within D1 as a children's education centre with ancillary facilities and associated car parking (variation to additional condition added to planning permission reference 09/02856/P by virtue of non-material amendment application approved under reference 16/01432/DT)

Date Decision: 05.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00095/HSE
Location : 67 Grasmere Road
South Norwood
London
SE25 4RQ

Ward : Woodside
Type: Householder Application

Proposal : Erection of single storey rear extension

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Date Decision: 11.03.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00878/NMA
Location : 61 Cobden Road
South Norwood
London
SE25 5NY

Ward : Woodside
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 19/05576/HSE

Date Decision: 12.03.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/00962/GPDO
Location : 107 Estcourt Road
South Norwood
London
SE25 4SA

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

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 06.03.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/01064/LP
Location : 16 Cobden Road
South Norwood
London
SE25 5NX

Ward : Woodside
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer, installation of 2 rooflights in front roofslope, installation of window in side elevation and installation of replacement door in rear elevation.

Date Decision: 12.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03039/DISC **Ward : West Thornton**
Location : 51 Lodge Road Type: Discharge of Conditions
Croydon
CR0 2PF

Proposal : Discharge of conditions 3 (hard and soft landscaping), 4 (refuse storage), 5 (cycle storage), 7 (vehicle sight lines) and 8 (drainage), pursuant to planning permission 17/05146/FUL for the Alterations; erection of two storey side and rear extensions with dormer extensions in rear roof slope and rooflights at front: use of building as 9 flats : provision of associated refuse/recycling/cycle storage, new vehicle access, car parking spaces to the front.

Date Decision: 13.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04338/DISC **Ward : West Thornton**
Location : 10 Willett Place Type: Discharge of Conditions
(Formerly Known As 8-9 Willett Road)
Thornton Heath
CR7 6AA

Proposal : Discharge of Condition 6 (Construction Logistics Plan) attached to permission 18/06123/FUL for 'Erection of part-four/part-five storey building to provide 8 x one bed and 1 x two bed flats with associated play space, refuse and cycle stores.'

Date Decision: 05.03.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04366/DISC **Ward : West Thornton**
Location : The Wheatsheaf Type: Discharge of Conditions
757 - 759 London Road
Thornton Heath
CR7 6AW

Proposal : Discharge of condition 3 (Construction Logistics) of permission 17/00663/FUL - Demolition of existing Public House and erection of a 5 storey building providing 134sqm of Class A1/A2 use at ground floor, and 6 one bedroom, 4 two bedroom and 3 three bedroom flats above: formation of vehicular access and provision of associated car parking and secure cycle storage.

Date Decision: 02.03.20

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

Level: Delegated Business Meeting

Ref. No. :	20/00032/LP	Ward :	West Thornton
Location :	Challenge House 616 Mitcham Road Croydon CR0 3AA	Type:	LDC (Proposed) Use edged
Proposal :	Use of Suite S4 as an office to operate a PCO booking service		
Date Decision:	06.03.20		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	20/00257/GPDO	Ward :	West Thornton
Location :	273 Thornton Road Croydon CR0 3EW	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of a single storey rear extension projecting out 5.18 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.45 metres		
Date Decision:	03.03.20		

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	20/00309/GPDO	Ward :	West Thornton
Location :	5 Mayfield Road Thornton Heath CR7 6DN	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.5 metres		
Date Decision:	03.03.20		

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	20/00310/GPDO	Ward :	West Thornton
Location :	25 Mayfield Road Thornton Heath CR7 6DN	Type:	Prior Appvl - Class A Larger House Extns

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 16th March 2020

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

Date Decision: 05.03.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/00990/LP

Ward : West Thornton

Location : 30 Goldwell Road
Thornton Heath
CR7 6HS

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension, dormer addition in the rear roof slope and rooflights in the front roof slope, including the erection of an outbuilding in the rear garden.

Date Decision: 13.03.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

This page is intentionally left blank