

Planning Committee Agenda



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

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

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 30 May 2019** at the rise of Planning Sub-Committee but not earlier than **6.30pm** in **Council Chamber, Town Hall, Katherine Street, Croydon, Surrey, CR0 1NX**

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

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www.croydon.gov.uk/meetings
Tuesday, 21 May 2019

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

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

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

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

AGENDA – PART A

1. Apologies for absence

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

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

To approve the minutes of the meeting held on Thursday 9 May 2019 and Monday 20 May 2019 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 15 - 18)

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

6.1 18/05383/FUL 59 Rectory Park, South Croydon, CR2 9JR
(Pages 19 - 36)

Demolition of the existing garage and alterations to the existing vehicular access with erection of a two storey building to provide 6 units at the rear including a provision of associated landscaping, parking, cycle and refuse storage.

Ward: Sanderstead
Recommendation: Grant permission

6.2 18/05411/FUL Land Rear of 31-33 Croham Valley Road,
(Facing onto Ballards Rise), South Croydon (Pages 37 - 52)

Erection of 2x2 storey detached buildings with accommodation within the roof-space comprising 1 three bedroom, 5 two bedroom and 3 one bedroom flats, refuse storage facilities, formation of vehicular access points and provision of associated parking.

Ward: South Croydon
Recommendation: Grant permission

6.3 19/00167/FUL 11 Barham Road, South Croydon, CR2 6LD
(Pages 53 - 68)

Conversion of property to form 5 self-contained flats (3 x 1 bed, 1 x 2 bed and 1 x 3 bed flats), construction of basement accommodation with associated front and rear light wells, erection of a part single, part two storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking.

Ward: Waddon
Recommendation: Grant permission

6.4 19/00732/FUL 119 Purley Oaks Road, South Croydon CR2
0NY (Pages 69 - 86)

Demolition of existing buildings, erection of 2 pairs of semidetached 2 storey houses with accommodation in the roof and a block of 5 flats (one 1 bedroom flat and four 2 bedroom flats), formation of vehicular access, provision of parking and landscaping.

Ward: Sanderstead
Recommendation: Grant permission

6.5 19/00886/FUL 42 Grovelands Road, Purley, CR8 4LA (Pages 87 - 104)

Demolition of the existing dwelling and the erection of a 3 storey detached building (with roof-space accommodation) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with associated access road, car parking, refuse and cycle stores, amenity space and landscaping.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.6 19/01561/FUL 43 Kingswood Lane, Warlingham, CR6 9AB (Pages 105 - 122)

Demolition of existing dwelling and erection of a three storey building comprising 2x3 bedroom and 7x2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Sanderstead
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 123 - 124)

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

8.1 Planning Performance (Pages 125 - 180)

This report provides details the Council's overall development management performance (over a rolling 12-month period) with monthly statistics.

8.2 Planning Appeals (Pages 181 - 192)

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

9. Exclusion of the Press & Public

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

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

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Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday 9 May 2019 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 Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Chris Clark, Felicity Flynn, Clive Fraser,
Jason Perry, Scott Roche, Gareth Streeter and Ian Parker (In place of Oni Ovir)

Also Present: Councillor Jan Buttinger and Patsy Cummings

Apologies: Councillor Oni Ovir

PART A

88/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 25 April 2019 be signed as a correct record.

89/19 **Disclosure of Interest**

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

90/19 **Urgent Business (if any)**

There was none.

91/19 **Development presentations**

There were none.

92/19 **Planning applications for decision**

93/19 **19/00548/FUL 42 Welcomes Road, Kenley, CR8 5HD**

The erection of a three storey building with accommodation in the roof space (comprising 6 x two bedroom and 1 x three bedroom apartment) and 2 x four bedroom, semi-detached houses, with associated access, amenity space, landscaping, alterations to land levels and off street parking.

Ward: Kenley

Details of the planning application were presented by the officers and officers responded to questions and clarifications.

Mr John Phelps spoke against the application.

Mr James Caldwell spoke in support of the application.

Referring Ward Member, Councillor Jan Buttinger, spoke against the application.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of overdevelopment of site by size and massing, loss of amenity to neighbours and insufficient parking. Councillor Parker seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Ali seconded the motion.

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

The motion of approval was put forward to the vote and 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 42 Welcomes Road, Kenley, CR8 5HD.

94/19 **18/05822/FUL 40 and 40A Warminster Road, South Norwood, London, SE25 4DZ**

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

Ward: South Norwood

Details of the planning application were presented by the officers and officers responded to questions and clarifications.

Mr Josh Westwood spoke against the application.

Ms Annie Reid spoke in support of the application.

Referring Ward Member, Councillor Patsy Cummings, spoke against the application.

Councillor Letts proposed a motion to **DEFER** the application on the grounds of the updated plans to be presented to the committee and a review of the access arrangements. There was a request for a site visit to be conducted. Councillor Scott seconded the motion.

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

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

95/19 **19/00885/FUL 141 Brancaster Lane, Purley, CR8 1HL**

Erection of two storey side/rear and roof extensions and conversion into 6 flats with associated parking, balconies and landscaping.

Ward: Purley Oaks and Riddlesdown

Details of the planning application were presented by the officers and officers responded to questions and clarifications.

Councillor Helen Redfern spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Ali seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 141 Brancaster Lane, Purley, CR8 1HL.

96/19 **Items referred by Planning Sub-Committee**

There were none.

97/19 **Other planning matters**

There were none.

The meeting ended at 8.25pm

Signed:

Date:

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.....

Planning Committee

Meeting held on Monday, 20 May 2019 at 7:33pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Humayun Kabir (Chair);
Councillors Muhammad Ali, Chris Clark, Toni Letts, Scott Roche, Jason Perry,
Gareth Streeter, Joy Prince and Sherwan Chowdhury

PART A

98/19 **Appointment of Chair and Vice-Chair**

The Committee **RESOLVED** to appoint Councillor Toni Letts as Chair of the Committee, and Councillor Paul Scott as Vice-Chair of the Committee for the Municipal Year 2019-2020.

The meeting ended at 7:33pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/05383/FUL
 Location: 59 Rectory Park, South Croydon, CR2 9JR
 Ward: Sanderstead
 Description: Demolition of the existing garage and alterations to the existing vehicular access with erection of a two storey building to provide 6 units at the rear including a provision of associated landscaping, parking, cycle and refuse storage.
 Drawing Nos: 6618 (PL) 001 Rev B, 6618 (PL) 002 Rev C, 6618 (PL) 003 Rev B,
 Applicant: Mr Harvey
 Agent: David Upton
 Case Officer: Tim Edwards

	1 bed	2 bed	3 bed	4 bed
Proposed Flats	1 x 1b, 2p	3 x 2b, 3p 1 x 2b, 4p	1 x 3b, 4p	
Total	1	4	1	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
6	12

1.1 This application is being reported to committee because the ward councillor, Councillor Tim Pollard, has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration. Objections above the threshold as specified by the Committee Consideration Criteria have also been received.

2.0 RECOMMENDATION

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

Conditions

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Materials to be submitted.
- 3. Full Details of Cycle and Refuse storage/Car parking/Electric vehicle charging point to be provided
- 4. Refuse management plan to be submitted
- 5. Landscaping scheme including boundary treatments to be submitted

6. Trees - Accordance with Tree Protection Plan. Trees to be removed out of bird nesting season.
7. Ecology report recommendations to be followed.
8. Detailed flood risk assessment include SUDs to be submitted.
9. All ground floor flats to meet M4(2).
10. 19% Carbon reduction
11. 110 litre Water usage
12. Construction Logistics Plan to be submitted
13. Time limit of 3 years
14. 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) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal includes the following:

- Demolition of the existing garage (previously approved under ref. 18/01154/HSE).
- Erection of a two storey building at the rear of the site.
- Provision of 1 x three bedroom flats, 4 x two bedroom flats and 1x one bedroom flats
- Provision of private amenity spaces for all units
- Provision of 6 off-street parking spaces and new access.
- Associated refuse and cycle stores located within the communal areas.

- 3.2 The scheme has been amended during the application process to improve the access route in regards to visibility as well as altering the unit mix to provide family accommodation on-site.

Site and Surroundings

- 3.3 The site is located on the north-western side of Rectory Park and although the development plot is solely located within the curtilage of 59 Rectory Park, it is noted to be located at the rear of 57A and 59 Rectory Park.



Fig 1: Site Location Plan highlighting the existing irregular nature of the proposed site.

- 3.4 The proposed building at the front of the site would remain as is, with the proposed garage demolished and replacement garage built adjacent to the flank elevation of the host property.
- 3.5 The site itself is not located within an area at risk of surface water but areas surrounding it are noted to be. The site is located within a PTAL 1b area and adjacent to an Archaeology Priority Area.

Planning History

- 3.6 The most relevant planning history associated with the site is noted below:
- 18/01154/HSE -Demolition of existing single storey garage and the erection of a single storey side garage positioned to the left of the front elevation: **Permission Granted but not implemented.**

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 for its setting.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.

- The living standards of future occupiers are acceptable and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety is considered acceptable.
- 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 10 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: 37 Objecting: 36 Supporting: 0 Comments: 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
<i>Principle of development</i>	
Cumulative impact of flatted developments within the surrounding area.	Each application is assessed on its own merits and cumulatively there is not considered to be a detrimental impact caused by the proposal.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – flats, contemporary design, character (exiting sylvan setting) height, density, overbearing scale and mass.	This is addressed in section 8.6 to 8.12 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, light, smell and noise/	This is addressed in section 8.17 to 8.25 of this report.
The introduction of a 3 bedroom unit would mean a strong possibility of children playing outside and especially with windows (and balconies) overlooking the gardens of the surrounding properties and detrimentally impacting the	The proposed 3 bedroom unit, is located at ground floor level and therefore, if children were to be present within this unit, they would have private amenity space separated from the adjoining occupiers by the existing/proposed boundary fencing.

amenities of the adjoining occupiers.	This is further addressed in section 8.17 to 8.25 of this report.
<i>Impact of the development on the future occupiers</i>	
Insufficient/poor quality private amenity areas.	This is addressed in section 8.13 to 8.14 of this report.
<i>Trees and ecology</i>	
Loss of trees	This is addressed in sections 8.33 of this report.
No regard for wildlife and their habitats.	This is addressed in section 8.34 to 8.35 of this report.
<i>Highways and parking⁵</i>	
Inadequate parking provision and impact on the existing highway network.	This is addressed in section 8.25 to 8.27 of this report.
The proposed driveway width would make access difficult for emergency vehicles and refuse lorries to access.	The width of the access drive is 3.7 metres which is considered acceptable for emergency vehicles to fully access the site. Refuse vehicles are not proposed to access the site and a condition securing a refuse management strategy is proposed to be conditioned accordingly.
The propose refuse store is separated from Rectory Park by a significant distance.	This is addressed in section 8.31 of this report.
<i>Other material considerations</i>	
The proposed plans would create flood risk within and surrounding the site.	This is addressed in section 8.37 of this report.
Security issues which the application will create for the adjoining sites. (Properties have previously been burgled from the rear gardens).	The proposed access road would be overlooked by future occupiers providing 'eye on the street', with the existing/proposed boundaries between properties are dealt to be repair/replaced.
Local transport, schools and health services are already over stretched.	The development will be CIL liable. This is addressed at section 8.38 of this report.
<i>Procedural or non-material comments</i>	
If the development if forced upon us, can the developer put up a	The proposed site plans states that the existing fencing will be repaired/replaced and

boundary wall between the two gardens?	new fencing erected up to 1.8 metres in height surrounding the site.
It appears the Council have decided to proceed with the development.	<p>The Local Planning Authorities role is to determine/make recommendations on an application based upon the policies set out by the relevant development plans.</p> <p>During the application process, the case officer made recommendations to the applicant based upon the relevant development plans which applications are assessed against.</p> <p>Each application is judged on its own merit with all material objections/representations submitted thoroughly considered, in-line with the relevant development plans.</p>
The development would impact upon property prices.	This is not a planning consideration.
Loss of a view.	This is not a planning consideration.
The proposal will only benefit those who financially gain.	This is not a planning consideration.

6.3 The following Councillors made representations:

6.4 Cllr Tim Pollard [objecting and referred the application]

- Loss of privacy to neighbours.
- Overdevelopment of site.
- Loss of badger habitat.
- Visual dominance.

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
- DM18 - Heritage assets and conservation
- 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.
- National Technical Housing Standards, 2015.

- National Planning Practice Guidance, 2014.
- Supplementary Planning Document (SPD2) Suburban Design Guide.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Trees and Biodiversity
7. Sustainability and environment
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. Approximately 30% of future housing supply may be delivered by windfall sites which provide sensitive renewal and intensification of existing residential areas and play an important role in meeting demand in the capital, helping to address overcrowding and affordability issues.
- 8.3 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 material impacts, a residential scheme such as this is in principle supported.
- 8.4 Policies aim for there to be no loss of 3 bedroom homes as originally built, homes under 130m² and that 30% of homes should be family homes (including 2 bed 4 person homes). As the proposed does not include the demolition of the main dwelling, there is no loss of family house on site. The proposed flatted development at the rear would also provide 2 family units (1 x 3 bedroom and 1 x 2 bedroom, 4 person units) which equates to a 30% uplift of family housing on site above and beyond the existing dwelling which is retained.
- 8.5 The proposed development would comply with Policy DM10 of the Croydon Local Plan 2018, ensuring that the proposed building is subservient to the main building as this is to be proposed to be retained. The host properties garden would also remain a minimum of 10 metres in depth with over 200m² of this area to be retained.
- 8.6 The site is in a suburban setting with a PTAL rating of 1b and as such the London Plan indicates that the density levels ranges of 150 - 200 habitable rooms per hectare (hr/ha). The proposed density would be 225hr/ha. This figure has only taken into account the area in blue as shown in figure 2. Although the proposed density is marginally above the levels sets out, the London Plan states that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to account for other factors relevant to optimising potential – such as local context and design. In this circumstances it is considered that the proposed development is appropriate for the site and surrounding area.

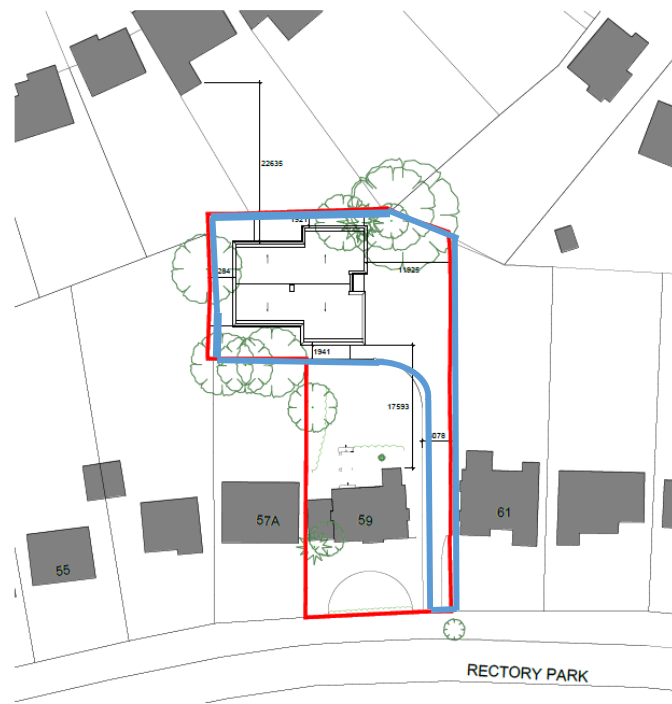


Fig 2: Site Area shown in blue for density calculations purposes

Townscape and Visual Impact

8.7 The proposed building would be located at the rear of 57a and 59 Rectory Park and being located within a back land site, its role within the wider street scene would be minimal (as seen within figure 3). The building is considered to have taken into account its location, being at a 90 degree angle to the properties fronting Rectory Park and Shaw Crescent. The flank elevation of the proposed building would therefore be separated, at its closest point by 17.5 metres (from all the adjoining occupiers) with the single storey outrigger located within the host property as shown by figure 2.



Fig 3: CGI Imagery of the site from Rectory Park

- 8.8 The proposed development would be a contemporary two storey building with a flat roof, which as detailed in figure 4 would be subservient to the host property. Taking into account the back land nature of the site, the varied character and appearance of the built form seen both within Shaw Crescent and Rectory Park, as well as the site constraints, overall the proposed contemporary design approach is considered to be a positive addition to the wider area.

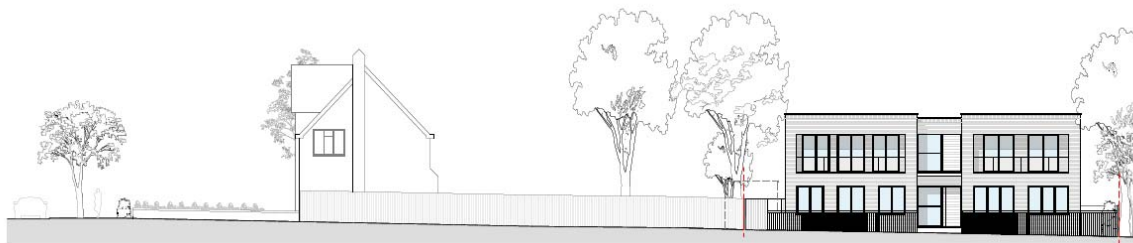


Fig 4: Front Elevation of the proposed development and flank elevation of the host property, 59 Rectory Park

- 8.9 The proposed building would incorporate balconies within the front and rear elevation at first floor level, which are sensitively designed to minimise overlooking, but not significantly increase the buildings mass to an unacceptable degree. Overall, it is considered that the design integrates into the sites and surroundings whilst maximising the number of units that can be delivered.
- 8.10 The proposed buildings materiality would mainly constitute brick, with timber detailing and aluminium fenestration used throughout the building. Overall this approach is supported, subject to further details relating to this being secured via condition.
- 8.11 The site would introduce an access road and hard standing area at the front of the building for off-street parking. This is appropriately broken up by soft landscaping, whilst providing multi-functional spaces which are provide safe ingress and egress from the site.
- 8.12 The scheme is considered to be a sensitive intensification of an existing disused area of garden (an old tennis court) which makes the best use of the site whilst being of an appropriate scale that respects the existing character of the wider area.

Housing Quality for Future Occupiers

- 8.13 All the units would comply with requirements set out by the Nationally Described Space Standards (NDSS) in relation to units, bedrooms and floor to ceiling heights. All units are provided with acceptable outlook, daylight and sunlight, with all units being dual aspect in some form.
- 8.14 All units would be afforded private amenity spaces which, in a number of instances significantly exceed minimum standards as detailed by DM10 of CLP2018 as shown within figure 5. Whilst no communal spaces/child playspace is provided within the site, taking into account the large private amenity spaces that all units are provided with (apart from Unit 5) as well as the site constraints, overall this approach is considered acceptable.

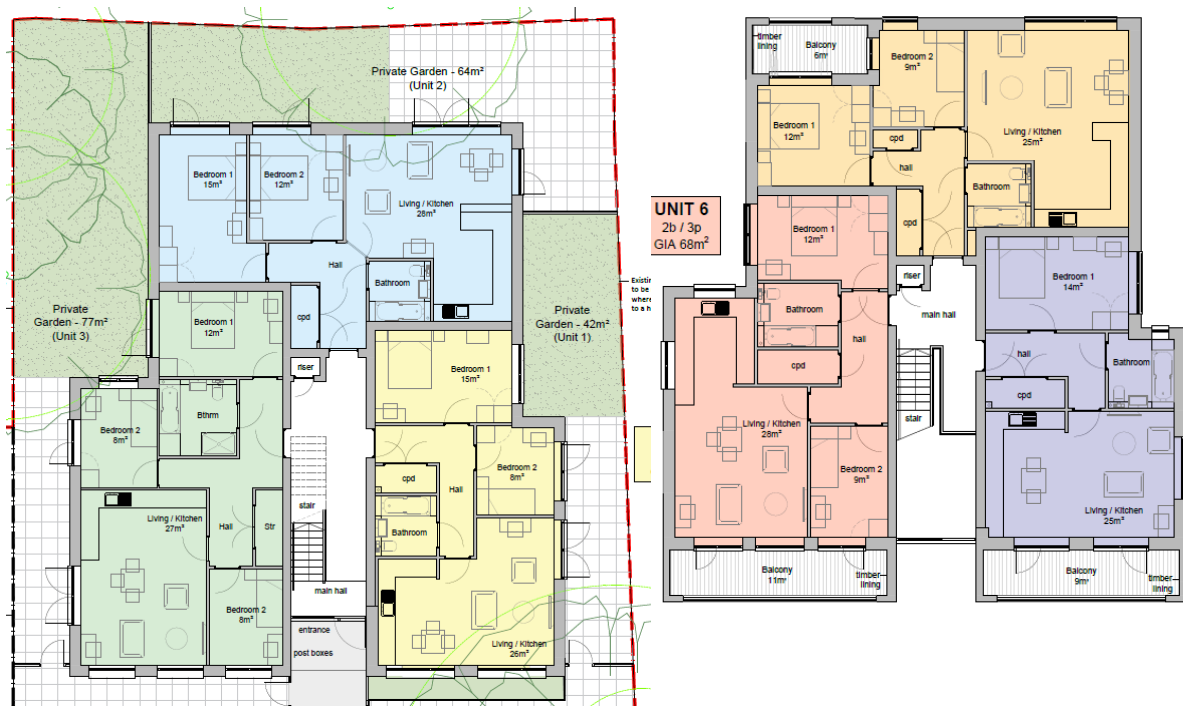


Figure 5 – Ground and First Floor Layout – with private amenity space

- 8.15 As set out by the London Plan, developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. All ground floor units in the development would meet M4(2) 'accessible and adaptable dwellings', which is considered acceptable under the circumstances.
- 8.16 The development is considered to result in a high quality development including 2 x family units with all units provided acceptable internal and external spaces.

Residential Amenity for Neighbours

- 8.17 The proposed development has the potential to most impact upon the following adjoining occupiers amenities; 57, 57a and 61 Rectory Park, 18 Shaw Close, 30, 32, 34 and 36 Shaw Crescent as indicated within the figure 6.

18 Shaw Close

- 8.18 There would be an approximate separation of 36 metres between the proposed building and the rear elevation of this adjoining occupier. Owing to this significant separation between the built forms overall the proposal is not considered to impact upon the amenities of this adjoining occupiers.

30, 32, 34 and 36 Shaw Crescent

- 8.19 The proposed buildings flank elevation would be separated from the adjoining properties within Shaw Crescent, at its closest point by approximately 22 metres from the rear extension at no.34. Taking into account this separation distance, that the existing and proposed buildings would be at an angle to each other and only one principle window is positioned with the first floor level of the northern flank elevation,

as well as the existing vegetation both on and off-site overall there is not considered to be a detrimental impact upon the adjoining occupiers.

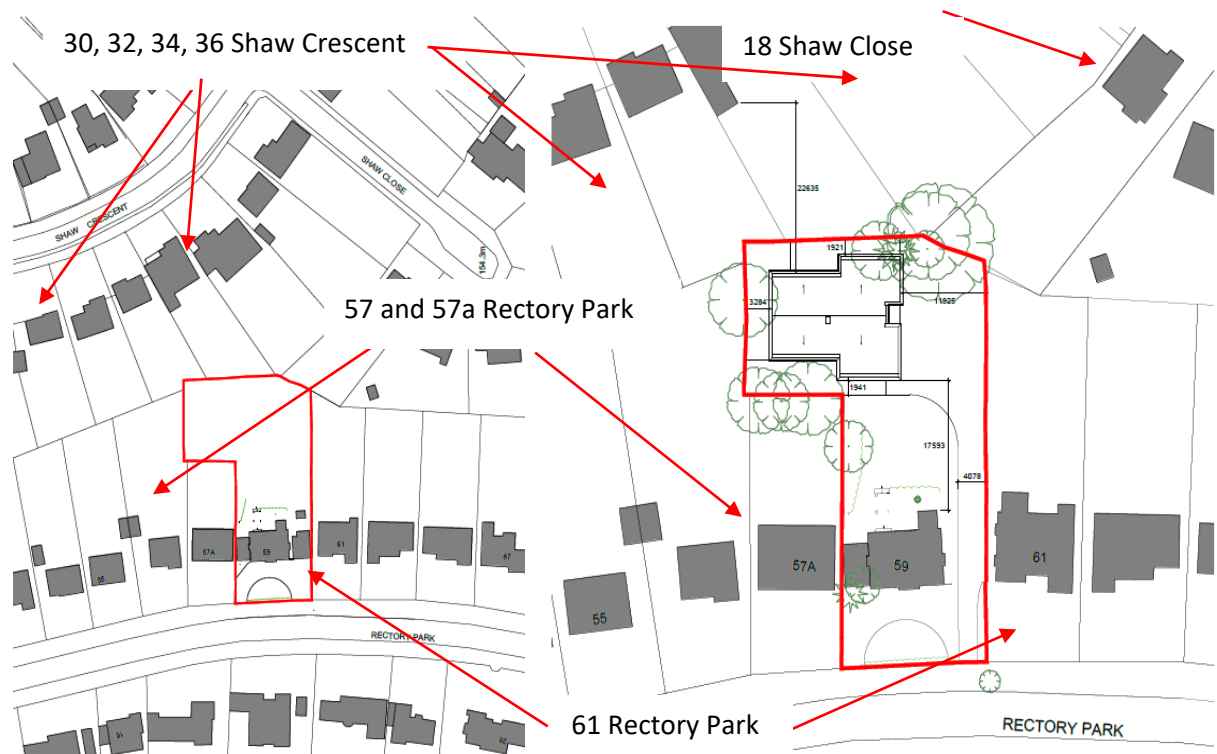


Fig 6: Existing Site Plan (left) and Proposed Block Plan (right)

57 Rectory Park

8.20 The proposed building would be located approximately 3.2 metres from the boundary with 55a Rectory Park. Taking into account that any overlooking would be restricted to the very end of their private amenity spaces and separation to the built form would be significantly increased overall there is not considered to be a detrimental impact upon these adjoining occupiers.

57a Rectory Park

8.21 At its closest point, the proposed development would be approximately separated from 57a by 19.5 metres. However, as the proposed building steps in and away from the boundary behind 57a, the development would then be separated by approximately 22 metres. Overall, considering the proposed step in the proposed massing and subsequent separation distance as well as the existing third party trees, which are proposed to be protected accordingly, the amenities of these adjoining occupier are considered to be satisfactorily protected.

59 Rectory Park (Host Property)

8.22 The proposed development would be at its closest separated from the host property by 17.5 metres. However, this separation is increased to approximately 20 metres between the main rear elevation of this host property and that of the proposed flatted development. There is noted to be one flank window within the developments first floor level, however considering the separation distances, overall there is not considered to be a detrimental impact upon the host properties future amenities.

61 Rectory Park

- 8.23 There would be an approximate separation of 11.5 metres between the proposed front elevation of the building and the boundary with 61 Rectory Park. There would also be an approximate 20 metre separation between the rear elevation of this adjoining occupier and the development at its closest point. Whilst there are balconies located within the front elevation of the development, owing to the separation distances to the boundary, the existing boundary treatment (which is stated to be repaired and replaced where required to be 1.8 metres in height) and that the proposed development is at a 90 degree angle to this adjoining occupiers property, overall the proposal is not considered to lead to an unreasonable level of overlooking or a loss of privacy due to the development.
- 8.24 Concerns have been raised in relation to the proposed access road and the potential impact this would have on the adjoining occupiers. As the proposed building is for residential use, within a residential area, overall it is considered that the proposal would not result in undue noise, light or air pollution from an increased number of occupants or vehicles on-site.
- 8.25 Subject to conditions, the proposed development is not visually intrusive and would not result in a loss of privacy.

Access and Parking

- 8.26 The site falls within a PTAL of 1b, with access to public transport considered to be poor within the local area, although there is reasonable access to local bus services.
- 8.27 The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide a maximum of less than 1 space per unit and up to 1.5 spaces per unit for 3 bedrooms. The proposal would provide six on-site parking bays, with one space designated for each unit, in line with the policy requirements for a development of this nature in this location, which is considered acceptable.
- 8.28 During the course of the application process, amended plans have been submitted altering the width of the proposed access route to a minimum of 3.7 metres in width and area to the front of the site to 4.2 metres to allow vehicles to wait off the highway, should another vehicle be exiting the site at the same times. The layout of the rear parking area allows for vehicles to enter and exit the site in first gear whilst providing acceptable pedestrian visibility splays and sight lines from the site. Amendments have also indicated that the host property would alter their existing access, to maintain an in and out driveway. This included the removal of existing soft landscaping and use of an existing crossover. Although these works do not require planning permission, the cumulative impact of reinstating this crossover with the proposed development are overall not considered to negatively impact highway safety in any form.
- 8.29 In compliance with the London Plan, electric vehicle charging points would be secured by way of a condition.
- 8.30 Cycle storage facilities would comply with the London Plan (which would require 12 spaces). These are proposed to be located in front of the building. Whilst the location

is considered acceptable, further details in relation to the proposed appearance and the security of this storage are proposed to be conditioned accordingly for further details to be provided.

- 8.31 The refuse store is proposed to be located adjacent to the boundary with 61 Rectory Park, located behind the existing repaired/replaced boundary fencing. As this would be well set back from Rectory Park, with a soft landscape area proposed directly in front of this, overall it is considered this approach is acceptable. Taking into account the proposed separation distance of the refuse area from the roadside, the applicant has stated that a private management company will collect refuse from the proposed refuse area. Therefore, a condition requiring further information to be submitted is proposed to ensure that the management of this refuse collection is appropriately considered.
- 8.32 Taking into account the sites location within a residential area, a Construction Management Plan (CMP) will be required via condition. This condition would require a CMP to be submitted and approved prior to the commencement of any works on site.

Trees and Biodiversity

- 8.33 The proposed development would include the removal a number of tree specimens, within the site. Taking into account their location, well set back from the roadside, and being screened from public vantage points by the existing building form which surrounds them, they provide little if no visual amenity to the wider area. The most prominent tree located within the site, an oak (T20) which is located on the site boundary is proposed to be retained. Overall the details relating to tress is considered acceptable and would be conditioned accordingly.
- 8.34 Concerns have been raised by local residents and councillors in regards to the potential impact of the development on protected habitats/species, namely Badgers. The development has been accompanied by both a phase 1 habitat survey which has identified that whilst there are noted to be records of badgers within a 1km radius of the survey area and it could have potential for the site to be as a suitable foraging habitat, there was no evidence of badger setts within the site confines, a lack opportunities for sett creation and limited connectivity to badger habitats within the surrounding area. Whilst the above is noted, the survey has recommended a number of precautionary actions relating to mammals (badgers, hedgehogs), reptiles, amphibians and birds which is considered to have widely considered any potential ecology impact. These recommendations are proposed to be conditioned accordingly.
- 8.35 Alongside the Phase 1 survey, a bat survey was also completed following its findings. The bat survey summarises that although a common pipistrelle bat was recorded on-site, this emerged from the roof of the main property (which is not subject to any works relating to this proposal) and then left the site. No bats were recorded within the garage building which is proposed to be demolished. The bat survey has suggested recommendations including the installation of bat boxes, in relation to lighting as well as for an updated survey to be completed, if the development has not begun within 12 months of the survey's findings. These details are proposed to be conditioned accordingly.

Environment and sustainability

- 8.36 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.37 The application site does not fall within either a flood zone or an area at risk of surface water risk. However, considering the nature of the development further details will be conditioned accordingly requiring a detailed drainage statement to be submitted, alongside the already set out use of permeable materials and soft landscaping.

Other matters

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

Conclusion

- 8.39 The principle of development is considered acceptable providing two family units and an additional six units in total. The design of the scheme is of an acceptable standard, relating to the site and its surroundings. It would not harm the visual amenities of the area or the adjoining occupiers. The proposed impact on the highway network and parking provision is also acceptable and is therefore, overall considered to be accordance with the relevant policies.
- 8.40 All other relevant policies and considerations, including equalities, have been taken into account.

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Status: Planning
 Scale: 1:1250 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Location & Block Plan
 Dwg No: 250-D-00

Date: 01.11.2018

Project: 31-33 Croham Valley Road
 Address: CR2 7JE, Croydon

Client: Mr Justin Owens

ob
architecture.

The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES
 01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk

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1 SUMMARY OF APPLICATION DETAILS

Ref: 18/05411/FUL
 Location: Land rear of 31-33 Croham Valley Road, (Facing onto Ballards Rise), South Croydon
 Ward: South Croydon
 Description: Erection of 2x2 storey detached buildings with accommodation within the roof-space comprising 1 three bedroom, 5 two bedroom and 3 one bedroom flats, refuse storage facilities, formation of vehicular access points and provision of associated parking
 Drawing Nos: 250-D-00-A, 250-D-01-C, 250-D-02-A, 250-D-03-A, 250-D-04-A, 250-D-05-A, 250-D-06-A, 250-D-07-A, 250-D-08-B, 250-D-09-B, 250-D-10, 250-D-11, 250-D-12-A, 250-B-13, 250-D-14, 250-D-15, 250-D-16, 250-D-17, 250-D-18-A, 250-D-19-A, 250-D-20, 1710-GUA-DR-L-001 P05, Design Statement (subject to amendments), Flood Risk Assessment, Parking Stress, play space schedule and waste calculator.
 Applicant: Mr Owens, Silverleaf Investments 2 LLP
 Case Officer: Hayley Crabb

	studio	1 bed	2 bed	3 bed	4 bed
Existing houses					
Proposed Flats		3	5	1	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
4	15

1.1 This application is being reported to Planning Committee as objections above the threshold have been received, the application has been referred by the Croham Valley Residents' Association and by the Ward Councillor (Cllr Maria Gatland) requested Committee consideration in accordance with the Council's Constitution. .

2 RECOMMENDATION

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

Conditions

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2) Materials to be submitted with samples
- 3) Depth of window and door reveals to be agreed along with privacy screens to terraces)
- 4) No use of flat roofs (apart from those shown as terraces)
- 4) Car parking to be provided as specified in the application prior to occupation
- 5) Bin store/vehicular access/visibility splays as specified in the application
- 6) No additional windows in the flank elevations/obscure glazed first/second floors
- 7) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments and planting as boundary screening and SUDs techniques
- 8) Prior to first occupation, electric charge points to be submitted and approved by the LPA
- 9) Flood Risk Assessment
- 10) Construction Logistics Plan
- 11) 19% reduction in carbon emissions
- 12) Water usage restricted to 110 litres per person per day
- 13) Commencement of development within three years of consent being granted
- 14) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL liability
- 2) Code of Practice for Construction Sites
- 3) Highway requirements
- 4) Protected species
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Erection of 2 buildings (blocks) comprising 1 x three bedroom (5 persons), 2 x 2 bedroom (4 persons), 3 x 2 bedroom (3 persons) and 3 x 1 bedroom flats (2 persons)
- Private amenity space for each flat
- Communal/play space at rear
- Integrated cycle stores
- Provision of bin stores
- Formation of vehicular accesses and provision of 4 parking spaces (2 per building)

Site and Surroundings

3.2 The application site is located on the north eastern side of Croham Valley Road (a local distributor road) on the western side of the junction with Ballards Rise. The proposed back-land development would front onto Ballards Rise.

- 3.3 Croham Valley Road is characterised by detached properties set back from and fronting the road, set within relatively generous plots. There are three properties at the end of Ballards Rise which also have spacious grounds. There is a significant rise in land levels from Croham Valley Road up Ballards Rise of at least a storey.
- 3.4 To the rear of the properties on Ballards Rise is designated as Metropolitan Green Belt/Site of Nature Conservation Importance and Archaeological Priority Area as identified in the Croydon Local Plan. It has a Public Transport Accessibility Level (PTAL) of 1b, considered to be 'very poor'.

Planning History

- 3.5 The application site has had quite and extensive planning history.
- 3.6 (LBC Ref 07/00115/P) Erection of detached three bedroom house at rear with integral garage, formation of vehicular access onto Ballards Rise. Planning Permission **REFUSED** on grounds of character of the locality, unsatisfactory cramped backland development, detrimental to the amenities of adjoining occupiers from loss of privacy, poor outlook and visual intrusion and inadequate private amenity space
- 3.7 (LBC Ref 10/00910/P) Erection of a detached two bedroom bungalow at rear; formation of vehicular access onto Ballards Rise. Planning Permission **REFUSED** on grounds of character of the locality, unsatisfactory cramped backland development and detrimental to the amenities of adjoining occupiers from loss of privacy and visual intrusion. The application was the subject of a planning appeal which was dismissed on character ground only.
- 3.8 (LBC Ref 14/02840/P) Erection of a detached four bedroom house and detached garage; provision of vehicular access and associated parking. Planning Permission **REFUSED** as it was deemed it would be out of keeping with the character of the locality, resulting in an unsatisfactory cramped backland development that would be detrimental to the visual amenity of the street scene by reason of its design, scale, form and prominent siting and would be detrimental to the amenities of the occupiers of adjoining residential property resulting in visual intrusion. The application was the subject of a planning appeal which was dismissed on character ground only.
- 3.9 (LBC Ref 15/01512/P) Erection of a detached four bedroom house; provision of vehicular access and associated parking. Planning Permission **REFUSED** as it was deemed it would be out of keeping with the character of the locality by reason of its massing, siting, scale and depth of rear garden, resulting in an unsatisfactory cramped backland development that would be detrimental to the visual amenity of the street scene.
- 3.10 (LBC Ref 15/04683/P) Erection of four bedroom single storey detached house with basement; provision of associated parking – Planning Permission **GRANTED**
- 3.11 (LBC Ref 16/03888/P) Erection of four bedroom single storey detached house with basement; provision of associated parking (without compliance with condition 7 - development to be carried out in accordance with approved plans - attached to planning permission 15/04683/P) – Planning Permission **GRANTED**

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The level of parking and impact upon highway safety and efficiency is acceptable;
- Sustainability aspects of the development can be controlled by condition.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by 19 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 51 Objecting: 51 Supporting: 0 Comment: 0

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

Summary of objections	Response
Fails to meet 30% of flats as 3 bedroom or more/no family dwelling/no other flats in area	Addressed in Section 8.3 of this report
Overdevelopment/Cramped	Addressed in Section 8.7 of this report
Too large/obtrusive	Addressed in Section 8.7 of this report
Out of character with the area	Addressed in Section 8.7 of this report
Poor design	Addressed in Section 8.11 of this report
Visible from Metropolitan Green Belt/Metropolitan Open Land/Ballards Hillside	Addressed in Section 8.10 of this report
Lack/Loss of amenity space	Addressed in Section 8.12 of this report
Adverse impact on neighbouring properties - Loss of privacy/Visual intrusion/Loss of light/Overlooking/Overshadowing	Addressed in Section 8.14 of this report

Access road too narrow – cul-de-sac/small to accommodate vehicular access and parking/blocking access to existing houses and blocking emergency vehicles	Addressed in Section 8.23 of this report
Adverse impact on highway safety	Addressed in Section 8.23 of this report
Insufficient parking provision	Addressed in Section 8.21 of this report
Inadequate parking stress test	Addressed in Section 8.21 of this report
Noise disturbance	Addressed in Section 8.14 of this report
Pollution and waste	Addressed in Section 8.29 of this report
Refuse collection	Addressed in Section 8.18 of this report
Impact on wildlife/vegetation	Addressed in Section 8.28 of this report
Drainage/Flooding due to excavation	Addressed in Section 8.27 of this report
Adverse impact on local services	The development would be liable for CIL which could ameliorate any impact on local services and infrastructure
Financial gain/Property values	This is not a planning consideration
Stability of land for structural foundation	This is not a planning consideration
Set a precedent for future development	Each application is judged on its own individual merits
Lack of affordable housing	The scheme is under 10 units and therefore affordable housing does not need to be provided

6.3 Cllr Maria Gatland has objected to the scheme, making the following representations:

- This is a very large back garden development that in no way enhances the character of the local area and will impact seriously on residents amenities in Croham Valley Road and Ballards Way.

6.4 Croham Valley Residents Association has objected to the scheme, making the following representations:

- Fails to provide sufficient mix of family accommodation
- Overdevelopment by virtue of mass and bulk
- Inadequate parking provision will cause obstruction to existing residents
- Lack of private amenity space for future residents
- Out of character with surrounding properties detrimental to street scene
- Loss of privacy and visual intrusion to surrounding properties

- Increase risk of flooding
- Disturbance to wildlife

7 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) 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;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

7.4 Consolidated London Plan 2015

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

- 7.6 Architecture
- 8.3 Community infrastructure levy

7.5 Croydon Local Plan (adopted February 2018)

- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM46 – South Croydon

7.6 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance
- Suburban Design Guide SPG (2019)

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Residential amenity of adjoining occupiers
4. Residential amenity of future occupiers
5. Highways and transport
6. Trees and environment
7. Environment and sustainability

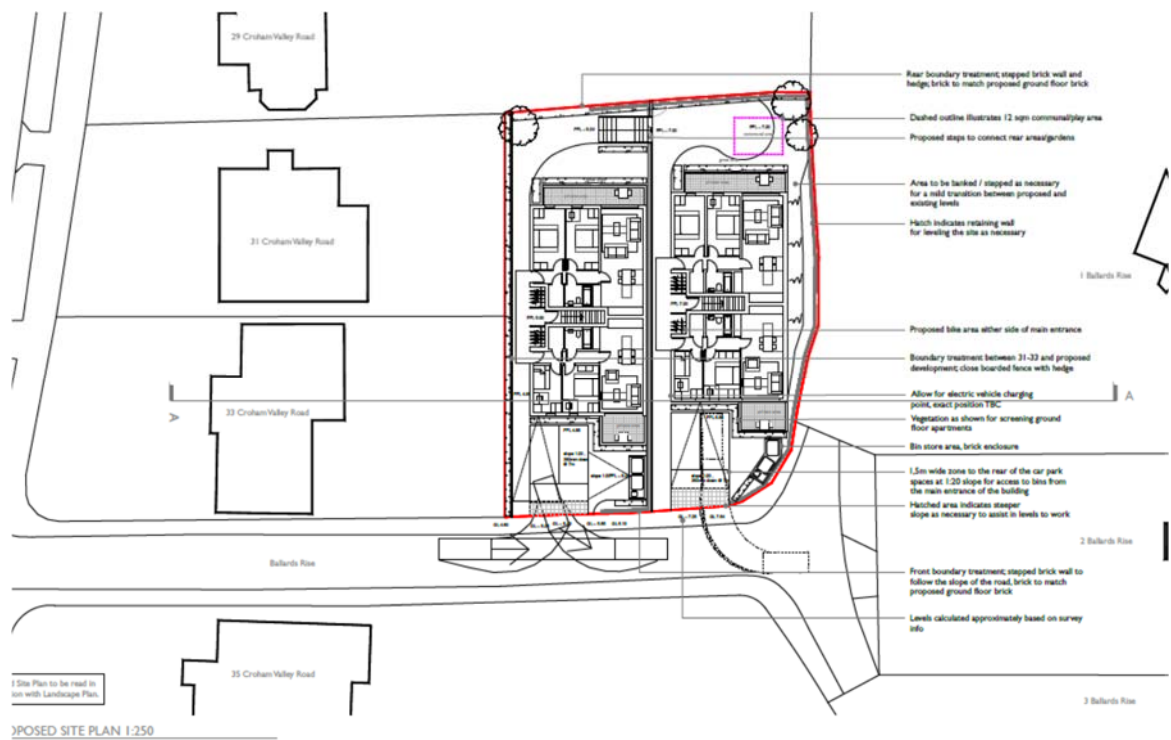
Principle of development

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 site is located within an existing residential area. The application proposes 2 buildings for 9 flats which would provide additional homes within the borough, which the Council is seeking to promote. The scheme, as amended, includes one 3-bedroom and two 2-bedroom 4-person family units and so contributes to meeting the Council's strategic objective of providing 30% of new homes as family homes.
- 8.4 Policy DM10 supports back land development subject to the impact on the character of an area and the amenities of adjoining properties. Given the site has been subdivided with a frontage onto Ballards Rise (with a previous planning permissions having been granted in 2015/16) officers are satisfied that the proposal does not constitute backland development (in its purist sense) and therefore, DM10.4 (e) is not relevant in this instance. The gardens of 31 and 33 Croham Valley Road would however have garden lengths in excess of 10m and each would be in excess of 200 square metres.
- 8.5 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that the density levels ranges of 150–200 hr/ha habitable rooms per hectare (hr/ha); the proposal would be in excess of this range (305 hr/ha). However, the London Plan density matrix is a guide and cannot be used as a prescriptive measure. Furthermore, the London Plan provides sufficient flexibility for higher density schemes to be supported – subject to detailed consideration of the various effects of a higher density of development.

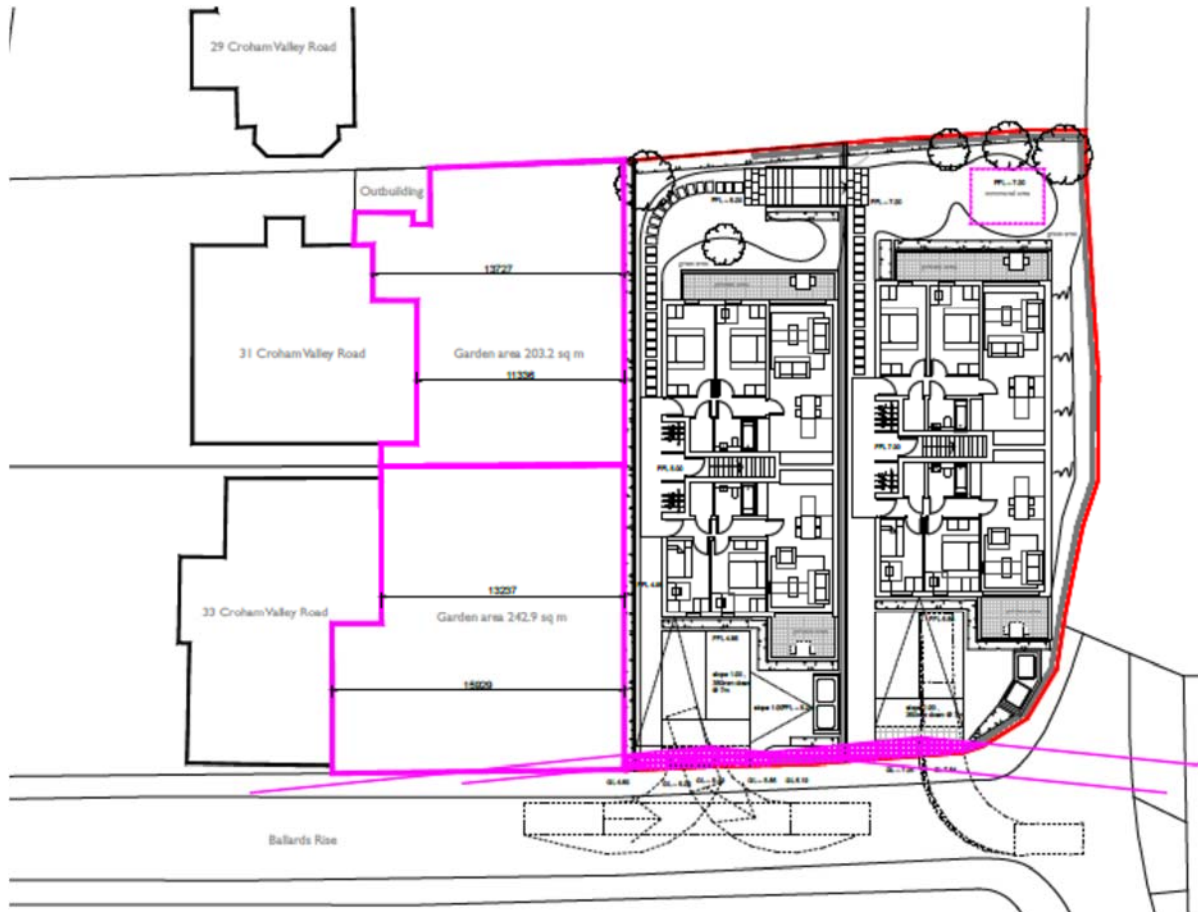
Townscape and Visual Impact

- 8.6 Policy DM10.1 and DM46 sets out that developments should seek to achieve three storeys whilst respecting the character of the area, particularly development pattern, layout and siting; scale, height, mass and density; and appearance, materials, features and the Place of Croydon.
- 8.7 The proposed buildings would be located to the rear of 31 and 33 Croham Valley Road. Ballards Rise is a cul-de-sac which have 3 large detached properties at rear. The proposed buildings would front onto Ballards Rise (albeit with side entrances). The proposal is for two buildings (blocks of flats) which would be set within the topography of the site and would be stepped in height. Whilst the proposed buildings would be larger than the neighbouring houses (and larger than the scheme the subject of previous planning permissions) it is considered that the scale and massing of the proposed development would respond well to local character and topography. It is considered the proposed development would be acceptable in terms of its impact on the character of the area and would not lead to a cramped form of development.
- 8.8 The proposed buildings would be set back from the pavement with bin storage at front and 2 parking spaces per building. The buildings would be stepped with the materials including a white/buff colour brick with white washed vertical timber cladding, roof shingles, powder coated grey colour aluminium cladding/windows, powder coated beige colour anodised aluminium capping/panel, timber doors/canopy, PPC handrails. Full details of the materials would be secured by condition. These would add interest to the development and soften the appearance of the development in the street scene. Soft landscaping would also be provided which would help the development integrate with the existing street and provide a buffer for future occupiers. These can be secured by condition. Below are some plans and a CGIs illustrating how the development would integrate into its surroundings.



- 8.12 Representations raised with regard to loss of amenity space. The land has been subdivided and therefore does not form the rear gardens of properties in Croham Valley Road. Amenity space would be provided in line with policy.
- 8.13 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 adopted policies in terms of respecting local character.

Residential amenity of adjoining occupiers



- 8.14 The area is residential in character and policy DM10 protects the first 10m of private amenity space from direct overlooking. 31 and 33 Croham Valley Road have garden lengths in excess of 10m. The proposed building would be set approximately 2m from the side boundary with 31 and 33 Croham Valley Road. Doors would be located in the side of the building facing the garden of these properties with hedging adjacent to the side boundary minimising overlooking. A window would be provided at first floor level serving a communal staircase. No other window is proposed at side apart from a high level rooflight to provide natural daylight to communal staircase at second floor level. Private amenity space has been designed within the building so as to not overlook these properties. Whilst the rear of the garden of 29 Croham Valley Road would be overlooked by windows in the rear elevation, as this section of the garden is not incorporated into the first 10 metres of this garden, it is not protected by policy. It is recommended that wall side facing windows (all either secondary windows or windows lighting communal areas) should be obscure glazed).
- 8.15 The properties in Ballards Rise are set at a higher land level to the site with natural screening. Given the size, siting, design and orientation of the proposed buildings in

relation to the siting of the adjoining occupiers, the degree of overlooking would be acceptable, especially given that an element of mutual overlooking is typically found in residential areas. Moreover, officers are satisfied that the development would not have a significant impact in terms of noise and disturbance and would not introduce sufficient harm to substantiate a sustainable reason for refusal (in view of the current policy position).

Residential Amenity of Future Occupiers (Overall Residential Quality)

- 8.16 All flats would exceed the minimum standards set out in the Technical Housing Standards - National Described Space Standards (2015) and have private amenity space. A communal/play space would be provided in the rear garden in line with policy. Moreover all flats would have an adequate level of light and outlook.
- 8.17 Cycle storage is shown close to the entrance to the proposed apartments – within secure/covered enclosures – convenient for future occupiers. The 15 spaces would accord with policy requirements.
- 8.18 A waste calculator has been provided to show the bin stores would provide adequate space for the refuse requirements of the development. It is also considered the siting of the bin storage at front is considered acceptable. There are 3 houses at far end of Ballards Rise and it is likely the refuse collection arrangements would align with existing protocols.
- 8.19 Level access is provided at ground floor for the ground floor flats and have been designed to be wheelchair adaptable homes. The ground floor would be M4(3) compliant providing wheelchair accessible units although these will be matters controlled and managed through the Building Regulation process .

Highways and Parking

- 8.20 The site has a PTAL rating of 1b which means very poor accessibility to public transport links. That said, there is a bus stop in close proximity to the site with regular services to Selsdon, South Croydon and East Croydon districts. Under the provision of the London Plan requirements 10 off-street spaces would be required for the proposed development and the current proposal is providing 4 parking spaces. As such, it is likely that there would be an overspill onto the public road. However these are maximum standards and minimal necessary car parking will be the starting point for all development proposals. The Suburban Design Guide SPD indicates that the borough will encourage lower parking provision than the maximum car parking standards set in both the current and draft new London Plan. However it further advises that in areas of very low transport accessibility (such as in areas of PTAL 0-1) it will be harder to access sustainable transport and therefore it may be more difficult to reduce reliance on private cars. It advises that in these areas the Council will seek to accommodate all parking within the site (off street) and any anticipated need for on street parking will be judged on a case by case basis. Whilst this approach recognises the reality that the private car might continue (for the time being) to be the preferred transport choice of future residents in this area, it recognises that the issue should be considered on a case by case basis.
- 8.21 In this case, the applicants have undertaken a parking stress test that indicates that there is an adequate level of spaces to park on neighbouring roads to accommodate any overspill of parking from the proposed development (mostly limited to Ballards

Way). The survey data indicates that the surrounding area has sufficient capacity to accommodate off-street parking, with maximum stress levels of 30% experienced during the week indicating that the potential overspill can be accommodated on street without affecting existing residential amenity. Having considered the proximity to public transport services adjacent to the above site (albeit limited) and parking availability in the vicinity, it is considered (on balance) that the number of parking spaces for the proposed development would be able to accommodate overspill parking.

- 8.22 The vehicular accesses would be located on a slope but this is not considered to lead to a significant risk to highway safety, due to the low number of vehicular movements anticipated and as visibility splays can be provided. It should be noted that the previously refused applications all made similar provisions for access and parking and were not refused on those grounds.
- 8.23 Objections relating Ballards Rise being too narrow, parking blocking access for emergency service and refuse vehicle servicing are also noted, but it is of relevance that a vehicle could currently halt on Ballards Rise and cause the same issue. The parking stress survey acknowledges that Ballards Rise is too narrow to allow vehicles to park on street and it is anticipated (not unreasonably) that future users of the street will continue to observe common sense. The Police and highways enforcement officers have powers relating to obstructing the highway which could be used if necessary and it is considered unreasonable to refuse planning permission for this reason as a sufficient level of parking would be available (on and off street – away from Ballards Rise). In other words, the issue already exists and this scheme should not render the situation any worse (as long as users of the road apply common sense).
- 8.24 A construction logistics plan during the construction works would need to be conditioned. Various highway works would need to be carried out in Ballards Rise to facilitate access arrangements which would require a separate highways agreement under S.278 of the Town and Country Planning Act.

Trees and Environment

- 8.25 At the time of the officer's site visit, the site had partially been cleared with some periphery planting to the boundaries. No arboricultural objection has been raised. Therefore hard/soft landscaping including trees could be secured by condition.

Environment and Sustainability

- 8.26 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.27 A Flood Risk Assessment (FRA) has been submitted. The site is within Flood Zone 1 and an area at very low risk of surface water flooding. The Flood Risk Assessment could be conditioned and there are opportunities to incorporate SUDs as part of a landscaping scheme for the site, which could be dealt with by condition. This would prevent a significant impact on flood risk.

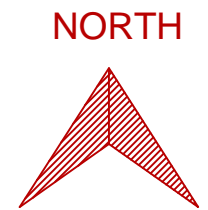
Other Planning Considerations

8.28 Objections relating to wildlife are noted however there is no evidence of protected species on site. Given the site has partially been cleared, a landscaping condition is recommended and wildflower planting is proposed.

Conclusions

8.30 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.

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



			CLIENT	BUDGE HOMES	PROJECT	11 BARHAM ROAD CROYDON CR2 6LD	SCALE	1:1250@A3	DRAWING NO.	REV.
							DATE	FEB 18	DRAWN	WN
									22	
REV	DATE	NOTES	DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES			DRAWING TITLE	OS MAP			

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PART 6: Planning Applications for Decision

Item 6.3

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/00167/FUL
 Location: 11 Barham Road, South Croydon, CR2 6LD
 Ward: Waddon
 Description: Conversion of property to form 5 self-contained flats (3 x 1 bed, 1 x 2 bed and 1 x 3 bed flats), construction of basement accommodation with associated front and rear light wells, erection of a part single, part two storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking.
 Drawing Nos: 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14-A; 15; 16; 17; 18; 19; 20-A Rev B; 21; 22; Daylight Assessment prepared by JMDC Services Ltd and dated 16/04/2018; Flood Risk and Basement Impact Assessment ref: C2021-R1-Rev-A and dated July 2018; Planning, Design and Access Statement prepared by Hollins Planning.
 Applicant: Mr Craig Budge
 Agent: Mr Andrew Hollins, Hollins Planning Ltd
 Case Officer: Richard Green

	1 bed	2 bed	3 bed+	Total
Existing Provision			1 (5 bed)	1
Proposed Provision	3 (2 person)	1 (4 person)	1 (6 person)	5

All units are proposed for private sale

	Car parking spaces	Cycle parking spaces
Existing Provision	1	0
Proposed Provision	0	8

- 1.1 This application is being reported to committee because the ward councillor (Cllr Robert Canning) made representations in accordance with the Committee Consideration Criteria and requested that committee consider the application. In addition, objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

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

- a) Restriction of car parking permits for future occupiers
- b) And any other planning obligations considered necessary

2.2 That the Director of Planning is delegated authority to negotiate the legal agreement indicated above.

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

Conditions

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction logistics plan to be submitted (pre-commencement)
4. Materials and details to be submitted – light well railings, front boundary fence, private amenity space fencing
5. Details of retaining walls
6. Details of refuse store - siting, size, appearance, design
7. Details of cycle store - 8 cycles, appearance, size
8. Hard and soft landscaping details including replanting
9. Details of child play space
10. Details of SUDs
11. Reinstatement of dropped kerb
12. Flank windows to be obscure glazed and fixed shut to a height of 1.7m above finished floor level.
13. 110 litre water usage
14. Groundwater mitigation in accordance with FRA, including details to be submitted and agreed.
15. Contaminated land assessment to protect groundwater from pollution
16. 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) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The current proposal has addressed the concerns raised previously by Planning Committee in refusing planning application 18/03319/FUL; the communal area has been designed to comply with the recently adopted SPD2 by provided semi-private amenity space and an area for child play space. In addition, each of the proposed flats has additional internal living space equivalent to the area of the private open space requirement.
- The principle of the development is acceptable given the residential character of the surrounding area.
- The design of the proposed alterations and extensions are appropriate and would not result in harm to the character of the area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and compliant with the Nationally Described Space Standards (NDSS).
- Subject to a S106 agreement to restrict future occupiers obtaining car parking permits there will be no impact upon highway and pedestrian safety.
- Sustainability aspects can be controlled by conditions

4.0 PROPOSAL AND LOCATION DETAILS

4.1 The proposal is for the following:

- Erection of a part 1, part 2 storey side and rear extensions, rear dormer extensions and enlargement of the existing basement and creation of front and rear light wells
- Conversion of the property into 5 residential flats, including 3 x 1 -bed, 1 x 2 -bed and 1 x 3 -bed flats.
- Provision of a refuse store
- Provision of a cycle store accommodating 8 cycles.

4.2 An amended proposed first floor layout has been received correctly indicating the size of the living/kitchen/dining area for flat 4 and an amended proposed block and roof plan has also been received showing the location of play space to the rear of the site along with a re-designed communal area. It was not considered necessary to re-notify neighbouring properties as the amendments are minor and do not materially alter the proposed scheme.

4.3 The applicant has sort to address the concerns raised previously by Planning Committee in refusing application 18/03319/FUL. The main changes with this current proposal compared to that previously refused are:

- Alterations to the first floor layout including enlargement of the living/kitchen/dining room within Flat 4 through the reduction in size of Flat 5.
- Within the current proposal, Flat 4 increases in size from 53.8sqm to 57.8sqm whilst flat 5 reduces in size from 102sqm to 98sqm.
- Changes to the first and second floor layout of Flat 5 so that the bedroom is now located at first floor level and living/kitchen/dining room at second floor level. These rooms swap location compared to that previously refused.
- The amenity space provided in the rear garden has been revised to accord with the recently adopted SPD2. The drawings also indicate the location of a communal children play area (15sqm).

Site and Surroundings



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

- 4.4 The application site is located on the western side of Barham Road and comprises a semi-detached family-sized dwellinghouse. The existing building is an attractive brick built Victorian property although no policy designations protect it.
- 4.5 Barham Road is predominately residential with a mixture of 2 and 3-storey dwellinghouses and residential flat buildings. Howard Primary School adjoins the site to the north at the end of Barham Road. The site is located approximately 200m from the Brighton Road (Selsdon Road) local centre and within 10 minutes walk of South Croydon station.

Planning History

- 4.6 18/03319/FUL- Conversion of property to form 5 self-contained flats (3 x 1 bed, 1 x 2 bed and 1 x 3 bed flats), formation of basement accommodation with associated front and rear light wells, erection of a part 1, part 2 storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking was refused on 5th April 2018. The application was refused on grounds of overdevelopment of the site by virtue of an insufficient quality of amenity for the proposed development.
- 4.7 The applicant has submitted an appeal against the Councils refusal and this is still pending a decision. An application for costs has also been submitted by the applicant.

5.0 CONSULTATION RESPONSE

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

5.2 **Thames Water** – No objection subject to conditions on SUDs and groundwater management.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 36 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received in response to notification and publicity of the application are as follows:

No of individual responses: 25 Objecting: 25 Supporting: 0 Comment: 0

6.2 The following issues were raised in representations and considered as part of the officer's recommendation to Committee.

Objections

- Overdevelopment of the site
- Impact on existing on-street parking in the surrounding area
- Impact on surrounding traffic congestion next to school entrance
- Out of character with the area
- Extensions are excessive in size
- Suburban character will be lost.
- Basement and light wells out of character
- Noise impacts
- Air pollution
- Increase in disturbance
- Detrimental impact on trees
- Loss of light
- Extensions are overbearing
- Obtrusive design
- Loss of privacy
- Loss of community feel
- Issues with flooding
- A s106 agreement / condition will not address concerns regarding parking
- Loss of family unit
- Flats not appropriate for area
- Increase in pollution
- Highway and pedestrian safety
- Application has not addressed previous concerns
- Cheap fencing provided in garden will be ugly and inconvenient
- Living conditions are poor for future residents
- Insufficient internal living space
- Concerns in relation to emergency access
- Inadequate refuse and recycling provision
- Undue strain on existing utilities and services

6.3 Cllr Robert Canning (Waddon Ward Councillor) objected to the scheme for the following reasons:

1. Overdevelopment.
2. Not in keeping with the character of Barham Road.

3. The capacity and location of the refuse storage is inappropriate.

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 2016, 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 In addition, the Technical Housing Standards – Nationally Described Space Standards (2015) are relevant to this current application.

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

7.5 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
- 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

7.6 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting Healthy Communities
- DM23 - Development and construction
- DM28 - Trees
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development
- DM46 – South Croydon

7.7 There is relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required 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, flooding 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 a flatted development providing additional high quality homes within the borough, which the Council is seeking to promote.

8.4 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area of less than 130sq.m. The subject dwelling is greater than 130sq.m and comprises more than 3 bedrooms as originally built and therefore this dwelling is not protected by this policy. Nevertheless the proposal provides for family sized units in the form of one three-bedroom unit and one larger two-bedroom four-person unit.

- 8.5 The site is located within an existing residential area and the intensification of the site for residential purposes is acceptable in principle subject to all other relevant material considerations as discussed further below.

Townscape and Visual Impact

- 8.6 The proposal involves alterations and additions to the existing semi-detached property, including the erection of a part 1-, part 2-storey side and rear extension, erection of a rear roof dormer, insertion of 3 roof lights in the front roof slope, a new front boundary wall, formation of light wells and associated railings. The proposed buildings design and external envelope is identical to the previous application (18/03319/FUL) which was found acceptable in relation to townscape and visual impact.
- 8.7 The proposed part 1-, part 2-storey side extension would comply with the design guidance for 2-storey side extensions as it is subordinate to the host building and set down from the ridge, the first floor is setback 1.5 metres from the front building line and the width of the extension is no wider than two-thirds the width of the original dwellinghouse. The proportions and detailing would match those of the host building and materials would be secured by condition for later approval. The application building is the last property within the road and this, along with its subservient design, ensures that a terracing effect will not result.



Fig 2: Photo of the semi-detached pair with the subject site on the right hand side

- 8.8 The proposed rear dormer roof extension would not dominate the rear roof slope as it is set down from the ridge and setback from the eaves and side. The pitched roof form is in accordance with the original roof form of the property. The front and rear rooflights are modestly proportioned and aligned with the fenestration below.

- 8.9 A replacement front boundary treatment is proposed in brick to a maximum height of 1 metre. This is not out of character with the surrounds and will assist in providing defensible space and screening to the basement accommodation. Further details of the proposed boundary treatments including material samples would be required by condition.
- 8.10 The proposal involves the enlargement of the existing basement and front and rear light wells with associated metal railings. Whilst light wells are not features of Barham Road they are considered acceptable as the site is located at the end of a cul-de-sac and they will not be highly visible within the street scene. The front light wells have been modestly sized and the metal railings are traditional in design and compliment the design and appearance of the host building. Details of the railing materials to be used would be secured by condition.
- 8.11 A refuse store is proposed to the front of the site and a cycle store is proposed within the rear garden. The location of these are considered acceptable given maximum pulling distances and the constraints of the site. There is sufficient space within the front forecourt to accommodate the required capacity of bins. Given the make-up of the flats, approximately 700 litres of storage for landfill bins and 700 litres for recycling are required; the scheme makes provision for two 1100 litre bins which exceeds this requirement. Full details of their appearance can be secured by condition.
- 8.12 Whilst the loss of soft landscaping to the front forecourt is undesirable it is considered acceptable on balance in this situation subject to a detailed landscaping scheme secured by condition to improve the landscaping within the rear garden and considering the contribution that the proposal makes to housing within the borough.
- 8.13 Representations have raised concern over the intensification of the site and overdevelopment. The site has a suburban setting with a PTAL rating of 5 and as such the London Plan indicates that the density level ranges for the site would be 200- 350 habitable rooms per hectare (hr/ha). Whilst this density matrix is not to be used mechanistically, it is worth drawing members attention to the density level of the proposal being 245hr/ha, comfortably within the desired density range.
- 8.14 The proposed extensions are of a scale and character of modest domestic extensions to a semi-detached property and accord with guidance. The lightwells would result in additional boundary treatments to the front elevation but these are not considered to have a significant impact on the streetscene. The impact on the character and appearance of the area is therefore considered to be acceptable, consistent with the decision on 18/03319/FUL.

Housing Quality for Future Occupiers

- 8.15 All the units proposed would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.16 The previous application (18/03319/FUL) was considered an overdevelopment of the site by virtue of an insufficient quality of amenity for proposed residents. This reason was focused on the lack of private amenity space provided for each flat and the failure to provide additional internal living space equivalent to the area of the private open space required. With regard to external amenity space, the London Housing SPG

states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit.

8.17 Since that refusal the Croydon Suburban Design Guide Supplementary Planning Document has been adopted (April 2019). This adopted guidance suggests an alternative approach to providing amenity space by introducing a communal garden that is separated into semi-private spaces. To address the concerns raised previously, the applicant has provided a revised drawing showing the rear communal amenity area separated into semi-private spaces and an area allocated for child play space. The revised drawing is shown below. As such, the current proposal has addressed the concerns raised in refusing planning application 18/03319/FUL.

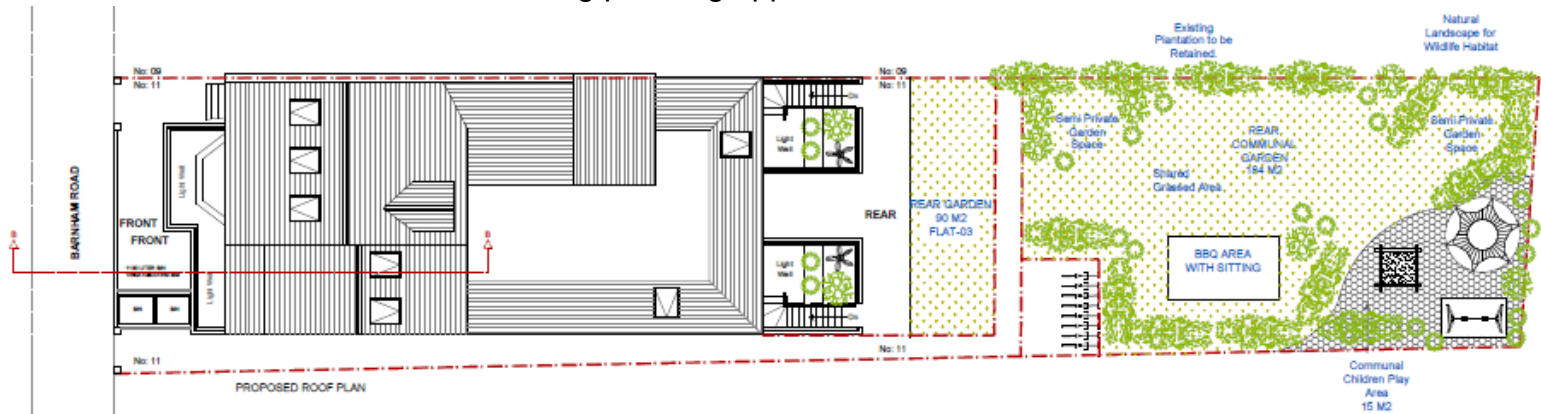


Fig 3: Proposed Roof Plan drawing.

8.18 Child play space should comply with the minimum requirements using the Mayor's population yield calculator as set out in Table 6.2 of the Croydon Local Plan. The standards confirm that 6.7sqm of child play space should be provided; the proposal exceeds this standard by showing an area of approximately 30sqm for child play space.

8.19 In addition, the Mayors Housing SPG, at paragraph 2.3.32 states that *"In exceptional circumstances, where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. This area must be added to the minimum GIA."* The current proposal has been amended compared to that previously refused to ensure that all flats have internal living spaces which exceed the minimum internal area requirements by the relevant amounts. Concern was raised previously that Flat 4 did not meet the recommended standards; the size of flat 4 has been increased to 57.8sqm which exceeds the 55sqm recommended to meet the exception test (50sqm minimum room size and 5sqm amenity space).

8.20 The detailed design of the amenity and child play space can be secured by condition and are considered acceptable. In addition, each of the proposed flats meets the exception test contained within the Mayors Housing SPG.

8.21 The tree located on the north-western side boundary, visible from the streetscene is proposed to be removed and so this would not restrict access down the side of the property. The Council's tree officer has raised no objection to the removal of this tree as it a Category C tree (due to its health and lifespan).

- 8.22 The proposal involves ground floor side facing windows onto the side communal pathway and it is considered suitable to impose a condition requiring these to be obscurely glazed. This will not compromise the internal amenity of these rooms as they are secondary glazing from a living/ dining room and also serve a kitchen.
- 8.23 None of the proposed residential units are completely contained at basement level, and instead Flats 1-3 are split across the basement and ground floor level which is considered suitable. The applicant has submitted a Daylight Assessment confirming that all the bedrooms within the basement are served by windows and good sized light wells so that a good level of daylight is received to these rooms. All of the bedrooms achieve sufficient and direct light from the sky above the recommended minimum levels. The duplex layout results in these units also having acceptable light at ground floor level.
- 8.24 The proposal does not provide any M4(2) or M4(3) compliant units and this is considered acceptable as the proposal involves the conversion of the existing building which comprises step access.
- 8.25 The development is considered to result in a high quality development including a three bedroom family unit all with adequate amenities and provides a good standard of accommodation for future occupiers. The current proposal has addressed the concerns raised previously and is, therefore, considered acceptable.

Residential Amenity for Neighbours

- 8.26 The properties that have the potential to be most affected are the adjoining properties at 9 Barham Road and Howard Primary School.

9 Barham Road

- 8.27 The proposal involves a ground floor rear extension which would extend a maximum 4 metres beyond the rear of this neighbouring property and be approximately 3.6 metres in height along the boundary. Given the modest depth of the extension, ground floor location and orientation and relationships of the sites, no adverse amenity impacts are anticipated to this neighbouring in terms of loss of outlook, light nor an overbearing appearance. The proposal does not involve an extension to the upper floors adjacent to the shared boundary.
- 8.28 The proposal involves additional rear facing windows on the upper floors however, there are already existing rear facing windows on the upper floor of the host building and therefore the additional windows would not result in an unacceptable loss of privacy beyond the existing situation and is considered acceptable in this setting.

Howard Primary School

- 8.29 The application site is adjoined by Howard Primary School to the north and there is an approximate 16 metre separation between the shared boundary and the school building. Given the use of this neighbouring site, separation distance and the extent of the proposed development, no adverse amenity impact is anticipated to this neighbouring use. Some overshadowing will result from the proposed 2-storey extension however, this is not considered to be substantial when the size of outdoor area adjacent to the side boundary is considered.

- 8.30 The reinstatement of the dropped kerb will be secured by condition however, this will not impact the access to the neighbouring site given the proximity of the access to the neighbouring site and restriction on parking in this area. A Construction management plan will be secured by condition and it will be expected that the applicant consider how impacts to this neighbouring property can be minimised during this time in terms of noise and dust, but also in respects to the adjacent access.
- 8.31 Impacts from construction would be temporary only and can be controlled through the submission of a construction method statement secured by condition.
- 8.32 The proposal would not result in any harm to neighbouring properties by way of increased noise and disturbance and loss of privacy, light or outlook.

Access and Parking

- 8.33 The site is located within a PTAL of 5 which is considered to be very good and Barham Road is also located within a controlled parking zone. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character and the London Plan standards allow up to a maximum 6 on-site car parking spaces for the proposed development.
- 8.34 The subject site currently comprises an attached garage and one on-site car parking space. However, the proposed development does not involve any on-site car parking for the proposed units. This is considered acceptable given the good access to public transport and that the applicant has agreed to any planning permission being subject to an s106 agreement which would remove the rights of future occupiers from having access to parking permits in the controlled parking zone. As such, the proposed development would not result in additional parking stress to the surrounding road network.
- 8.35 The reinstatement of the kerb would be secured by condition however, it is noted that this would not provide an additional on-street parking space due to the location and proximity of the access to Howard Primary School at the end of the cul-de-sac. As such, the proposal would not have any impact on the access of emergency vehicles to the neighbouring school.
- 8.36 The proposal incorporates 8 cycle parking spaces within a store in the rear garden. The number of cycle parking spaces complies with the minimum requirements of the London Plan and further details of the store can be secured by condition.
- 8.37 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Environment, flooding and sustainability

- 8.38 Conditions can be attached to ensure that the mains water consumption would meet a target of 110 litres or less per head per day.
- 8.39 The applicant has submitted a Flood Risk Assessment which has confirmed that, whilst there is no history of groundwater flooding of the site, there is potential risk of this at the surface however, the risk and impact of this can be suitably mitigated through

design for example through watertight design, installation of pumps to remove excess water, use of water resistant paint, location of power sockets above finished floor level etc. These mitigation methods will be secured by condition. It is noted that none of the proposed flats are located completely at basement level which is considered suitable in minimising impact to habitable rooms at this level.

8.40 The subject site is located within a surface water and critical drainage area. The applicant has submitted a Flood Risk Assessment and SUDs which details that raingarden planters, wall mounted rainwater harvesting tanks and attenuation tanks will be utilised to reduce the surface water runoff rate from the existing condition. Further details of the proposed SUDs provision will be secured by condition. The site is also located within an area of groundwater protection for drinking purposes, so a condition is recommended to secure a contaminated land assessment prior to commencement of development.

Trees and landscaping

8.41 There are no trees on site subject to a tree preservation order. The proposal involves the removal of two trees, including one on the north- western side of the property (category C) which is visible in the street scene and one to the rear (category B). Given the quality and amenity values of these trees, the Councils Tree Officer has no objection to the loss of these, subject to a detailed landscaping plan being secured by condition.

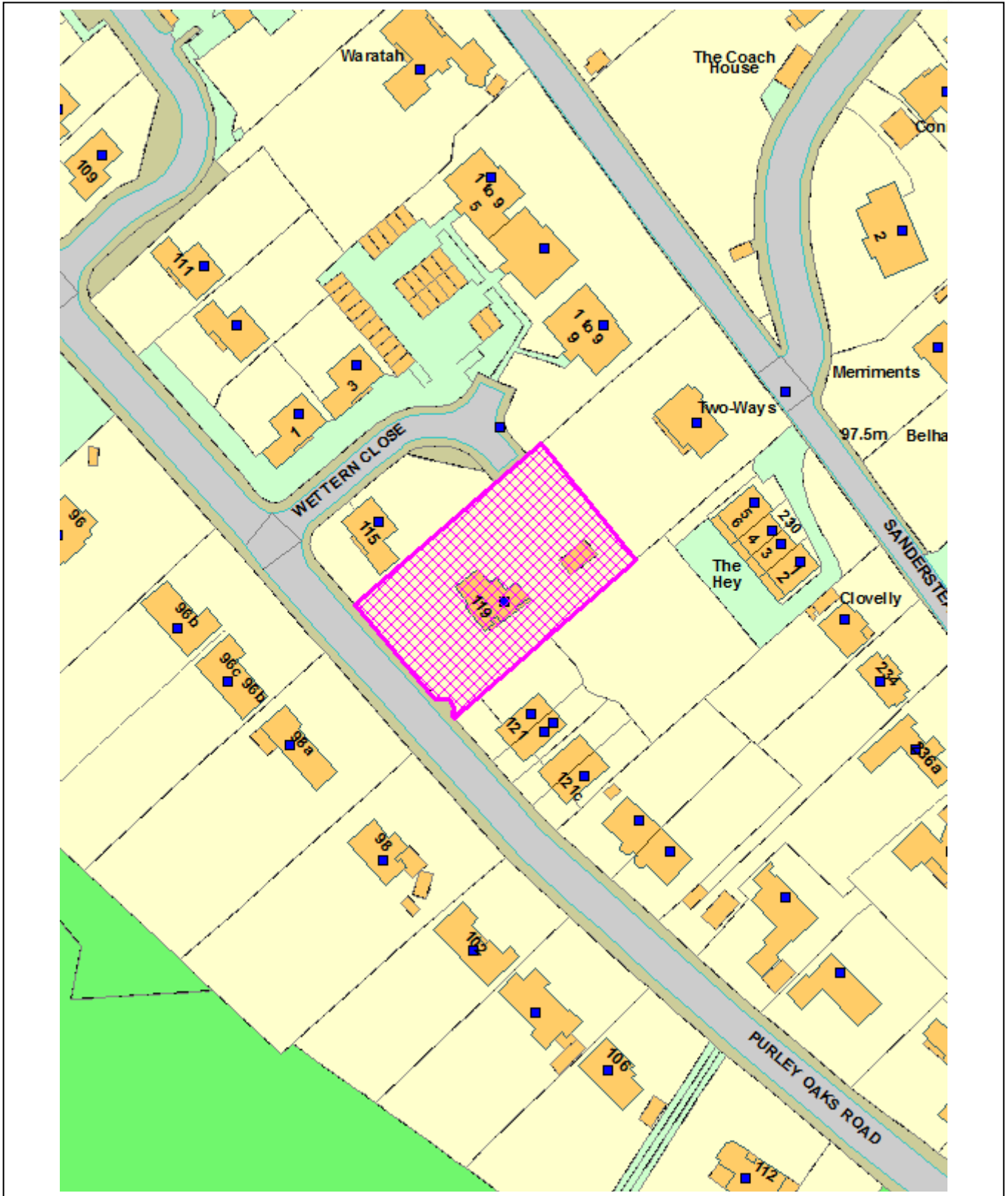
Other matters

8.42 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

8.43 All relevant policies and considerations, including equalities, have been taken into account in the consideration of this planning application. Planning permission should be granted for the reasons set out above and the details of the decision are set out in the RECOMMENDATION.

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PART 6: Planning Applications for Decision

Item 6.4

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/00732/FUL
 Location: 119 Purley Oaks Road, South Croydon CR2 0NY
 Ward: Sanderstead
 Description: Demolition of existing buildings, erection of 2 pairs of semi-detached 2 storey houses with accommodation in the roof and a block of 5 flats (one 1 bedroom flat and four 2 bedroom flats), formation of vehicular access, provision of parking and landscaping
 Drawing Nos: 6407 - PL22 Rev A, 6407 - PL23, 6407 - PL24 Rev A.
 Applicant: Ms Hirschmann of Osborn Securities Limited
 Agent: Mr Ron Terry (Howard Fairbairn Project Services Ltd)
 Case Officer: Robert Naylor

	studio	1 bed	2 bed	3 bed	4 bed
Apartments		1 (2 person)	4 (4 person)		
Houses					4 (7 person)

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
13 (including one disabled space)	10

1.1 This application is being reported to Planning Committee because the Ward Councillor (Cllr Lynne Hale) have made representation in accordance with the Committee Consideration Criteria and requested committee consideration.

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. Submission and approval of facing materials (including privacy screens to balconies)
- 3. Refuse/Cycles/Boundary/EVCP to be submitted for approval
- 4. Details of car parking and gated under-croft parking area for proposed flatted block to be submitted and permanently retained thereafter.
- 5. Removal of permitted development rights
- 6. No additional windows in the flank elevations and indicate flank windows to be obscure glazed

7. Hard and soft landscaping (including living walls and green roofs) and child play space details to be submitted
8. 19% reduction in CO2 Emissions
9. 110L Water Restriction
10. Permeable forecourt material/SUDs
11. Details in accordance with Tree Report (including Tree Protection Plan and Arboriculture Method Statement)
12. Details in accordance with Flood Risk Assessment
13. Construction Logistics Plan
14. Time limit of 3 years
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal is as follows:

- Demolition of existing house
- Erection of two pairs of semi-detached four bedroom houses fronting Purley Oaks Road – following a traditional design
- Erection of a contemporary styled block of 5 flats (1 x 1 bed 2 person unit and 4 x 2 bed 4 person unit)
- Provision of 13 off-street spaces (2 spaces each of the houses and 1 for each flat)
- Provision of landscaping



Figure 1: Front elevation of proposed houses at the front of the site and the flats at the rear.

3.2 Planning permission has been granted for 4 three bedroomed houses fronting Purley Oaks Road on three separate occasions (LBC Ref 05/04421/P; 09/00507/P and

17/04438/FUL) and as such the principle of in this location development has been previously found to be acceptable. Acceptance of the semi-detached houses was further confirmed in a more recent appeal decision in 2016 (LBC Ref 16/06204/FUL) even though the appeal was dismissed (in view of the scale of development proposed for the rear part of the site).

- 3.3 The principle of development at the rear with access via Wettern Close has also been found acceptable given that planning permissions (LBC Ref 12/02377/P and 17/04438/FUL) have been issued previously in respect of a single dwellings and a pair of semi-detached dwellings.

Site and Surroundings

- 3.4 The application site is located on the north eastern side of Purley Oaks Road near to the junction with Wettern Close and is currently occupied by a large two storey detached house with detached garage and swimming pool located at the rear. The site is covered by a TPO (No. 72, 2009).



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

- 3.5 The area is residential in character, made up of primarily detached houses and flatted developments, set within varying but generally generously sized plots. The site is a large plot with a detached dwelling set further back from the road than those either side. There are two pairs of semi-detached three storey dwellings immediately to the south-east of the site, set relatively close to the street with car parking in front.
- 3.6 Part of the site is designated as an area of surface water flooding. There are no other designations at the site.

Planning History

- 3.7 The most recent and relevant extensive planning history associated with this site is as follows:

Planning history for the site fronting 119 Purley Oaks Road

- 3.8 (LBC Ref 05/04421/P) was granted for the demolition of the existing building; the erection of 4 three bedroom two storey semi-detached houses with accommodation in the roof space and integral garages, formation of a vehicular access and the provision of associated parking. This permission was never implemented.
- 3.9 (LBC Ref 09/00507/P) for a renewal scheme for the demolition of existing buildings; erection of 4 three bedroom two storey semi-detached houses with accommodation in roof space and integral garages; formation of vehicular accesses and provision of associated parking. Again this has not been implemented.

Planning history for the rear of 119 Purley Oaks Road

- 3.10 (LBC Ref 07/01411/P) was refused for the erection of three detached chalet bungalows; the formation of a vehicular access onto Wettern Close and the provision of associated parking. The reasons for the refusal were a) cramped and overcrowded form of development out of character with the surrounding area; and b) out of keeping with the character of the locality in terms of scale and visual appearance.
- 3.11 The decision was dismissed on appeal, concluding the scheme was an overdevelopment and not compatible with its context and would harm the existing environment, given the lack of amenity space and the increase in the hardstanding.
- 3.12 (LBC Ref 08/00958/P) was refused for the erection of 2 detached four bedroom houses at rear with attached garages. The reason for refusal was unsatisfactory form of back land development and access arrangements, impact of adjoining occupiers and no satisfactory measures to ensure accessibility.
- 3.13 (LBC Ref 10/02618/P) was refused for the demolition of existing buildings at rear ; erection of 1 detached three bedroom house and 1 detached four bedroom house on land at rear; formation of access road and provision of associated parking and cycle storage. The reason for refusal was on the grounds of a cramped form of development, loss of trees, unsatisfactory car parking arrangements and landscaping proposal
- 3.15 (LBC Ref 10/04079/P) was refused for the demolition of existing buildings, erection of 2 detached three bedroom, two storey houses, formation of vehicular access, provision of associated car parking and landscaping. The reasons for the refusal were a) the cramped form of back land development by reason of layout, scale and design and loss of valued trees and vegetation, unsatisfactory car parking arrangements and landscaping proposals; and b) detrimental to the residential amenities of the occupiers of the adjoining properties by reason of visual intrusion and loss of outlook.
- 3.16 The decision was dismissed at appeal, concluding the scheme would have a detrimental impact on trees and would detract from the character and appearance of

the surrounding area. However, it was concluded there would be no impact on the amenities of the adjoining properties.

- 3.17 (LBC Ref 12/02377/P) was approved for the demolition of existing building; erection of a detached three bedroom, two storey house; formation of vehicular access and provision of car parking and landscaping. This permission was not implemented.
- 3.18 (LBC Ref 15/05391/P) for the alterations to the land levels and erection of a retaining wall.
- 3.19 (LBC 16/06204/FUL) was refused for demolition of existing buildings and erection of 2 pairs of semi-detached two storey properties with accommodation in the roof (the front part of the site) and the erection of two detached two storey properties with accommodation in the roof and formation of vehicular access, provision of parking and landscaping. The reason for refusal was the unacceptable siting, bulk, mass and design was detrimental to the character and appearance of the surrounding area and harmful to the residential visual amenity of the neighbouring properties. These concerns only related to the rear element of the proposal.
- 3.21 The decision was dismissed at appeal. Whilst the Planning Inspector concluded that the development would have harmed the character an appearance of the area due to stepped arrangement and their three storey height with steeply sloping roofs) he was satisfied that the scheme would not have caused unacceptable harm to the living conditions of neighbouring properties in respect of visual amenity.. He concluded that the scheme would have appeared cramped on the site, despite the staggered height due to the slope of the land.
- 3.22 Planning permission (LBC Ref 17/04438/FUL) was granted at planning committee in April 2018 for the demolition of existing buildings, erection of 2 pairs of two storey four bedroom semi-detached houses with accommodation in the roof, erection of a pair of semi-detached part two part three storey four bedroom houses at the rear; formation of vehicular access, provision of parking and landscaping. The design of the scheme was of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme was acceptable in relation to residential amenity, transport, sustainable and ecological matters.

Planning history for the property at the rear of the application site at Two Ways, Sanderstead Road which is also considered relevant.

- 3.23 (LBC Ref 12/01630/P) was approved for the demolition of Two Ways; erection of a two storey building with accommodation in roof space comprising 10 two bedroom flats; formation of vehicular access onto Wettern Close and provision of associated parking and cycle storage (renewal of planning permission 08/00865/P). This has never been implemented and has now lapsed.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.

- The level of parking and impact upon highway safety and efficiency is acceptable.
- 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 37 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, MPs, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 8 Objecting: 8 Supporting: 0 Comment: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at 8.2 to 8.3
Poor quality development	Addressed in the report at 8.5 to 8.12 and 8.17 to 8.18
Loss of family house	Addressed in the report at 8.4
<i>Design</i>	
Out of character	Addressed in the report at 8.5 to 8.12
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at 8.13 to 8.16
Loss of privacy	Addressed in the report at 8.13 to 8.16
Overlooking	Addressed in the report at 8.13 to 8.16
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at 8.13 to 8.16
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at 8.19 to 8.26
Not enough off-street parking	Addressed in the report at 8.19 to 8.26
Inaccurate plans and design & access statement in relation to the proposed parking.	There are noted to be four parking spaces located within the proposed rear building with an additional parking space located outside of the block.
Limited access for emergency vehicles	If required access is available for the rear developments via Wewtern Close and via Purley Oak Road and in any case, this will be a matter managed as part of the Building Regulation process.
Negative impact on highway safety	Addressed in the report at 8.19 to 8.26
<i>Other matters</i>	
Impact upon Wildlife.	Addressed in the report at 8.30

Impact upon trees	Addressed in the report at 8.27 to 8.29
Concern over the longevity of the proposed green walls/roofs	A landscaping condition including details and the proposed maintenance requirements for the green walls/roofs is proposed to be added to the application.
Restrictive covenants at the site	This is not a material planning consideration.
The owners of Wettern Close own the boundary wall and do not accept access via the Close.	This is not a material planning consideration and is a private matter between those who own and control land. Vehicular access to the rear is now proposed off Purley Oaks Road.
Ongoing concerns about the developer and their behaviour since owning the site.	Although, this is not a material planning consideration, should the application be granted permission, a detailed construction logistics plan will be required to be submitted in writing and approved accordingly to ensure that during any development on-site, its construction is managed in accordance with the Councils Code of Construction.
Another opportunity to create more unaffordable housing for transient individuals.	The proposal falls below 10 units and therefore there is no policy requirement to provide affordable housing units. It is considered that the proposed application provides an effective use of the land. It is also speculation to state that any future occupiers would be transient in nature.
Renters are very unlikely to engage as part of the wider community of Sanderstead.	It is speculation to state that those that rent or not will become an active or inactive part of the wider community.

6.3 The following Councillors made representations:

- Cllr Lynne Hale (Sanderstead Councillor)
 1. The proposed development would be an over-intensification of this site
 2. The massing effect of the proposed block of flats would be detrimental to the character and appearance of the local area.
 3. Loss of trees and vegetation and natural habitat for local wildlife

6.4 The following issues were raised in representations, but they are not material to the determination of the application:

- Issues over rights of access [OFFICER COMMENT: This is a civil matter and not a material planning]

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 New 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), 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;
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

7.4 Consolidated London Plan 2015

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

7.5 Croydon Local Plan (adopted February 2018)

- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM43 – Sanderstead

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance, 2014
- Supplementary Planning Document (SPD2) Suburban Design Guide

8.0 **MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal issues of this particular application relate to:

- a) The principle of development;
- b) Impact of the development on the character and appearance of the area;
- c) Impact on residential amenities;
- d) Standard of accommodation;
- e) Highways impacts;
- f) Impacts on trees and ecology;
- g) Sustainability issues; and
- h) Other matters

The Principle of Development

- 8.2 The principle of development (the front and the rear parts of this site) has already been established through the granting of the various permissions including the recent planning permission (LBC Ref 17/04438/FUL). The scheme will provide 4x4 bedrooomed family houses at the front of the site. The design and the footprint of the units remains the same as the previous scheme, albeit that Unit 4 has been reduced slightly to enable vehicle access to the rear of the site via Purley Oaks Road. One presumes that access rights off Wettern Close could not be secured along as raised above, arrangements between land-owners and rights over land is not a planning consideration. The comparison between the two schemes is illustrated below (see Figure 3).

8.3 The main difference in the scheme is the provision of five flats at the rear of the site opposed to the two dwelling houses previously approved under the previous scheme (see Figure 4 below). This has altered the tenure and with flatted accommodation might have been expected to increase the number of habitable rooms and consequently the density of development. The site is a suburban setting with a PTAL rating of 2 and as such, the London Plan indicates that the density levels range from

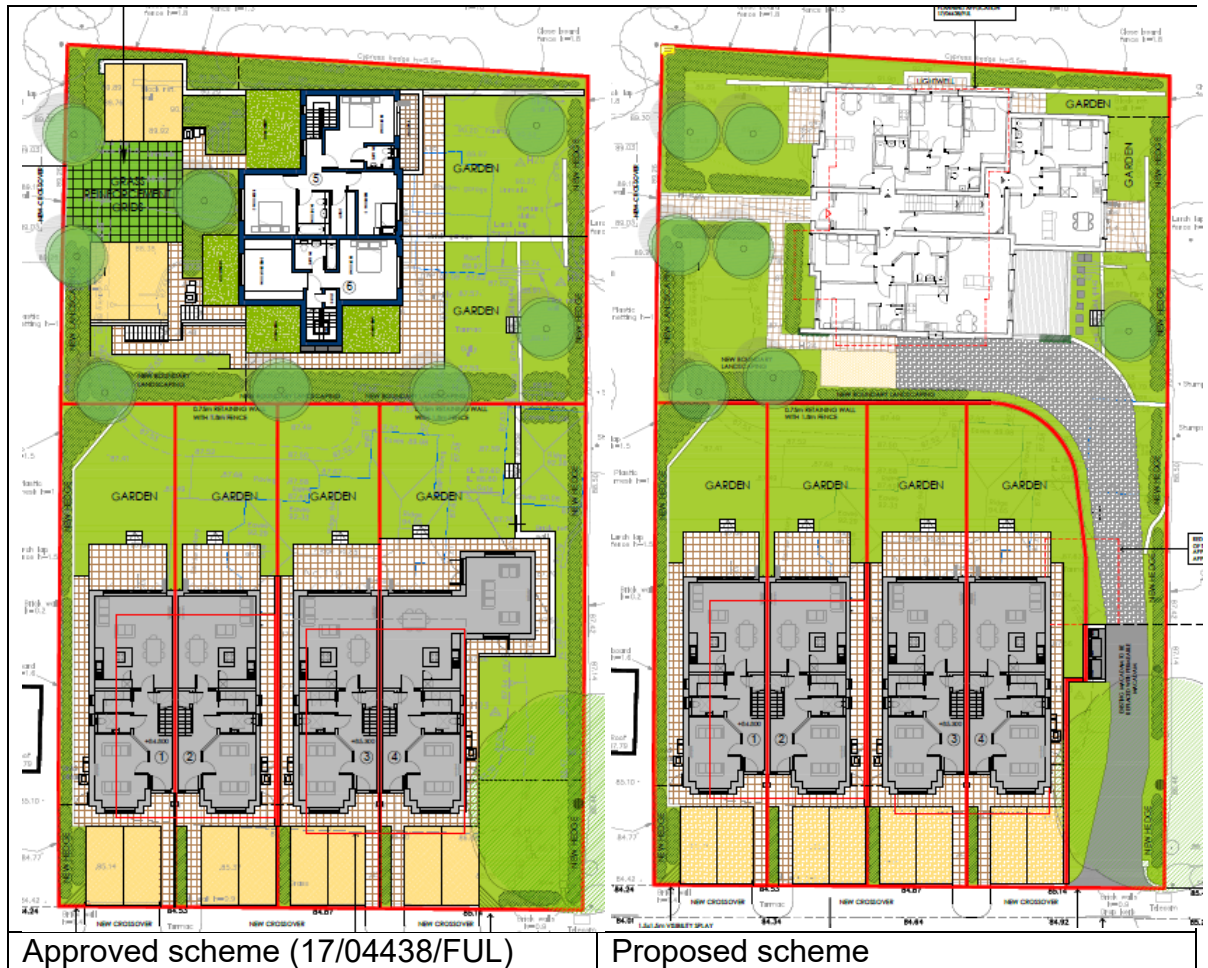


Figure 3: Site plans highlighting the main changes between the approved and proposed schemes

150-200 habitable rooms per hectare (hr/ha). The proposal would be in excess of this range (230 hr/ha) although this is the same density as the approved scheme which has previously been found acceptable. Nevertheless, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are suitably broad to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. These considerations have been satisfactorily addressed and the London Plan provides sufficient flexibility for such higher density schemes to be supported.

8.4 The Croydon Local Plan (Policy DM1.2) seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130 square metres. The existing building is not protected by policies to retain small family dwellings and family accommodation is proposed in the form of 4 x 2 bed 4 person units in the upper floors to provide accommodation for smaller families alongside the 4 bedroom houses located at the front of the site. The

overall mix of accommodation, given the relatively small size of the site which limits the number of larger units that can be realistically provided, would be acceptable and would result in a net gain in family accommodation (albeit targeted towards smaller families). As such there is no objection in principle, subject to consideration of the other material issues.



Figure 4: Front elevations showing changes at the rear between the approved and proposed schemes

Impact of the Development on the Character and Appearance of the Area

- 8.5 In respect to the two pairs of semi-detached properties fronting Purley Oaks Road, the traditional design and style has been accepted through the previous grant of planning permissions. The main change (to Unit 4) would allow for the formation of a vehicular access to the rear – off Purley Oaks Road. Although this would allow for access to separate units, the access way would utilise the existing residential access and in design terms would be akin to a driveway and would not be out of keeping with the Purley Oaks Road street-scene.
- 8.6 The principle of development at the rear of the site has now been established, with the previous concern in regard to the location of the townhouses which appeared cramped and an overdevelopment having now been overcome through the grant of planning permission (LBC Ref 17/04438/FUL). This approval overcame the concerns

by adopting a more contemporary design incorporating a flat roof to reduce the height, footprint and impact to achieve a more spacious and less cramped scheme. The contemporary approach also provided more interest in terms of architecture. A similar approach has been adopted in respect of the proposed flattened development.

- 8.7 The application proposal would be of a high quality. The frontage buildings would be beardedly similar to those previously approved. The apartment block to the rear would appear slightly taller than the frontage buildings (in view of the change in topography). That said, the rear massing would be partially sunken into the ground and would utilise a flat roof form to minimize impact, and as such, the development pattern, layout, scale, height and massing would be acceptable. With excavation, this back land development would appear as a 1-1.5 storey mass when viewed from the gardens fronting onto Sanderstead Road and Wetheren Close and should have limited visual impacts.
- 8.8 The houses at the front of the scheme would have clear, well defined and designed private spaces with two off-street car parking spaces to the front (similar to the parking arrangements at the adjoining site). These arrangements would maintain character and appearance and the overall setting of the building. The scheme would provide vehicular access to the flats via an existing and upgraded access route. Only pedestrian access would be available off Wetheren Close and this connection is supported.
- 8.9 As regards the proposed apartments, all units would be accompanied by private functional amenity space that would comply with minimum standards for balconies. Whilst the scheme currently does not provide child's play space, there is scope for this to be located on the site and this can be secured by condition. In respect to the basement car parking, this space must be gated as otherwise it could encourage anti-social behaviour and again this can be secured by a condition.
- 8.10 The apartment block would have a more contemporary design expression compared to the main houses that would front onto Purley Oaks Road and the window detailing would reference the architecture of the existing buildings on Wetheren Close. The use of contrasting materials to break up the massing is effective and the entrance canopy provides good legibility to the entrance on Wetheren Close. The materials proposed would be acceptable in principle although much of the success of the scheme depends on the details of the materials specification, to ensure products specified are sustainable, durable and high quality. This can be secured by condition.
- 8.11 Whilst it is acknowledged that the contemporary approach would differ from the predominant building form and style found in the immediate vicinity, given the back land nature of this part of the site and the existing land level changes, a more contemporary scheme would allow for a reduction in scale and massing to fit in with the overall scale of development found in the immediate area.
- 8.12 Having considered all of the above against the backdrop of housing need, officers are satisfied that the proposal would comply with the objectives of the above policies in terms of respecting local character.

Impact on Residential Amenities

- 8.13 The most affected properties are Two Ways (situated towards the rear of the site), 115 Purley Oaks Road (to the north-west); 121 Purley Oaks Road (to the south-east) the flatted development at in Wewtern Close (to the north) and the relationships between the proposed houses and apartments (the front and the rear of the proposed site).

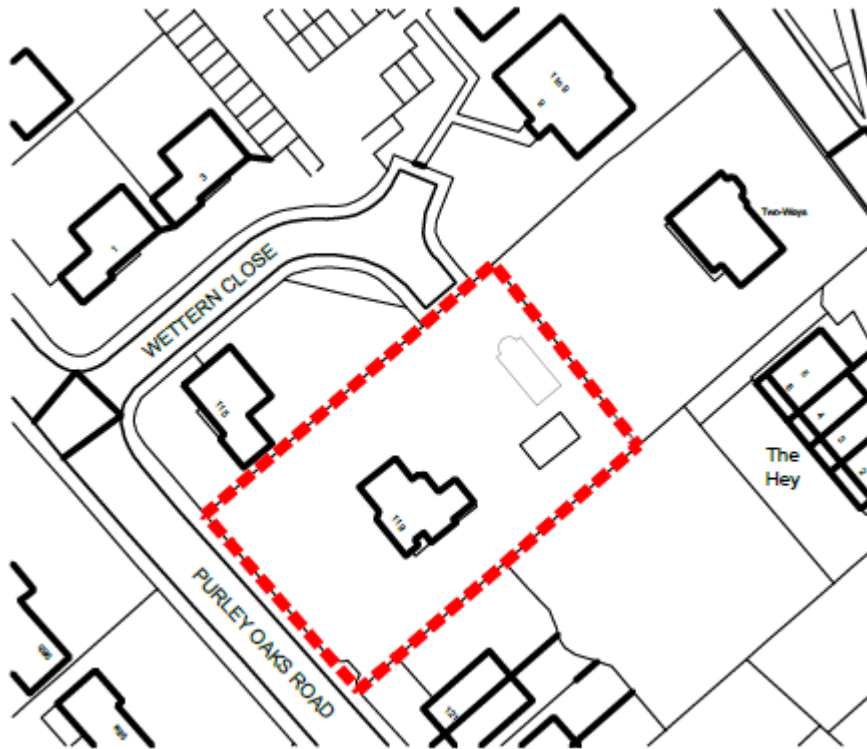


Figure 5: Location of the surrounding properties

- 8.14 There have been two previous appeals where the Inspectors have twice found that the development at the rear of the site would not cause unacceptable harm to the living conditions of the residents of neighbouring properties in respect of visual amenity and would not have a detrimental effect on the living conditions of adjoining occupiers.
- 8.15 Furthermore the properties to the front of the site have been found acceptable in terms of impacts on the neighbouring amenities through the previous permissions and Inspector decisions. It is acknowledged that the development at the rear of the site is set on a higher ground level than the units at the front of the site. However, the Inspector previously found that the larger scheme was unlikely to have an overbearing visual impact or cause a harmful level of visual intrusion when seen from surrounding properties.
- 8.16 It is not considered that the proposed development would result in undue noise, light or air pollution as a result of an increased number of occupants on the site given the proposal is for a single dwelling-house. The use would intensify the vehicular movement at the site, but this would not be significant given the surrounding residential area and the fact that parking is proposed within an under-croft area (beneath the flatted element of the proposed development). Planning conditions are

recommended restricting window in flank walls – and ensuring that side windows are suitably obscure glazed.

Quality of Residential Accommodation – For Future Occupiers

- 8.17 All the units proposed would exceed internal dimensions required by the Nationally Described Space Standards (NDSS). Each of the units would also have access to private amenity space in excess of minimum standards. The development would result in a high quality development offering a number of new family dwellings with adequate amenities and provides a good standard of accommodation for future occupiers. This has previously been found as acceptable and the same is considered here.
- 8.18 Given the land levels on site and that level access throughout the flatted block has not been provided. These matters are best considered and determined alongside compliance with Building Regulations.

Traffic and Highway Safety Implications

- 8.19 The site is located in an area with a PTAL rating level of 2 which is relatively low, but with the site within easy walking distance of a bus stop on Sanderstead Road. Purley Oaks and Sanderstead rail stations are relatively close by also (a 9 minute walk to both stations).
- 8.20 The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide a maximum of less than 1 space per unit and up to 2 spaces per unit for 4 bedroom units. 13 off-street parking bays are proposed to be provided, minimally above the standards set out by the relevant policies. Two off street spaces are proposed for each of the 4 bed houses at the front of the site, in the same format as previously approved (LBC Ref 17/04438/FUL). The apartment block to the rear would provide 1 space per unit (4 in the under-croft and one to the south-west of the proposed building) including the provision of a disabled space.
- 8.21 The submitted parking impact assessment has set out that based on the 2011 Census, a development of this nature and unit mix would create the need for 10 parking spaces. The applicant has also undertaken a car parking survey that has shown on average overnight parking stress of between 30%-34%, with 71–76 parking spaces available within the surrounding area. This is pertinent to the proposal due to the proposed creation of additional crossovers on Purley Downs Road, which the parking impact assessment has stated would displace 5 on-street parking spaces. Taking into account the planning history associated with the site, the number of parking spaces proposed within the site boundaries (and above that detailed by existing census data) and low levels of car parking stress, the proposed level of parking and loss of on-street parking spaces would be appropriate for the site whilst not detrimentally impacting the parking situation within the surrounding area.
- 8.22 Vehicles accessing the flatted development will be able to enter and exit the site in forward gear, with appropriate accessibility to the undercroft parking area. The four detached houses parking spots would remain as previously approved.

- 8.23 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition.
- 8.24 Covered secure cycle storage is provided in accordance with the standards set out in the London Plan. Cycle parking and is shown to be integral to the building with the capacity for 10 cycles to serve the future occupiers of the flats.
- 8.25 The houses provide adequate refuse storage along the side passageways. In regard to the refuse storage for the flats is proposed to have a collection point alongside the access. Given that it is external details of the appearance can be conditioned in order to limit impacts on the character or appearance of the area, the location would be acceptable for refuse collection purposes. The capacity of this store would meet with the Council's latest waste and recycling guidance, with its implementation and retention secured by planning condition.
- 8.26 Taking into account the sites location within a residential area, a Construction Management Plan (CMP) will be required via condition. This condition would require a CMP to be submitted and approved prior to the commencement of any works on site.

Impact on Trees and Wildlife

- 8.27 There are no arboriculture objections raised and there are no trees proposed to be removed from the site. The arboricultural survey refers to the quality of the trees on and close to the site and considers them in a pragmatic way, informing and guiding the design process.
- 8.28 The soft landscaping scheme for the proposed development includes adequate mitigation planting of new trees and shrubs; the tree species are well considered and suitable for the site, interacting well with the local landscape and confer a benefit in terms of landscape improvement.
- 8.29 Due to the presence of the existing trees on site and the various interactions between the trees and the proposed development, it is necessary to ensure that the developer carries out works in accordance with the restrictions highlighted in the Tree Report (submitted as part of the planning application).
- 8.30 With regard to wildlife, it is recommended for an informative to be placed on the decision notice to advise the applicant to see the standing advice by Natural England in the event protected species are found on site.

Sustainability issues and flooding

- 8.31 Conditions should be imposed to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.32 The application site is located in Flood Risk Zone 1 and is within an area which is at 'very low' risk of surface water flooding. Given that the scheme is located on a hill with a chalk underlay, it is proposed to direct new surface water connections to soakaways within the site and SUDs can be achieved in the form of permeable paving in order to disperse surface water and reduce water run-off. This approach is

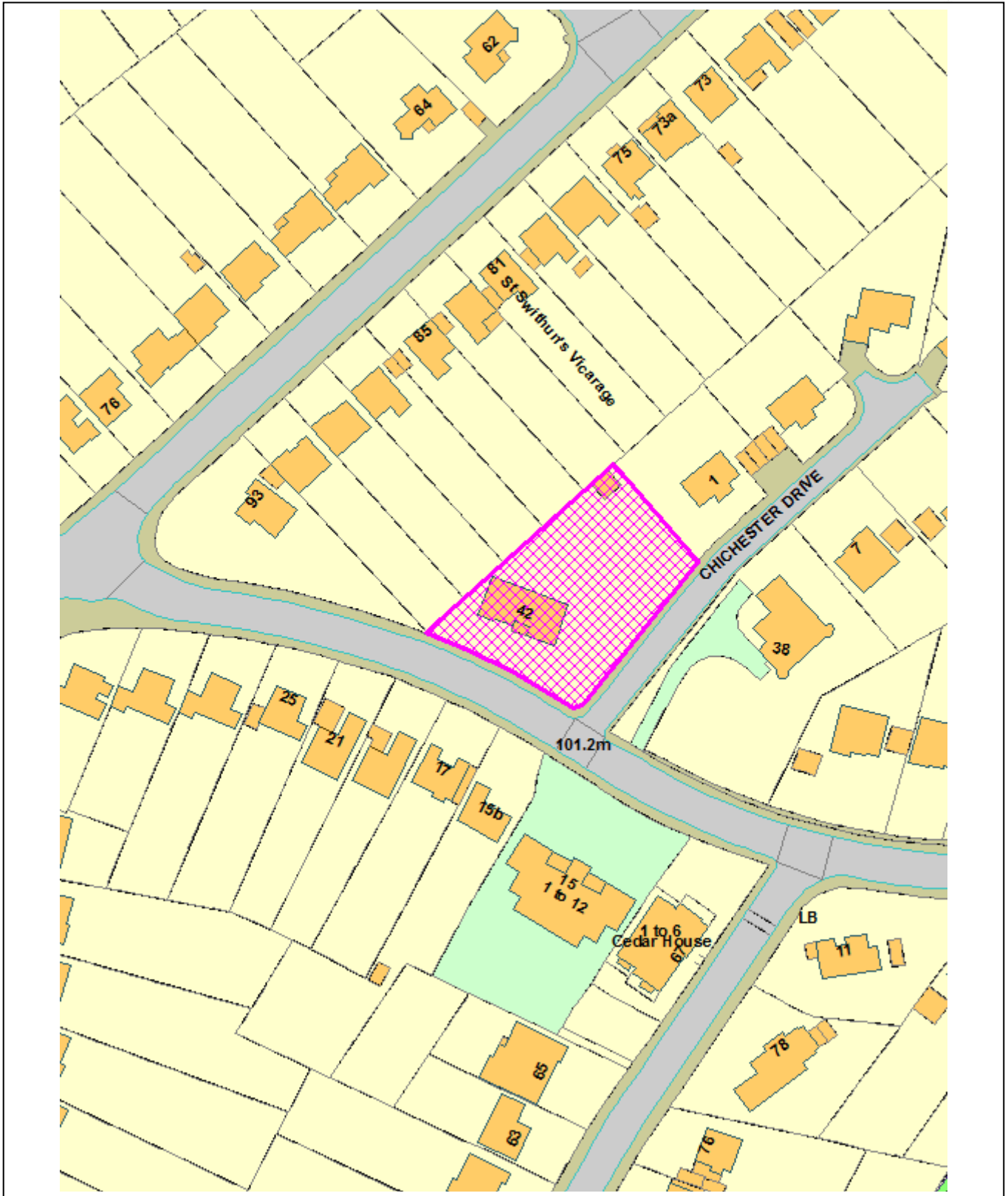
considered to be acceptable and the provision of SUDs can be controlled via a suitably worded planning condition.

Other matters

- 8.33 The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy and have been consulted as part of the application process. GLAAS do not consider that it is necessary for this application to be notified under the GLAAS Charter, the criteria for consultation from which are attached based on the information supplied and have raised no comments in respect to the scheme.
- 8.34 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy which will contribute to delivering infrastructure, such as local schools.

Conclusions

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



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PART 6: Planning Applications for Decision

Item 6.5

1.0 APPLICATION DETAILS

Ref: 19/00886/FUL
 Location: 42 Grovelands Road, Purley, CR8 4LA
 Ward: Purley and Woodcote
 Description: Demolition of the existing dwelling and the erection of a 3 storey detached building (with roof-space accommodation) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with associated access road, car parking, refuse and cycle stores, amenity space and landscaping.
 Drawing Nos: 42 GR P1 (Received 25/02/2019), 42 GR P2A (Received 25/02/2019), 42 GR P3A (Received 25/02/2019), 42 GR P4A (Received 25/02/2019).
 Agent: Graham Rix
 Applicant: Aspect Construction
 Case Officer: Samantha Dixon

	studio	1 bed	2 bed	3 bed	5 bed (+)
Existing					1
Proposed		1	5	3	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
9	18

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

2.0 RECOMMENDATION

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

Conditions

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

- 3) Compliance with submitted Arboriculture Report/Implementation of tree protection measures
- 4) Submission of hard and soft landscaping plan including boundary treatment and retaining walls
- 5) Additional details of cycle parking and waste/recycling areas
- 6) Implementation of approved cycle and waste/recycling areas prior to occupation of flats
- 7) Access Road and car parking to be provided as shown
- 8) Visibility splays to be provided/retained
- 9) Submission of further details of electric vehicle charging points
- 10) Submission of Construction Logistics Plan (showing vehicular movements)
- 11) Requirement for 19% Carbon reduction
- 12) 110 litre Water usage
- 13) Details of site specific SuDS to be submitted
- 14) Minimum ground floor height levels
- 15) Commencement time limit of 3 years
- 16) 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) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for:

- Demolition of existing two storey detached 5 bedroom dwelling-house
- Erection of 3 storey detached building (with accommodation in the roof-space) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with terrace/private amenity areas which would be split as follows:
 - 1 x 3 bedroom and 1 x 1 bedroom flats at lower ground floor level
 - 2 x 2 bed and 1 x 3 bedroom flats at upper ground floor level
 - 2 x 2 bed and 1 x 3 bedroom flats at first floor level
 - 1 x 2 bedroom flat at second floor level
- Installation of an access road running close to the north-west boundary of the site, leading to a parking area containing 9 parking spaces to the rear of the site (with electric vehicle charging points).
- Provision of cycle parking and waste/recycling facilities at lower ground floor

Site and Surroundings

- 3.2 The application concerns an area of land (0.16ha in area) which lies on a corner plot between Grovelands Road and Chichester Drive, currently containing a two storey detached dwelling-house with associated parking area and garden. The site slopes downwards from south-east to north-west.
- 3.3 The site is surrounded by predominantly detached residential properties of two to three storeys. The site lies within a Critical Drainage Area and has a Public Transport Accessibility Level (PTAL) of 2 (low). A number of trees are present on the site, nine of which are covered by Tree Preservation Orders (TPOs) and these are generally concentrated towards the southern and eastern corners of the site.



Planning History

- 3.4 The relevant planning history of the site is outlined as follows:
- 3.5 In March 2006, planning permission was refused for the erection of an additional detached four bedroom house with integral garage and formation of vehicular access (LBC Ref 06/00390/P). The reasons for refusal focussed on the impact of the proposed development on the character and appearance of the area and the Grovelands Road street-scene.
- 3.6 In April 2007, planning permission was refused for the erection of an additional detached four bedroom house with integral garage and formation of vehicular access (LBC Ref 07/00522/P). The reasons for refusal referred to the impact of the proposed development on the character and appearance of the area and the Grovelands Road street-scene, the impact of the development on protected

trees and the failure of the scheme to provide adequate car parking arrangements.

3.7 The subsequent appeal was dismissed. The Planning Inspector recognised that the character and appearance was focussed around large houses within generous plots and he considered the proposed additional house would not have respected the development pattern of the locality. He was also concerned that the proposal would have resulted in the loss of a good quality protected Yew tree. He was less concerned about the adequacy of parking

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.
- Subject to conditions, the living conditions of adjoining occupiers would be protected from undue harm.
- The mix of accommodation is acceptable and living standards of future occupiers would comply with National, Regional and Local standards.
- Subject to the suggested conditions, the proposed access/layout and level of parking would be acceptable and would not harm highway safety
- Subject to compliance with the submitted arboriculture report, tree protection measures and a landscaping/tree replacement plan (secured via condition), no harm would result to any protected trees or existing biodiversity..
- Subject to conditions, suitable sustainable energy, water and drainage measures can be secured.

5.0 CONSULTATIONS

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 with 27 letters of notification dispatched to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours and a local Ward Councillor in response to notification and publicity of the application are as follows:

No of individual responses: 33 Objecting: 32 Comment: 1

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

(Planning Related) Objection	Officer comment
<i>Design and appearance</i>	

Overdevelopment of the site	Addressed in Paragraphs 8.6 and 8.7 of this report.
Out of character/harmful to the area due to its bulk/siting and design	Addressed in Paragraphs 8.7 – 8.9 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Loss of light, outlook and privacy to neighbouring properties	Addressed in Paragraphs 8.17-8.19 of this report
Extra pollution and noise – especially during construction	This is a residential development and there is no evidence or reason to suggest that the proposal would lead to significant increases in pollution or noise that is not associated with a residential area. The development would need to comply with a subsequent Construction Logistics Plan.
<i>Landscape/Trees</i>	
Loss of trees, vegetation and natural habitat	Addressed in paragraphs 8.30-8.32 of this report.
<i>Transport and parking</i>	
Insufficient parking provision/No parking survey	Addressed in paragraphs 8.21-8.22 of this report
Adverse impact on highway safety	Addressed in paragraphs 8.23 – 8.25 of this report.
<i>Other matters</i>	
Loss of family homes	The proposal would provide an additional 2 x 3 bedroom (family) units over the current situation.
Strain on public services/infrastructure	If granted permission and implemented, the development would be liable for CIL payments and the units would generate Council Tax payments which could fund infrastructure/services.

Poor Quality of Accommodation	Addressed in paragraphs 8.11 - 8.14 of this report
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6.3 Note that a number of non-planning related concerns including loss of view, setting a precedent and loss of property value were also raised.

6.4 Additionally, Cllr Simon Brew raised objections on the following (summarised) planning related grounds:

- Overdevelopment of site
- Does not respect character and appearance of area
- Lack of Design and Access Statement
- No parking survey/insufficient car parking
- Poor daylight into a number of the proposed units
- Overprovision of 3 bedroom units
- Poor vehicular access arrangements

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 (CLP) 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.

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

Consolidated London Plan 2016 (LP):

- 3.3 – Increasing Housing Supply
- 3.14 – Existing Housing
- 4.7 – Retail and Town Centre Development
- 6.13 - Parking
- 7.4 - Local Character
- 7.6 – Architecture
- 7.8 – Heritage Assets and Archaeology

Croydon Local Plan 2018 (CLP):

- 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
- 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

Supplementary Planning Documents/Guidance

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Mix and quality of proposed accommodation
- Impact on amenities of surrounding residents
- Access, Parking and Highway Safety
- Sustainability and Flood Risk
- Trees and landscaping
- Waste/Recycling Facilities

Principle of Development

8.2 Paragraph 59 of the 2018 National Planning Policy Framework (NPPF) states that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*

- 8.3 Similarly, 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.
- 8.4 Given the site is within an established residential area and currently comprises residential accommodation, the principle of proposing additional residential development on the site is therefore considered acceptable (and is indeed encouraged) by adopted planning policies and guidance.

Townscape and Visual Impact

- 8.5 In relation to density, Policy 3.4 of the London Plan indicates that in suburban areas with Public Transport Accessibility Levels (PTALs) of 2-3, an appropriate density equates to 150-250 habitable rooms per hectare (hr/ha).
- 8.6 The application proposes 29 habitable rooms on a site with an area of 0.16ha, which equates to a density of 181hr/ha, which falls comfortably within this threshold (and indeed is at the lower end). As such, whilst the proposed building would be of a notably greater overall height and bulk than the existing dwelling, it would not constitute an overdevelopment of the site. Moreover, the site is constrained as a consequence of its sloping character and the presence of protected trees (which was an issue in respect of the previous schemes). There is also a desire to provide a reasonable level of replacement family accommodation (as highlighted below).
- 8.7 In relation to the local area, in the immediate vicinity there are a number of buildings, generally between 2-3 storeys in height which generally display hipped roof forms combined with dual pitched gable-ended features, some of which also display modest dormers to the front/side elevations.
- 8.8 The proposed development would display a variety of different eaves and ridge heights along with variety of hipped and dual pitched, gable-ended roof forms and small inverted dormers which would:
- a) Reflect the architectural format and roof forms displayed in the immediate vicinity, and
 - b) Add visual interest and break up the mass of the building when viewed from the public highway(s)
- 8.9 Given the above, in general, subject to the attached conditions, the proposed development would respect the character and appearance of the site and the surrounding area.

Fig 1 – Proposed Front Elevation



Mix and Quality of Accommodation Provided

8.10 In relation to the mix of accommodation, Policy SP2.7 of the 2018 Local Plan 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. For both market and affordable housing, the Council strategic target for 30% of all new homes up to 2036 to have three or more bedrooms, although it accepts 2 bed 4 person units as family accommodation for the first 3 years of the Plan. Three of the proposed units would be 3 bed, 4 person units and two further flats would be 2 bed, 4 person units. Therefore five of the nine units would be suitably sized for family occupation and the scheme would contribute to the 30% strategic target. As such, it is considered that the proposal provides a suitable mix of housing.

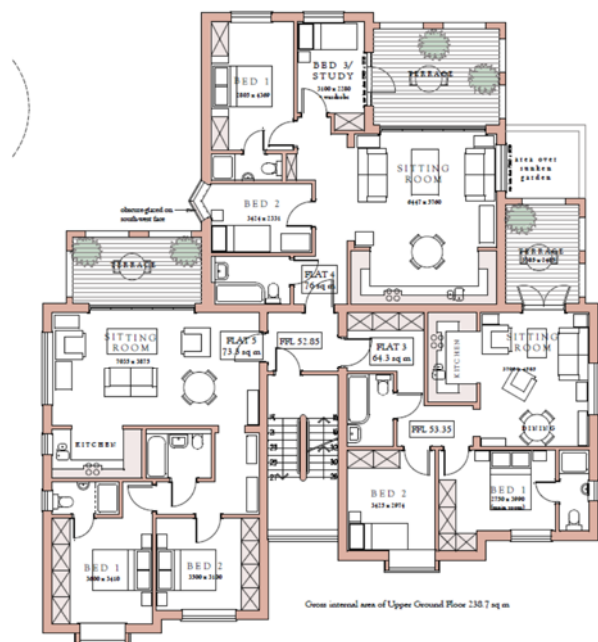
8.11 In relation to the quality of the accommodation provided, Policy 3.5 of the London Plan states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment. The design of all new housing should enhance the quality of local places, taking into account physical context and local character. Policy 3.5 sets out minimum GIA standards for new residential developments.

8.12 In addition to the above, Policy DM10.4 of CLP states that all proposals for new residential development will need to provide private amenity space that:

- Is of high quality design, and enhances and respects the local character;
- Provides functional space (the minimum width and depth of balconies should be 1.5m);
- Provides a minimum amount of private amenity space of 5 sqm per 1-2 person unit and an extra 1m² per extra occupant thereafter;
- All flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator.

8.13 The proposed units would all exceed policy requirements in terms of internal area and private amenity space. Additionally, as well as private amenity space, a communal amenity/garden area greater than 500m² in area would be provided. Similarly, all habitable rooms would be served by at least 1 natural light source and all units would be (at least) dual aspect. As such, the proposed development is considered to provide good quality accommodation for its intended occupants.

Fig 2 – Proposed Upper Ground Floor Plan



UPPER GROUND FLOOR

Impacts on Neighbouring Residential Amenity

8.14 Policy DM10.6 of the Croydon Local Plan states that The Council will support proposals for development that ensure that;

- The amenity of the occupiers of adjoining buildings are protected; and that
- They do not result in direct overlooking at close range or habitable rooms in main rear or private elevations; and that
- They do not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling; and that
- Provide adequate sunlight and daylight to potential future occupants; and that
- They do not result in significant loss of existing sunlight or daylight levels of adjoining occupiers.

8.15 The application site shares a boundary with the rear gardens of numbers 83-93 Woodcote Valley Road and also shares a boundary with number 1 Chichester Drive.

8.16 However, the proposed building would be set at least 5m away from the shared rear garden boundaries with numbers 83-93 Woodcote Valley Road, all of which benefit from gardens that are approximately 40 metres in depth. It is also noted that this shared boundary would be vegetated (with specific details to be secured via condition). Given this screening and the distance (which is at least 45m between the rear elevations of the Woodcote Valley Road properties and the flank of the proposed building and notwithstanding the downward slope of the land to the north-west, no material harm would be caused to the amenities of these properties in terms of loss of light, outlook or overlooking/loss of privacy. The movement and parking of cars within the rear of the site would lead to additional comings and goings along the rear gardens of Woodcote Valley Road properties, but again, with solid boundary treatment softened through the use of appropriate landscaping, the impact would be acceptable.

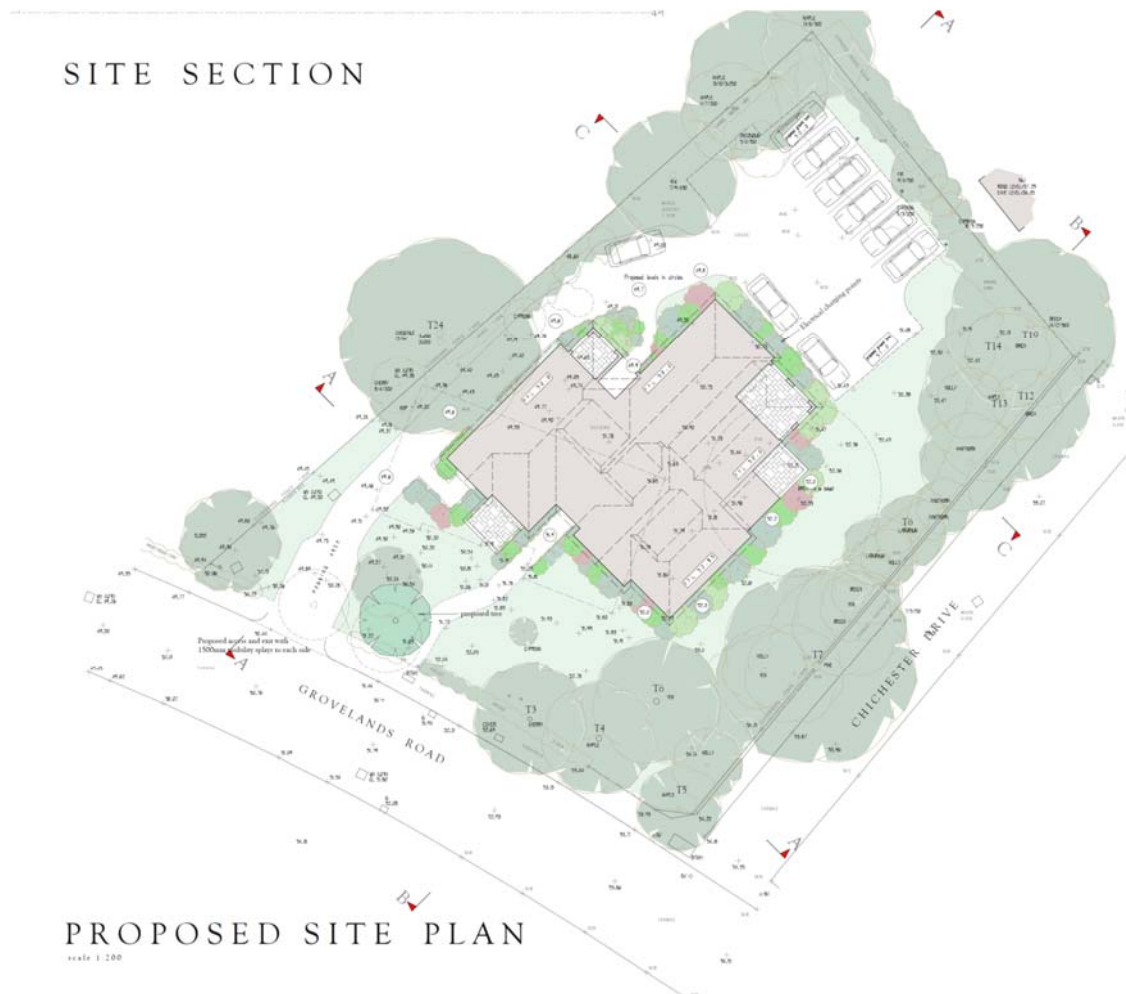
8.17 Similarly, the proposed building would be located at least 16.4m away from the boundary with number 1 Chichester Drive and the proposed parking area would be set at least 2.15m away from the boundary and would be separated by a intervening soft landscaping area. As a result, the proposed development would not unduly harm the amenities of these properties in terms of loss of light, outlook or overlooking/loss of privacy.

8.18 Some concerns have also been raised regarding privacy impacts to front facing windows serving properties which lie on the opposite sides of Grovelands Road and Chichester Drive. However, the general street pattern along Grovelands Road and those surrounding have front windows which face onto each-other across the street which is characteristic of most suburban streets.

Access, Parking and Highway Safety

- 8.19 The London Plan states that for 1 and 2 bedroom units, a maximum 1 car parking space should be provided, and for 3 bedroom units a maximum of 1.5 spaces should be provided. As such, the requirement for this development would be a maximum of 10.5 car parking spaces.
- 8.20 The site has a PTAL of 2 (low). 9 car parking spaces are provided which, whilst not meeting the *maximum* standard highlighted above, the scheme would meet the wider objectives of reducing reliance of the car. Whilst no car parking stress has been undertaken in this particular case (in view of the level of on-site car parking proposed) the immediate area is generally free of parking restrictions and that there appears to be on-street capacity to accommodate any slight overspill. Four vehicle charging points are indicated on the site plan and three of the parking bays are parallel with the grass verge and would therefore be 'accessible' spaces which both exceed the requirements set out in the London Plan.
- 8.21 As regards the proposed vehicular access and route to the car parking area (to the north-west of the proposed building, this would generally be 3 metres in width and would accommodate a wider 'passing point' at the entrance (4.5 metres) which would allow vehicles to pass and/or wait whilst another vehicle enters or leaves. This would ensure that highway safety issues are suitably observed. 1500x1500mm visibility splays are also indicated where the proposed vehicular access meets Grovelands Road and a separate pedestrian pathway would also be provided. As such, in general the proposed access layout would be acceptable and would not result in harm to highway or pedestrian safety.
- 8.22 In view of the sloping site and the split levels within the development (to deal with the level changes) it has not been possible to accommodate M4 (level access requirements).
- 8.23 Finally, in relation to cycle parking, the London Plan requires that a cycle parking space be provided for 1 bedroom units and two spaces for 2 bedroom plus units. This would equate to 17 spaces for the proposed development. 18 spaces are shown in the lower ground floor cycle storage area (accessed via the side access) which would meet/exceed these requirements.
- 8.24 In conclusion, officers have robustly reviewed the car and cycle parking provision and access arrangements and consider the scheme to be acceptable, subject to the imposition of conditions. As such, the development would not result in material harm in terms of parking pressures or highway safety.

Fig 3 – Proposed site plan showing access arrangements and landscaping



Sustainability and Flood Risk

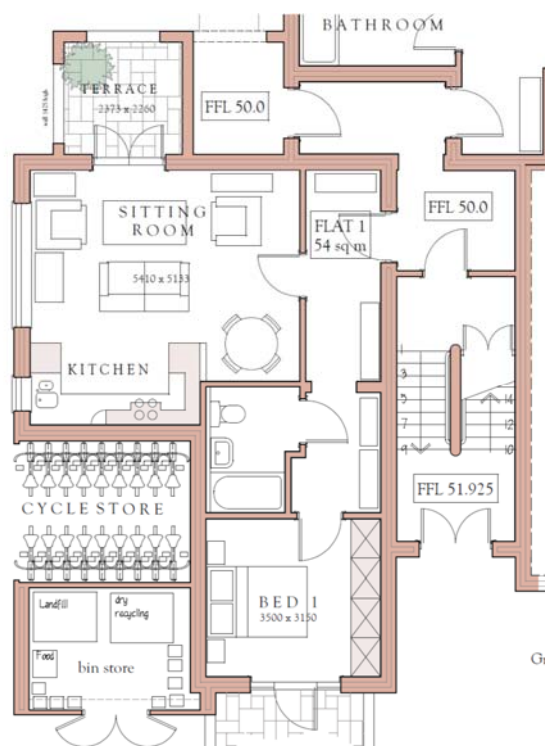
- 8.25 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.26 The site is located within an area some risk of surface water flooding and limited risk of groundwater flooding.
- 8.27 As such, it is recommended that resilience measures be included, such as setting minimum floor levels.
- 8.28 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS) and the FRA outlines that SuDS measures should be installed. A condition requiring site specific SuDS measures would be imposed on any planning permission, alongside the other recommendations of the FRA.

Trees and Landscaping

- 8.29 An arboriculture survey has been submitted with the application included with this submission. This states that it is proposed to retain the trees and shrubs on the north-western and south-eastern boundaries. A total of 5 category 'C' (low quality/unremarkable) trees would be felled. The survey also indicates that a no-dig method of driveway construction would be employed in order to protect the roots of nearby trees, including those covered by Tree Preservation Orders. It also indicates that all hardstanding would be permeable.
- 8.30 Officers are satisfied that the arboriculture report and associated mitigation measures is compliant with BS 5837:2012 and contains the detailed information necessary to demonstrate a consideration of the trees on the site and the relationship between them and any development proposals, guiding and informing the design process.
- 8.31 The submitted Arboriculture Method Statement provides the site specific detail on how the trees will be retained through the development process which should be supplemented by a site specific landscaping scheme which would need to be secured through the use of a planning condition (including the replacement of the 5 trees lost to the development).
- 8.32 Subject to this, there would be no material harm to visual amenity, biodiversity or the wider environment.

Waste/Recycling Facilities

Fig 4 – Proposed Waste storage (and cycle parking facilities)



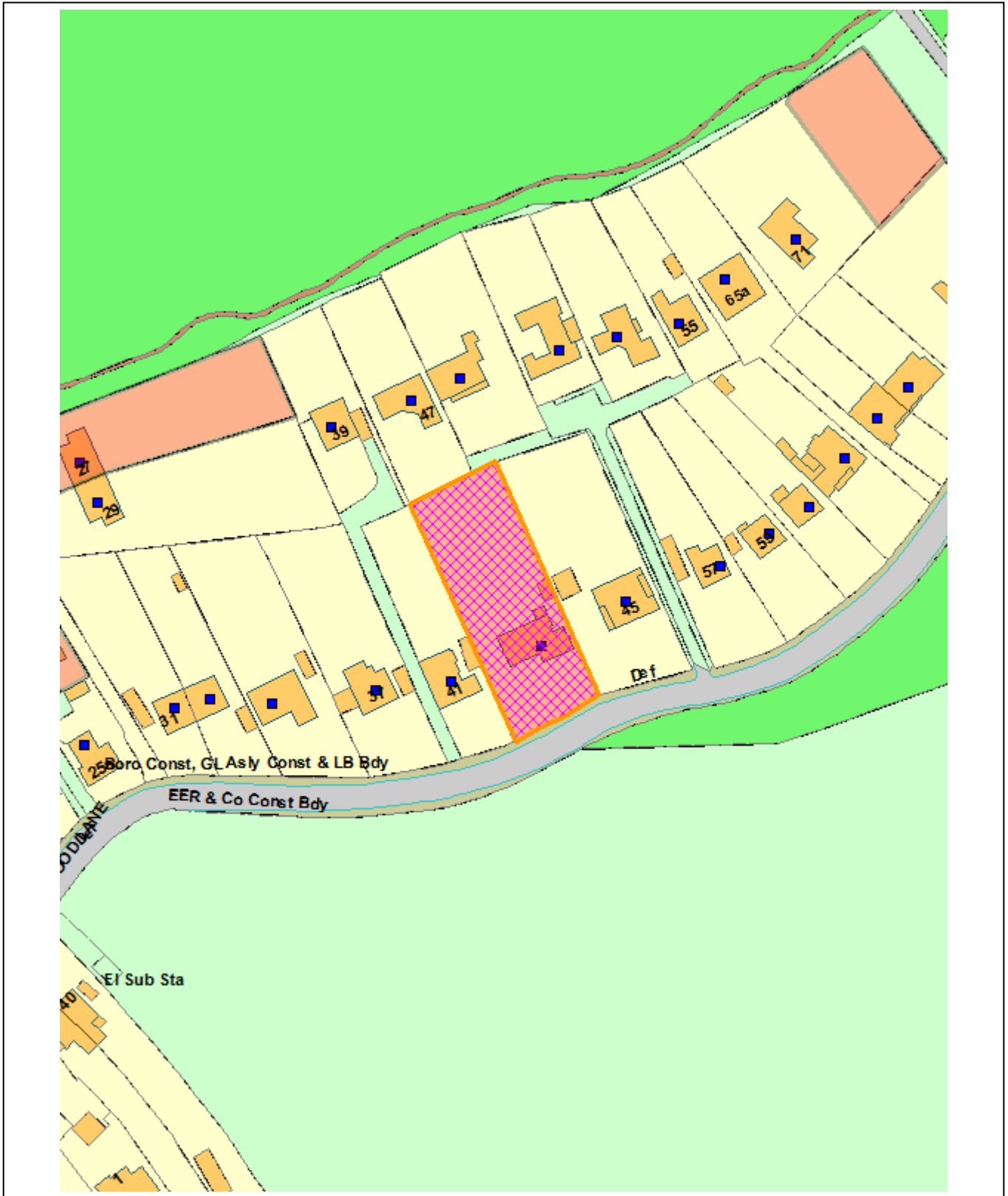
8.33 The application proposes an internal waste storage area on the lower ground floor, as shown in Fig 4 above

8.34 The proposed waste storage area would be within 20m of the public highway and so would comply with the guidance set out in the Council's Suburban Design Guide (2019). The development is therefore considered acceptable in this regard.

Concluding Remarks

8.35 The proposed development would provide an additional 8 residential units, 3 of which would be family units. This adds weight in favour of the proposal. Subject to the recommended conditions, the development would not result in any material harm in terms of the character or appearance of the site or surrounding area, the amenities of surrounding area, highway safety, biodiversity, flood risk or sustainability. As such, the development is considered acceptable and is therefore recommended for approval.

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PART 6: Planning Applications for Decision

Item 6.6

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/01561/FUL
 Location: 43 Kingswood Lane, Warlingham, CR6 9AB
 Ward: Sanderstead
 Description: Demolition of existing dwelling and erection of a three storey building comprising 2x3 bedroom and 7x2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.
 Drawing Nos: CX28-S1-101; CX28-S1-102; CX28-S1-103; CX28-S1-104; CX28-S1-105; CX28-S1-106; CX28-S1-107; CX28-S1-108; CX28-S1-109; CX28-S1-110; CX28-S1-111; CX28-S1-112; CX28-S1-113; CX28-S1-114; Hard Landscape Proposal Ground Plan; Soft Landscape Proposal Ground Plan; Tree Protection Plan CCL10118/TTP Rev1; Planting Schedule received 01/04/2019; Tree Specifications received 01/04/2019.
 Applicant: Mr Haris Constanti of Aventier Ltd
 Case Officer: Nathan Pearce

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

1.1 This application is being reported to Planning Committee because it has been referred by Cllr Hale and objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 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. No works until details facing materials
- 3. Details of car parking
- 4. Hard and soft landscaping to be submitted

5. 19% reduction in CO2 Emissions
6. 110l Water Restriction
7. Permeable forecourt material
8. Trees – Details in accordance with AIA
9. Tree Protection Plan
10. Visibility splays
11. Construction Logistics Plan
12. Accessibility
13. SUDS
14. Windows
15. Time limit of 3 years
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a three storey building which includes accommodation in roof-space
- Provision of 7 x 2 bedroom flats (5 x 3 person and 2 x 4 person) and 2 x 3 bedroom (4 person) flats.
- Provision of 9 off-street spaces including one disabled bay.
- Provision associated refuse/cycle stores.

Site and Surroundings

- 3.3 The application site is a large detached single storey property situated on the northern side of Kingswood Lane (set within a large plot).
- 3.4 The topography of the site is relatively flat.
- 3.5 The surrounding area is mainly residential in character and many of the properties occupy fairly generous plots. Whilst there is no distinct style in regard to the properties along Kingswood Lane, the majority of properties appear to be single family dwellings. The site is located right on the boundary with Tandridge District Council and the PTAL is classified as 1a “Poor”.

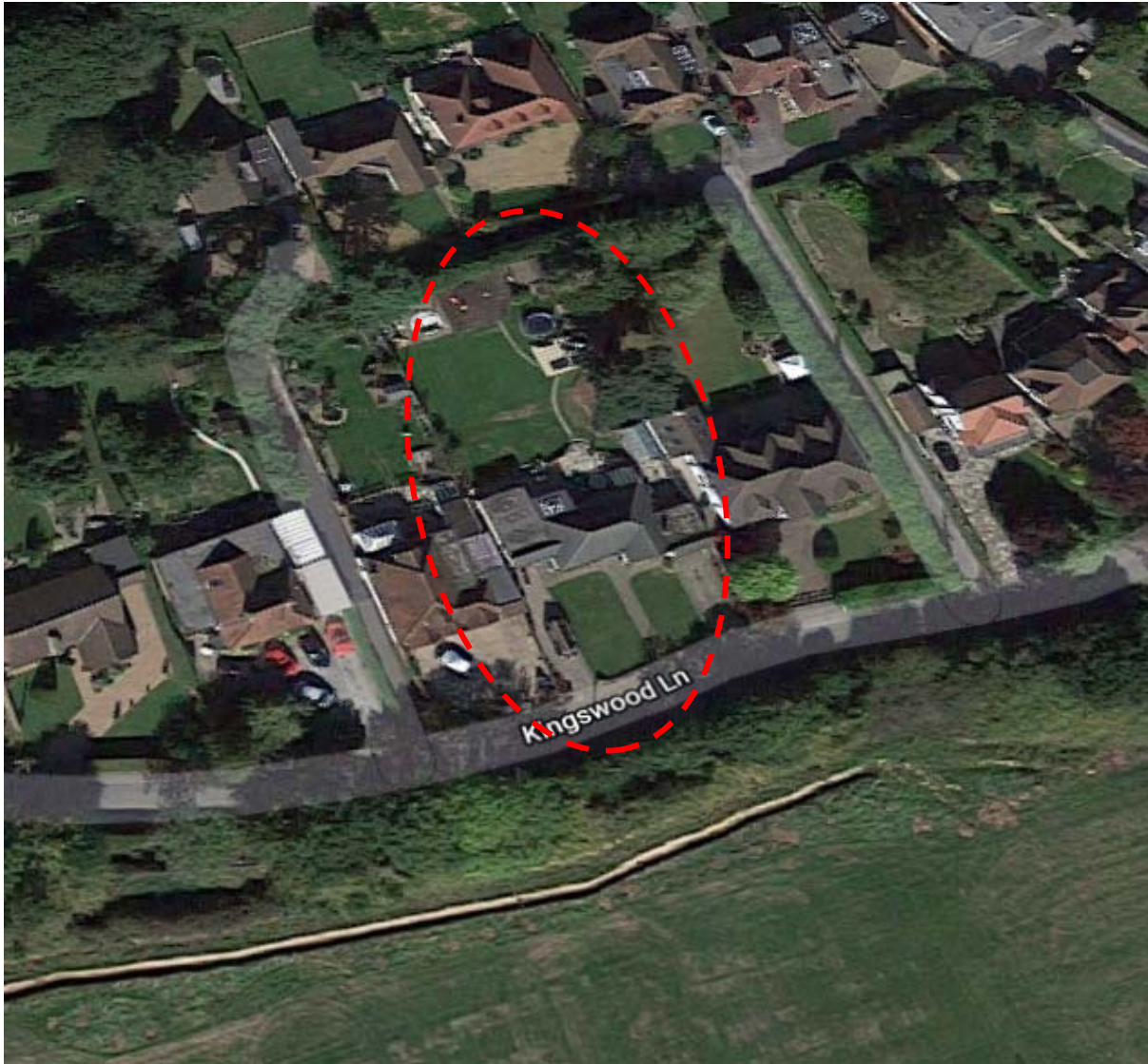


Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene

Planning History

3.6 None.

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 2x3 bed (4 person units) and other smaller family units.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.

- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to landscape features.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects are able to be controlled through the use of planning conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

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

No of individual responses: 42 Objecting: 41 Supporting: 1 Comment: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at Section a) – paragraphs 8.9 – 8.12
Loss of family home	Addressed in the report at Section a) – paragraph 8.6
Poor quality development	Addressed in the report at Section d) – paragraphs 8.27 – 8.32
<i>Design</i>	
Out of character	Addressed in the report at Section b) – paragraphs 8.9 – 8.18
Massing too big	Addressed in the report at Section b) – paragraphs 8.9 – 8.18
Over intensification – Too dense	Addressed in the report at Section a) – paragraph 8.7
Visual impact on the street scene (Not in keeping)	Addressed in the report at Section b) – paragraphs 8.9 – 8.18
Accessible provision	Addressed in the report at Section d) – paragraphs 8.31
Number of storeys	Addressed in the report at Section b) – paragraphs 8.11

<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at Section c) – paragraphs 8.19 – 8.26
Loss of light	Addressed in the report at Section c) – paragraphs 8.19 – 8.26
Loss of privacy	Addressed in the report at Section c) – paragraphs 8.19 – 8.26
Overlooking	Addressed in the report at Section c) – paragraphs 8.19 – 8.26
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at Section c) – paragraphs 8.19 – 8.26
Refuse store	Addressed in the report at Section e) – paragraphs 8.37
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at Section e) – paragraphs 8.33 – 8.38
Not enough off-street parking	Addressed in the report at Section e) – paragraphs 8.33 – 8.38
Negative impact on highway safety	Addressed in the report at Section e) – paragraph 8.33 – 8.38
Refuse and recycling provision	Addressed in the report at Section e) – paragraph 8.37
<i>Other matters</i>	
Construction disturbance	Addressed in the report at Section h) paragraph 8.38
Impact on wildlife	Addressed in the report at Section f) – paragraphs 8.39 – 8.42
Impact on flooding	Addressed in the report at Section h) paragraph 8.44
Local services cannot cope	Addressed in the report at Section h) paragraph 8.47
Lack of affordable homes	Addressed in the report at Section h) paragraph 8.46

6.3 A petition signed by 38 residents of Kingswood Lane made the following representations:

- Erosion of existing tranquil character
- Insufficient parking
- Increased traffic and pollution
- Impact on water pressure and drainage

6.4 Tandridge District Council have raised no objections to the proposals

6.5 Cllr Lynne Hale (Sanderstead Ward) raised the following issues:

- Overdevelopment of the site
- Out of keeping with the street-scene

- Negative impact on loss of privacy and amenity for neighbouring properties
- Loss of trees and wildlife habitat
- Increased flood risk

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) issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

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

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

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling

- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.6 Architecture
- 8.3 Community infrastructure levy

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM43 – Sanderstead

7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

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

7.7 Other relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;

- Highways impacts;
- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

The Principle of Development

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites (in particular) can play in resolving the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and suburban intensification, in order to protect areas such as Metropolitan Green Belt. 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 site has been identified by the developer as a windfall site as such it could be suitable for sensitive renewal and intensification. The residential character of Kingswood Lane consists of detached and semi-detached houses and bungalows on relatively large plots – developed at a relatively low density.
- 8.4 The proposal, whilst providing a flatted accommodation, has been designed to appear as a large detached dwelling-house which would maintain the overall character of neighbouring properties.
- 8.5 The Croydon Local Plan (Policy DM1.2) seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130 square metres. The existing unit is a 5 bed house and is significantly in excess of the floorspace threshold. Moreover, the proposal would provide a 2 x 3 bed (4 person) units and 2 x 2 bed (4 person) units (44% of all units) which would all provide adequate floorspace for smaller families. Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and CLP acknowledges that 2 bed, 4 person homes can be treated as family homes (in line with DM1.1) during the first 3 years of the Plan. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting (albeit on the edge of areas exhibiting suburban character) a PTAL rating of 1a and as such, the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha); the proposal would be in excess of this range (257 hr/ha). However, the London Plan further indicates that it is not appropriate to apply these ranges mechanically, as the density ranges are suitably broad to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. These considerations have been satisfactorily addressed and the London Plan provides sufficient flexibility for such higher density schemes to be supported.

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

Character and Appearance Considerations - Visual Amenity

8.8 The existing property is not protected from demolition by existing policies and its demolition is deemed acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to demolish the existing detached bungalow and its replacement with a 9 apartments within a single building. The scheme has been specifically designed to resemble a large detached property, rather than a block of flats. Officers are satisfied that the scheme respects the street-scene.

8.9 The Croydon Local Plan has a presumption in favour of three storey developments and the application seeks to provide a three storey property providing a high quality built form that respects the pattern, layout and siting in accordance with Policy DM10.1.

8.10 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



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

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

8.12 Whilst the eaves and ridge heights would be higher than the adjoining properties, it would be set back from the prevailing building line.

8.13 The application site has a large rear garden which is not visible from the public highway and would be accessed through the property. As with the majority of properties in the immediate surroundings, the proposed building would be

centrally located which would mean that the development would not appear overly cramped in its plot. Whilst the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the boundary of the site. This would reflect the arrangement of the neighbouring buildings and would be acceptable.

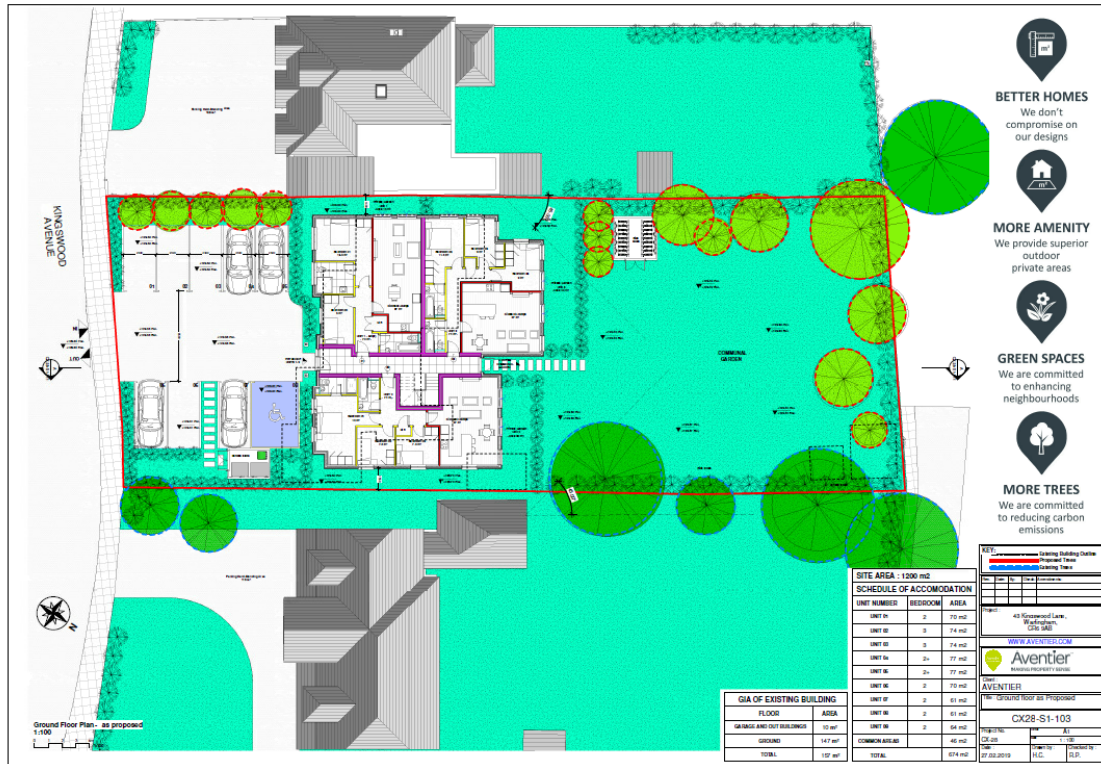


Fig 3: Ground floor plan proposed site showing proposal in relation to neighbouring properties

8.14 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it causes no undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear and Kingswood Lane frontage as well as between the proposed development and the neighbouring properties to the rear.

8.15 The application site is a substantial plot within an established residential area and is comparable in size to other flatted developments approved throughout the borough. The scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area and the layout of the development would respect the pattern and rhythm of neighbouring area.



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

8.16 The proposal has been designed to resemble a large house on a large plot rather than a block of flats as indicated by representations. It responds to the local setting and the siting of adjoining buildings and is a sensitive intensification of the area. Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

Effect on Neighbouring Residential Amenities

8.17 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties that are most affected are the adjoining properties at 41 and 45 Kingswood Lane and 47 and 49 Kingswood Lane which are situated to the rear of the site. A daylight assessment has been included with the application which concludes that the proposed development meets the recommended levels of change in line with the BRE 209 digest guidelines and is therefore considered acceptable in daylight terms. Officers concur with this conclusion.

41 Kingswood Lane

8.18 In terms of impacts on 41 Kingswood Lane, the proposed front building line of the proposal would be similar to this neighbouring property, with the main increase in depth most affecting the rear of the site, where the proposed development would be closer to the boundary with the neighbouring property by 0.5m. The 45 degree BRE test (which provides a “rule of thumb” daylight assessment – linked to enclosure and outlook considerations for rear facing

windows) would not be breached and the scheme would be unlikely to have a harmful effect in terms of loss of natural light, loss of outlook or a feeling of increased enclosure. Whilst the property would have windows serving upper floor flats, it is unlikely that there would be any material loss of privacy (in view of them being located at high level). Rear facing recessed balconies are proposed for upper level apartments – which would provide oblique views across neighbouring gardens, but would be reasonably similar to general views across neighbouring gardens from within first and second floor rear facing rooms. Recessing of the balconies would further reduce the direction of sight.



Fig 5: Proposed rear elevation showing the relationship with no.45 on the left and no.41 on the right

8.19 The property at 41 Kingswood Lane does not have any windows in the flank elevation and has one rooflight facing the application site. The proposal would provide four high level windows at first floor and six high level roof lights. It is unlikely that they would provide either actual or perceived levels of overlooking and loss of privacy. Nevertheless it is considered prudent to condition obscure glazing to ensure that any future overlooking is mitigated along the flank elevations.

45 Kingswood Lane

8.20 In terms of impacts on 45 Kingswood Lane, the proposed front building line of the proposal would be similar to this neighbouring property, with the main increase in depth mostly affecting the rear of the site, where the proposed development would be closer to the boundary with the neighbouring property by 2.5m. Nevertheless the proposal would (again) not breach the BRE 45 degree line and would not result in an unacceptable loss of light or an overbearing or dominant impact on this property. Furthermore given the large garden areas for both properties is not considered that the proposal would result in a significant sense of enclosure to the garden.

8.21 The property at 45 Kingswood Lane has two first floor side bathroom windows and two ground floor windows serving a study and a bathroom, these are not considered to be habitable rooms. The proposal would provide three high level windows at first floor and six high level roof lights. It is unlikely that they would provide either actual or perceived levels of overlooking and loss of privacy. Nevertheless it is considered prudent to condition obscure glazing to ensure that any future overlooking is mitigated along the flank elevations.

47 and 49 Kingswood Lane (Properties to rear)

- 8.22 The properties located at the rear of the site would be in excess of 40 metres from the rear of the proposal, with a significantly vegetated boundary between the properties. As such, given the separation between these properties no significant impact on residential amenities would occur.
- 8.23 As regards noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

Residential Quality of Proposed Units

- 8.24 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the internal amenity space. All of the proposed units would meet the minimum required internal space standards.
- 8.25 All the ground floor units which include both three bedroomed units would have access to private amenity spaces. Other than Units 5 and 8 (at first and second floors respectively) the remaining units would all have access to private amenity space via recessed balconies. In respect to Units 5 and 8, both units would have access to the large communal garden area at the rear of the site (as will other occupiers of the development).
- 8.26 The local plan also requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. In terms of the child play space, the scheme would be expected to provide 11.76 square metres based on the child yield calculator. There is an area identified for children's play which would be in excess of the play area provision which can be secured through use of planning conditions.
- 8.27 In terms of accessibility, level access would be provided from the front door to all units on the ground floor but there is no provision of a lift for level access to the upper floors. The London Plan states that developments of four storeys or less require disabled unit provisions to be applied flexibly to ensure that the development is viable and consequently deliverable. Given the limitations of the footprint to provide the required accommodation, it is considered that the site would not be suitable for a lift. Accessibility can be secured by condition. A disabled space is proposed within the parking area.
- 8.28 The development would provide a high quality and well considered development, including family units with adequate amenities.

Traffic and Highway Safety Implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 1a which is classified as "poor". The scheme seeks to provide 9 off street parking bays. The London Plan sets out maximum car parking standards for residential developments

based on public transport accessibility levels and local character. In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision which in this case would be 2 spaces per unit. The provision of 2 spaces is a maximum provision and a 1:1 ratio would be more in line with the London Plan and Croydon Plan, designed to reduce the reliance on the car and meet with sustainability targets.

- 8.30 There are a number of representation that refer to the parking provision, on-street parking and highway safety at the site. In respect to highways safety, the scheme provides 9 off-street parking spaces these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions. There is some space for visitors on street and it is significant that Kingswood Lane is not a through road.
- 8.31 The parking layout and access arrangement would allow for access and exit movements in forward gear and would be acceptable subject to a condition providing the suitable visibility splays and as such would not harm the safety and efficiency of the highway network.
- 8.32 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 18 spaces) as these are located in a cycle store within the rear communal amenity space and will need to be secure and undercover. This can be secured by way of a condition.
- 8.33 The refuse arrangements would be acceptable and for a nine units scheme would require 1 x 1100ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling, which has been accommodated within the site. The refuse store would be located at the front of the building adjacent to the hardstanding. It would be surrounded by planting and can be conditioned.
- 8.34 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Impact on Trees and Wildlife

- 8.35 The existing site consists of soft landscaping which is bordered by established trees and shrubs adding to the overall amenity value and also providing a good degree of screening to the site. The proposed landscape design protects most of existing trees and provides a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned.
- 8.36 The works should be undertaken in accordance with the Arboriculture Report and Impact Assessment recommendations and this has been conditioned. It is also recommended that a detailed tree protection plan be submitted for approval.

8.37 As regards wildlife, it is recommended for an informative to be placed on the decision notice to advise the applicant to see the standing advice by Natural England in the event protected species are found on site.



Fig 6: Extract from submitted landscaping scheme

Sustainability Issues

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

Other Matters

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

8.40 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.

8.41 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required. Officers are satisfied (in view of the low PTAL level and the limited capacity to

accommodate additional on-site car parking) that a 9 unit scheme is acceptable (especially with focus being directed towards family accommodation).

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

Conclusions

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

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

30th May 2019

Part 8 Other Planning Matters

Item 8.1

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

1.1 This report provides details the Council's overall development management performance (over a rolling 12 month period) with monthly statistics which highlight the following performance measures:

- Refusal and approval rates
- Speed of determination (majors, minors and others)
- Appeals considered by Planning Inspectorate and the % ALLOWED.

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

Development Management Performance

1.3 Development Management Performance (over a 12 month rolling period) is attached as Appendix 1 to this report.

1.4 The local planning authority is monitored by Central Government in respect of the speed of determination and the quality of decision making (which can be reflected in its appeal performance). There is a firm expectation that applications for "non-major" development ("minor" and "other" development) should be determined within 8 weeks of validation whereas applications for "major" development should be determined within 13 weeks. There is scope to determine beyond these published time scales (with the formal agreement of the applicant) through use of "Planning Performance Agreements" or "Extension of Time" arrangements although these are only utilised if delays in the processing of the application have been delayed for good reason.

1.5 The National Planning Policy Framework (NPPF) advises that decisions on planning applications should be made as quickly as possible. Moreover, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way and should use the full range of planning tools available to secure developments that will improve the economic, social and environmental

conditions of the area. Critically, it advises that decision-makers at every level should seek to approve applications for sustainable development where possible. The approval/refusal rate is therefore an important comparative data set.

- 1.6 The NPPF also promotes the use of pre application engagement as a mechanism to resolve a number of issues prior to planning application submission. It sees pre application processes as assisting local planning authorities to issue timely decisions and improve the quality of proposed development and planning application submissions, whilst helping to ensure that applicants do not experience unnecessary delays or costs.

Planning Decisions

- 1.7 Attached as Appendix 2 is the list of delegated and Planning Committee decisions taken between 9th May 2019 and 17th May 2017.

- 1.8 During this period the service issued 149 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval and applications for Certificates of Lawful Development). 11 applications were withdrawn by the applications (which also appear in the list).

- 1.9 Out of the 149 decisions made, 18 were refused planning permission (12%) and 2 planning conditions were part discharged. Therefore the approval rate was 86.6%.

- 1.10 Notable decisions include the following:

- Planning permission issued in respect of the bridge-link and the Scheme adjacent to East Croydon Station (Morello 2) following the conclusion of a long drawn out S.106 Agreement process (LBC Ref 17/05035/FUL and 17/05046/FUL)
- 42 Welcomes Road (granted planning permission by Planning Committee 9th May 2019 – LBC Ref 19/00548/FUL)
- 95-95A Foxley Lane in respect of a 72 bed care home following conclusion of the S.106 Agreement process (LBC Ref 18/02613/FUL)
- 1-9 Foxley Lane in respect of the erection of a 5, 6 and 7 storey building comprising 8x1 bed, 35x2 bed and 6x3 bed flats determined by officers under delegated powers (LBC Ref 18/04727/FUL)
- Refusal of planning permission (89 Bensham Lane) involving the demolition of existing warehouse and erection of a three storey building comprising 6 flats (LBC Ref 18/04214/FUL) on grounds of loss of employment floorspace and inappropriate form of back-land development, impact on neighbours and lack of child play space.
- Refusal of planning permission (10 April Court, 107 Northwood Road, Thornton Heath) for partial demolition of existing building and erection of 3x2 storey houses to provide 2x3 bed and 1x2 bed flats (LBC Ref 19/01162/FUL) on grounds of proposing an intrusive and cramped

form of development, providing poor quality residential accommodation impacting detrimentally on neighbouring residential occupiers.

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Appendix 1

Period ending	The % of Major applications determined within 13 weeks (month)	Refusal Rate	The % of Minor applications determined within 8 weeks (month)	Refusal Rate	The % of Other applications determined within 8 weeks (month)	Refusal Rate	The % of planning appeals allowed	Number of planning appeals allowed	Total No of planning appeals
May-18	100.00	50%	81.06	20%	92.31	5%	25%	3	12
Jun-18	100.00	0%	76.35	14%	91.80	5%	31%	4	13
Jul-18	100.00	0%	83.01	16%	89.97	7%	25%	1	4
Aug-18	66.67	33%	79.89	13%	85.23	7%	18%	2	11
Sep-18	20.00	40%	84.70	13%	93.01	8%	38%	5	13
Oct-18	83.33	8%	82.52	6%	93.84	10%	13%	2	16
Nov-18	66.67	0%	80.30	8%	92.59	7%	0%	0	2
Dec-18	100.00	0%	80.61	13%	91.27	6%	50%	4	8
Jan-19	81.82	9%	68.22	10%	90.13	12%	29%	4	14
Feb-19	100.00	0%	80.91	5%	85.32	8%	38%	1.5	4
Mar-19	90.91	18%	69.72	15%	91.79	8%	35%	6	17
Apr-19	75.00	0%	81.13	12%	88.06	9%	20%	3	15
Rolling Year	82.35	12%	79.50	12%	90.52	8%	28%	36	129
2019	86.21	10%	75.00	10%	88.99	9%	29%	15	50

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DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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

Ref. No. :	19/00432/DISC	Ward :	Addiscombe East
Location :	158 Lower Addiscombe Road Croydon CR0 6AG	Type:	Discharge of Conditions
Proposal :	Details pursuant to conditions 2 (materials), 3 (landscaping), 4 (Bin storage), 5 (cycle storage), 8 (security lighting) , 9 (protected trees), 10 (suds), 11 (Construction management plan) in respect to planning permission 18/02833/FUL granted for erection of a single-storey, 2-bedroom, new-build family dwelling with private amenity space.		
Date Decision:	16.05.19		

Approved

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : Eastern End Of Existing Pedestrian Footbridge At East Croydon Station Croydon
Type: Full planning permission

Proposal : Installation of a bridge link from the existing pedestrian footbridge across East Croydon Station to the proposed Morello II development site on land adjoining East Croydon Station, Cherry Orchard Road, Croydon.

Date Decision: 10.05.19

Permission Granted

Level: Planning Committee

Ref. No. : 17/05046/FUL
Location : Land Adjacent To East Croydon Station And Land At Cherry Orchard Road, Cherry Orchard Gardens, Billington Hill, Croydon.
Type: Full planning permission
Ward : **Addiscombe West**

Proposal : 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: 10.05.19

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

Level: Planning Committee

Ref. No. : 19/01121/HSE
Location : 115 Northway Road Croydon CR0 6JJ
Type: Householder Application
Ward : **Addiscombe West**

Proposal : Demolition of existing extension, and erection of a new single storey rear extension. Removal of garage and outbuildings and construction of a garage on rear boundary

Date Decision: 10.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01269/CONR
Location : 109 Lower Addiscombe Road Croydon CR0 6PU
Type: Removal of Condition
Ward : **Addiscombe West**

Proposal : Variation of Planning Condition 02 of Planning Permission 96/00344/P to extend the operating hours from existing opening hours of 11:30am - 23:30pm to proposed opening hours of 11:30am - 03.00am

Date Decision: 15.05.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01369/FUL **Ward : Addiscombe West**
Location : 28 Dartnell Road **Type: Full planning permission**
Croydon
CR0 6JA

Proposal : Single storey side/rear extension, conversion of roofspace and rear dormer roof extension, external alterations including removal of shopfront, demolition of rear garage and erection of boundary wall, together with the change of use of the ground floor shop (A1) to be used as a part of the dwellinghouse (C3)

Date Decision: 16.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 18/05255/FUL **Ward : Bensham Manor**
Location : 364 - 366 Bensham Lane **Type: Full planning permission**
Thornton Heath
CR7 7EQ

Proposal : Internal reconfiguration from lower ground floor to first floor of existing residential units to reduce the total number of dwellings from 15 to 9. Erection of rear extension at lower ground floor level, widening of bay window at rear ground floor level, widening of dormer at second floor roof level and other associated alterations.

Date Decision: 14.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00740/HSE **Ward : Bensham Manor**
Location : 4 Haslemere Road **Type: Householder Application**
Thornton Heath
CR7 7BE

Proposal : Erection of a rear dormer, including building over the existing first floor extension.

Date Decision: 15.05.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01307/FUL **Ward : Bensham Manor**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Level: Delegated Business Meeting

Ref. No. : 19/01044/ADV
Location : 34 The Wandle Park Trading Estate
Factory Lane
Croydon
CR0 3RL
Ward : **Broad Green**
Type: Consent to display advertisements
Proposal : Installation of 2 x fascia signs (1 illuminated) and 1 x illuminated totem sign
Date Decision: 17.05.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/01385/HSE
Location : 21 Grafton Road
Croydon
CR0 3RP
Ward : **Broad Green**
Type: Householder Application
Proposal : Erection of single/two storey rear extension
Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01412/HSE
Location : 4 Wentworth Road
Croydon
CR0 3HT
Ward : **Broad Green**
Type: Householder Application
Proposal : Erection of a Single Storey Rear Extension
Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02068/LP
Location : 37 Westcombe Avenue
Croydon
CR0 3DE
Ward : **Broad Green**
Type: LDC (Proposed) Operations edged
Proposal : Erection of loft conversion, with roof lights in the front roof slope and a dormer in the rear.
Date Decision: 16.05.19

Lawful Dev. Cert. Granted (proposed)

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : Lewis House
224 Beulah Hill
Upper Norwood
London
Type: Discharge of Conditions

Proposal : Application to Discharge Condition 18 (Carbon Dioxide reductions) of planning permission 18/04365/CONR

Date Decision: 14.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01050/HSE
Ward : **Crystal Palace And Upper Norwood**

Location : 2 Wakefield Gardens
Upper Norwood
London
SE19 2NR
Type: Householder Application

Proposal : Erection of two storey side extension and replacement and instalation of glazing to rear elevation

Date Decision: 10.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01069/DISC
Ward : **Crystal Palace And Upper Norwood**

Location : Garages South East Of Eagle Hill
Upper Norwood
London
Type: Discharge of Conditions

Proposal : Discharge of conditions 6 (AMS), 9 (CLP), 12 (SuDS) and 15 (Contaminated Land) attached to permission 16/06275/FUL for demolition of garages and erection of a two-storey building comprising 4 one bedroom and 4 two bedroom flats together with landscaping and other associated works.

Date Decision: 10.05.19

Approved

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Level: Delegated Business Meeting

Ref. No. : 19/01915/NMA **Ward : Crystal Palace And Upper Norwood**

Location : 1 Carberry Road
Upper Norwood
London
SE19 3RU
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 18/04805/HSE (erection of single/two storey rear extension and interior alterations)

Date Decision: 17.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02096/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 79 Beulah Hill
Upper Norwood
London
SE19 3EL
Type: Works to Trees in a Conservation Area

Proposal : G1: Cypress (Leyland) - Trim to give 2-3m clearance from building. G4 laburnum: Reduce to create a 2-3m clearance from the front elevations. G5: x1 False acacia - prune 100mm stem overhanging entrance(cambium damage) T3: Cherry Plum - Overall crown reduction of 3m. T4: Plum - Overall crown reduction of 3m. T7: Cypress (Leyland) - Fell. T9: Ash - Fell. T14: false acacia - Prune 100mm stem overhanging entrance drive. T22: Oak crown lift to 5m from ground level to max cut size of 30mm. T28: Horse Chestnut crown lift to 5m from ground level to a max cut size of 30mm. T29: Cypressus - Fell. T30 Sycamore: Fell. T34: Bay laurel - Overall 2m crown reduction.

Date Decision: 17.05.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 18/05981/FUL **Ward : Coulsdon Town**
Location : Mw House
41 Chipstead Valley Road
Coulsdon
CR5 2RB
Type: Full planning permission

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Proposal : First floor extension to existing building to facilitate the development permitted under 18/02035/GPDO. Erection of additional storey to the permitted development (under 18/02035/GPDO) to provide two extra residential units

Date Decision: 10.05.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 18/05990/HSE
Location : 41 Wilhelmina Avenue
Coulsdon
CR5 1NL

Ward : Coulsdon Town
Type: Householder Application

Proposal : Alterations, Erection of a single storey side/rear extension and construction of a dormer extension within the front roof slope.

Date Decision: 09.05.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/00998/FUL
Location : The Annex
Yew Tree Cottage
Brighton Road
Coulsdon
CR5 3ES

Ward : Coulsdon Town
Type: Full planning permission

Proposal : Demolition of existing chalet style building and replacement with 2 storey 3 bedroom single family detached home

Date Decision: 09.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01032/HSE
Location : 50 Woodcote Grove Road
Coulsdon
CR5 2AB

Ward : Coulsdon Town
Type: Householder Application

Proposal : Alterations, proposed front gate and railings

Date Decision: 10.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01070/HSE

Ward : Coulsdon Town

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 13 The Grove
Coulsdon
CR5 2BH
Type: Householder Application

Proposal : Demolition of existing side extension and construction of two storey side and single storey rear extension

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01144/HSE
Location : 35 Woodcote Grove Road
Coulsdon
CR5 2AG
Type: Householder Application
Ward : Coulsdon Town

Proposal : Alterations. Erection of a single/two storey rear extension and single storey side/porch extension.

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01159/HSE
Location : 16 The Grove
Coulsdon
CR5 2BH
Type: Householder Application
Ward : Coulsdon Town

Proposal : Erection of single storey rear extension, enlargement of raised patio/decking area with retaining wall/railings and steps at rear

Date Decision: 10.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01300/GPDO
Location : 96-98 Brighton Road
Coulsdon
CR5 2YS
Type: Prior Appvl - Class O offices to houses
Ward : Coulsdon Town

Proposal : Prior Approval application under Class O of GPDO 2016 for office to residential involving development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) to form 10 flats (Class C3 residential).

Date Decision: 17.05.19

(Approval) refused

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : Leon House
233 High Street
Croydon
CR0 1FW
Type: Discharge of Conditions

Proposal : Approval of details pursuant to condition 3 (Accessibility and Cycle Storage) of planning permission 17/08417/FUL (Change of use of the eighth floor from Class D1 use to 14 no. residential units).

Date Decision: 10.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00698/DISC
Location : Land North Of The Junction Of Church Street
And Drummond Road And Land South East
Of The Junction Of Tamworth Place And
Drummond Road
Croydon
CR0 1RL
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of condition 19 (Drainage) attached to planning permission 16/06469/FUL for the 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: 17.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00790/LBC
Location : Old Palace School
Old Palace Road
Croydon
CR0 1AX
Ward : **Fairfield**
Type: Listed Building Consent

Proposal : Conservation and repair of decaying 16th Century window stonework and adjacent brick and flint walls located within an internal staircase lobby on the ground floor of the Grade I Listed School.

Date Decision: 10.05.19

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 19/00850/CONR
Ward : **Fairfield**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : Keeley House
22-30 Keeley Road
Croydon
CR0 1TE
Type: Removal of Condition

Proposal : Relaxation of Condition 1 of planning permission 07/02826/P to allow continued use of ground floor as a nursery.

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01386/HSE
Location : 17 Eden Road
Croydon
CR0 1BB
Type: Householder Application
Ward : **Fairfield**

Proposal : Alterations and use of garage into habitable room

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01387/DISC
Location : Former Essex House
George Street
Croydon
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Discharge of condition 33 (Low Emission Strategy) of permission ref: 17/04201/FUL (Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1).

Date Decision: 16.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01504/HSE
Location : 5 Eden Road
Croydon
CR0 1BB
Type: Householder Application
Ward : **Fairfield**

Proposal : Erection of a single storey rear conservatory

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01635/FUL **Ward : Fairfield**
Location : Segas House **Type: Full planning permission**
Katharine Street
Croydon
CR0 1NX

Proposal : Demolition of a single storey extension to the rear of Segas House.

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01665/DISC **Ward : Fairfield**
Location : 5 Cairo New Road **Type: Discharge of Conditions**
Croydon
CR0 1XP

Proposal : Discharge of condition 2(i) attached to permission 15/04748/P for the Demolition of existing buildings; Erection of a 4/14 (with plant above) storey building comprising 43 two bedroom, 32 studio, 30 one bedroom and 8 three bedroom flats, a use within A3 (restaurant/cafe) and D1 (non residential institution) on the ground floor and new public square including area for commercial use.

Date Decision: 17.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01754/DISC **Ward : Fairfield**
Location : 28 Dingwall Road **Type: Discharge of Conditions**
Croydon
CR0 2NE

Proposal : Details pursuant to condition 4 (Construction Logistics Plan) of permission ref: 18/04069/FUL for Alterations, renovation of existing building to include erection of one additional floor, two rear infill extensions, front extension and front facade alterations including remodelled street level access ramps and landscaping

Date Decision: 16.05.19

Approved

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Level: Delegated Business Meeting

Ref. No. : 19/01948/DISC **Ward : Fairfield**
Location : Leon House **Type: Discharge of Conditions**
233 High Street
Croydon
CR0 1FW

Proposal : Approval of details pursuant to condition 2 (Landscaping) of planning permission 16/06157/FUL, for: 'External works comprising replacement and additional glazing, formation of new entrances, new communal roof terrace, landscaping and associated works.'

Date Decision: 10.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/05779/DISC **Ward : Kenley**
Location : Land To The Rear Of 26 Hilltop Road **Type: Discharge of Conditions**
Whyteleafe
CR3 0DD

Proposal : Discharge of conditions 6 (landscaping) and 8 (construction logistics plan) attached to planning permission 17/04743/FUL for the demolition of existing building, erection of a pair of two/three storey semi detached houses with accommodation in roofspace at rear fronting Marlings Close, formation of vehicular accesses and provision of associated parking, cycle and refuse storage

Date Decision: 09.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/06222/HSE **Ward : Kenley**
Location : 1 Glendale Rise **Type: Householder Application**
Kenley
CR8 5LZ

Proposal : Demolition of existing garage, erection of single/two storey side/rear extension

Date Decision: 10.05.19

Permission Granted

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Ref. No. : 19/00306/FUL **Ward : Kenley**
Location : 133 Godstone Road **Type: Full planning permission**
Kenley
CR8 5BD
Proposal : Demolition of Motor Spares shop and development of 6 flats including associated soft and hard landscaping, bicycle and refuse/recycling storage.
Date Decision: 09.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00548/FUL **Ward : Kenley**
Location : 42 Welcomes Road **Type: Full planning permission**
Kenley
CR8 5HD
Proposal : The erection of a three storey building with accommodation in the roof space (comprising 6 x two bedroom and 1 x three bedroom apartment) and 2 x four bedroom, semi-detached houses, with associated access, amenity space, landscaping, alterations to land levels and off street parking.
Date Decision: 13.05.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/01323/FUL **Ward : Kenley**
Location : 35 Uplands Road **Type: Full planning permission**
Kenley
CR8 5EE
Proposal : Demolition of existing dwelling and erection of 8 No. 2-bed and 1 No. 3-bed apartments with associated parking, refuse store and landscaping
Date Decision: 10.05.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01510/CONR **Ward : New Addington South**
Location : 48 Vulcan Way **Type: Removal of Condition**
Croydon
CR9 0BD

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Proposal : Variation of Condition 1 of planning permission 12/00764/P to extend the operating hours

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01639/FUL

Ward : New Addington South

Location : 93 Calley Down Crescent
Croydon
CR0 0EP

Type: Full planning permission

Proposal : Erection of an attached two storey three bedroom dwelling with associated landscaping, and erection of a single storey rear extension and rear roof dormer to existing house.

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00792/HSE

Ward : Norbury Park

Location : 31 The Chase
Norbury
London
SW16 3AE

Type: Householder Application

Proposal : Demolition and erection of single storey rear extension

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01162/FUL

Ward : Norbury Park

Location : 10 April Court
107 Northwood Road
Thornton Heath
CR7 8HW

Type: Full planning permission

Proposal : Partial demolition of existing building and erection of 3 two storey houses to provide 2 x three bedroom units and 1 x two bedroom unit.

Date Decision: 10.05.19

Permission Refused

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Level: Delegated Business Meeting

Ref. No. : 19/01335/HSE
Location : 68 Biggin Hill
Upper Norwood
London
SE19 3HU
Proposal : Erection of single storey rear extension
Ward : **Norbury Park**
Type: Householder Application

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01528/GPDO
Location : 54 Biggin Hill
Upper Norwood
London
SE19 3HY
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger House Extns

Date Decision: 09.05.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01529/GPDO
Location : 54A Biggin Hill
Upper Norwood
London
SE19 3HY
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger House Extns

Date Decision: 09.05.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01530/GPDO
Ward : **Norbury Park**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 55 Westminster Avenue
Thornton Heath
CR7 8BS
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 10.05.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/00524/DISC
Location : 80 Newlands Road
Norbury
London
SW16 4SU
Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions

Proposal : Discharge of conditions 2 (materials), 4 (Refuse and Cycle stores), 5 (Soft Landscaping) and 6 (FRA) of planning permission ref: 18/01510/FUL (Interior Alterations, Alterations to front facade and conversion to form 1 x three bedroom flat and 1 x one bedroom flat, cycle storage and refuse store).

Date Decision: 17.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01124/HSE
Location : 137 Pollards Hill South
Norbury
London
SW16 4LZ
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Demolition and erection of single storey rear extension, with alterations to rear patio

Date Decision: 14.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01547/GPDO
Ward : **Norbury And Pollards Hill**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 45 Darcy Road
Norbury
London
SW16 4TZ

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.75 metres

Date Decision: 13.05.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/01601/GPDO
Location : 109 Norbury Crescent
Norbury
London
SW16 4JT

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

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

Date Decision: 14.05.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/01898/LP
Location : 15 Bishops Park Road
Norbury
London
SW16 5TU

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

Proposal : Erection of rear extension, and loft conversion with rooflights in the front roof slope and a dormer in the rear roof slope.

Date Decision: 10.05.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02069/LP
Location : 100 Melrose Avenue
Norbury
London
SW16 4QY

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

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Proposal : Erection of single storey rear extension

Date Decision: 14.05.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/00748/HSE
Location : 35 Thornton Crescent
Coulsdon
CR5 1LJ

Ward : Old Coulsdon
Type: Householder Application

Proposal : Demolition of existing garage and rear extension; erection of a single front, side and rear extension and erection of a porch to provide granny accommodation

Date Decision: 16.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01409/DISC
Location : Ridgehanger
95 Park Hill Rise
Croydon
CR0 5JD

Ward : Park Hill And Whitgift
Type: Discharge of Conditions

Proposal : Discharge of Conditions 12 (Construction Logistics Plan) and 14 (Contaminated Land) attached to planning permission Ref 18/01994/FUL for Demolition of an existing house: erection of a three storey building comprising 6 two bedroom and 3 three bedroom flats: provision of driveway and associated parking to rear and provision of associated refuse and cycle storage.

Date Decision: 10.05.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/01565/HSE
Location : 4 Digby Place
Croydon
CR0 5QR

Ward : Park Hill And Whitgift
Type: Householder Application

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Riddlesdown
Location : 53 Grange Road
South Croydon
CR2 0NF
Type: Householder Application
Proposal : Erection of a single storey rear extension. Loft conversion and extension including hip to gable and rear dormer extension

Date Decision: 16.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02165/NMA
Ward : **Purley Oaks And Riddlesdown**
Location : 27 Riddlesdown Avenue
Purley
CR8 1JH
Type: Non-material amendment
Proposal : Non-material amendment to planning permission 17/02755/HSE (Demolition of balcony: Erection of single storey side/rear extension with internal alterations, formation of raised patio and balcony) to install a rooflight

Date Decision: 16.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/02613/FUL
Ward : **Purley And Woodcote**
Location : 95 - 95A Foxley Lane
Purley
CR8 3HP
Type: Full planning permission
Proposal : Demolition of 95 & 95A Foxley Lane: Erection of a two/three storey building to provide a 72 bedroom Care Home with associated external works and parking area to the front.

Date Decision: 17.05.19

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

Level: Planning Committee

Ref. No. : 18/04742/FUL
Ward : **Purley And Woodcote**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 1-9 Foxley Lane
Purley
CR8 3EF
Type: Full planning permission

Proposal : Demolition of existing buildings. Erection of a 5/6/7 storey building comprising 8x one bedroom, 35x two bedroom and 6x three bedroom flats. Provision of associated amenity areas, cycle parking, refuse and recycling stores.

Date Decision: 17.05.19

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

Level: Planning Committee

Ref. No. : 18/05956/FUL
Location : 219 Brighton Road
Purley
CR8 4HF
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Change of use from single dwelling (C3) to house in multiple occupation for 9 occupants (sui generis) with associated parking. Erection of roof extensions and single storey rear extension.

Date Decision: 16.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00749/CONR
Location : 25 Monahan Avenue
Purley
CR8 3BB
Ward : **Purley And Woodcote**
Type: Removal of Condition

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

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00957/HSE
Ward : **Purley And Woodcote**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 29 Verulam Avenue
Purley
CR8 3NR

Type: Householder Application

Proposal : Alterations, alterations to roof to include increase in height of roof to provide a first floor and with roof area over, erection of two dormer extensions on front roofslope, gable end roof extension, alterations and enlargement of front gable extension, erection of single/two storey rear extension incorporating gable extensions and terrace area, erection of dormer extension on rear roofslope

Date Decision: 10.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01137/HSE

Location : 12 Downlands Road
Purley
CR8 4JE

Ward : **Purley And Woodcote**

Type: Householder Application

Proposal : Alterations, erection of gable end roof extension and dormer extension on rear roofslope, erection of single/two storey front/side extension at ground/lower ground floor level (incorporating a basement area) with terrace over part of the lower ground floor (basement area)

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01156/DISC

Location : 14-16 Foxley Lane
Purley
CR8 3ED

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (Energy statement) attached to planning permission 16/03684/P for the erection of part three/four storey buildings comprising 9 three bedroom flats with associated basement parking and cycle storage, formation of vehicular access and provision of refuse storage

Date Decision: 15.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01325/HSE

Ward : **Purley And Woodcote**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 3A Woodcote Park Avenue
Purley
CR8 3NH
Type: Householder Application

Proposal : Erection of single storey rear extension and single storey infill at front

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01460/TRE
Location : 26 Rose Walk
Purley
CR8 3LG
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T9: Pine - Fell to ground level. T13: Pine - Fell to ground level.
(TPO no. 2, 2001)

Date Decision: 10.05.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01685/TRE
Location : 3 Hamilton Close
Purley
CR8 1AW
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : Front garden

1 x Ash - Reduce crown by 2.5m leaving 3m (previous reduction points) raise crown to 3m to remove lower branches over drive
Ongoing maintenance

Date Decision: 17.05.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01813/DISC
Location : 57 Woodcrest Road
Purley
CR8 4JD
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Proposal : Discharge of condition 4 (materials) attached to planning permission 18/02266/FUL for the demolition of existing building, Erection of a two storey building with accommodation in the roofspace comprising of 2x one bedroom, 3x two bedroom and 4x three bedroom flats, Formation of additional vehicular access and provision of associated parking, play space, landscaping, cycle and refuse stores.

Date Decision: 10.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01836/NMA
Location : 114 Foxley Lane
Purley
CR8 3NB

Ward : Purley And Woodcote
Type: Non-material amendment

Proposal : Non material amendment to application reference 17/03305/FUL for the demolition of existing dwelling, erection of a two-storey building with accommodation in roof space comprising 1 x one bedroom, 5 x two bedrooms and 3 x three bedroom apartments; provision of associated parking, cycle parking and refuse storage (alterations to bin/cycle store)

Date Decision: 16.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01239/HSE
Location : 18 Orchard Road
South Croydon
CR2 9LU

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of single storey front, side and rear extension

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01437/DISC
Location : 37 - 39 Heathurst Road
South Croydon
CR2 0BB

Ward : Sanderstead
Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 101 Avondale Road
South Croydon
CR2 6JF
Type: Full planning permission

Proposal : Retention of replacement of all existing windows and doors with double glazed units plus replacement of one rooflight. Refurbishment works to existing first floor flat including blocking off of one window, removal of external fire escape structure, decoration of rear closet wing and removal of chimneys.

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01415/HSE
Location : 5 Witherby Close
Croydon
CR0 5SU
Ward : **South Croydon**
Type: Householder Application

Proposal : Erection of conservatory extension, repositioning of two windows at first floor level and the removal of a redundant chimney stack on the roof and associated internal alterations to this 5 bedroom dwellinghouse.

Date Decision: 09.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01416/HSE
Location : 14 Croham Close
South Croydon
CR2 0DA
Ward : **South Croydon**
Type: Householder Application

Proposal : Demolition of ground floor garage & store and replacement with new ground floor side and rear extension.

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01652/TRE
Location : 84 St Augustine's Avenue
South Croydon
CR2 6JL
Ward : **South Croydon**
Type: Consent for works to protected trees

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Proposal : T1 - Lime front of the house prune the tree back to its original pruning points.
(TPO no. 21, 1985)

Date Decision: 17.05.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01674/GPDO

Ward : South Croydon

Location : 10 St Augustine's Avenue
South Croydon
CR2 6BS

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: 15.05.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01848/TRE

Ward : South Croydon

Location : 11 Ward Close
South Croydon
CR2 7JX

Type: Consent for works to protected
trees

Proposal : T1. Common Elder- fell to ground level.
T2. Sycamore tree (Maple)- reduce crown height by 3-4m and lateral limbs by 1-2m.
T3. Oak- reduce crown height by 2-3m and lateral limbs by 1-2m
(TPO no. 10, 1993).

Date Decision: 17.05.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/00712/FUL

Ward : Selhurst

Location : 12 Saxon Road
South Norwood
London
SE25 5EQ

Type: Full planning permission

Proposal : Erection of part single, part two storey front, side and rear extensions to facilitate conversion into 1 x 3 bed, 2 x 1 bed and 1 x studio flats, with associated amenity space, car/cycle parking and refuse storage.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Date Decision: 14.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01272/FUL **Ward : Selhurst**
Location : 14B Selhurst Road **Type: Full planning permission**
South Norwood
London
SE25 5QF

Proposal : Erection of single storey rear extension.

Date Decision: 15.05.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01351/FUL **Ward : Selhurst**
Location : Ledaire Fabrications **Type: Full planning permission**
Limes Place
Croydon
CR0 2HA

Proposal : Demolition of existing buildings, erection of a 3 storey building with 9 residential flats comprising 1 x 3 bedroom flat, 5 x 2 bedroom flats, and 3 x 1 bedroom flats, provision of associated refuse storage and cycle storage.

Date Decision: 14.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01425/FUL **Ward : Selhurst**
Location : Flat 3 **Type: Full planning permission**
316A Whitehorse Road
Croydon
CR0 2LE

Proposal : Loft conversion with the installation of 3 roof lights to the rear, 2 roof lights to the front and 1 on either side to create two additional bedrooms and a bathroom

Date Decision: 16.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01039/HSE
Location : 16 The Rosery
Croydon
CR0 7SQ
Proposal : Erection of a single storey rear extension
Ward : **Shirley North**
Type: Householder Application

Date Decision: 10.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01185/HSE
Location : 1 Hanbury Mews
Croydon
CR0 7DW
Proposal : Alterations; erection of single storey side/rear extension
Ward : **Shirley North**
Type: Householder Application

Date Decision: 09.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01216/FUL
Location : Existing Mast
Stroud Green Depot
Primrose Lane
Shirley CR0 8YY
Proposal : The replacement of the existing 15.0m monopole and installation of a 20.0m high-capacity monopole supporting 6 no antenna apertures, 4 no dishes, together with the installation of 8 no ground-based equipment cabinets within the existing compound formed by a 2.0m palisade fence compound and ancillary development thereto.
Ward : **Shirley North**
Type: Full planning permission

Date Decision: 09.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01374/DISC
Location : 199 Shirley Road
Croydon
CR0 8SB
Ward : **Shirley North**
Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Proposal : Discharge of Condition 5 (CLP) attached to permission 18/03194/FUL for 'Erection of part 2-storey, part single storey side and rear extensions. Erection of single storey front extension. Conversion of existing house to form 3 x one bed flats and 1 x three bed flat with associated amenity space, bin and cycle stores and parking.'

Date Decision: 17.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01863/LP

Ward : Shirley North

Location : 3 Nursery Close
Croydon
CR0 5EW

Type: LDC (Proposed) Operations
edged

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

Date Decision: 16.05.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01105/HSE

Ward : Shirley South

Location : 3 Addison's Close
Croydon
CR0 8DX

Type: Householder Application

Proposal : Alterations, erection of a single storey front porch extension, roof extension and a single storey rear extension

Date Decision: 14.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01141/FUL

Ward : Shirley South

Location : 820 Wickham Road
Croydon
CR0 8EB

Type: Full planning permission

Proposal : Alterations and erection of single/two storey rear extension, rear roof dormer with balconies, conversion of first floor to create 1 x 2 bedroom flat, 1 x 1 bedroom flat and 1 x studio residential flats (C3) and increased commercial floorspace (A1), associated parking and refuse storage

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01418/GPDO
Location : 34 Woodville Road
Thornton Heath
CR7 8LG
Ward : Thornton Heath
Type: Prior Appvl - Class A Larger
House Extns
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres
Date Decision: 10.05.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/01534/FUL
Location : 129 Mersham Road
Thornton Heath
CR7 8NT
Ward : Thornton Heath
Type: Full planning permission
Proposal : Conversion of first floor flat to 1 x studio flat and 1 x 2 bedroom flat, erection of a dormer extension in the rear roof slope, roof lights in the front roof slope, terrace at first floor level, two storey rear extension and external staircase
Date Decision: 17.05.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02066/LP
Location : 14 Cranbrook Road
Thornton Heath
CR7 8PP
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged
Proposal : Erection of loft conversion with roof lights in the front roof slope and dormers in the rear roof slope
Date Decision: 15.05.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/00650/FUL
Ward : Waddon

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 56 Abbey Road
Croydon
CR0 1RT
Type: Full planning permission

Proposal : Construction of a roof extension to provide a 1-bedroom flat at second floor level.

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01145/HSE
Location : 92 Denning Avenue
Croydon
CR0 4DF
Type: **Ward : Waddon**
Householder Application

Proposal : Erection of single storey front extension

Date Decision: 10.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01183/DISC
Location : 7 Bramley Hill
South Croydon
CR2 6LU
Type: **Ward : Waddon**
Discharge of Conditions

Proposal : Discharge of condition 3 (refuse and cycle) attached to planning permission 18/04604/FUL for the erection of single / two storey rear extension, associated alterations, conversion of dwelling into 2 two storey 2/3 bedroom dwellings, formation of vehicular access and and provision of associated parking, cycle and refuse storage.

Date Decision: 09.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01221/DISC
Location : 113 Waddon New Road
Croydon
CR0 4JE
Type: **Ward : Waddon**
Discharge of Conditions

Proposal : Details pursuant to conditions 2 (materials) , 3 (landsacaping), 4 (refuse storage) and 5 (cycle storage) of planning permission ref 19/01221/disc granted for alterations and use of the lower ground floor as an independent one-bedroom apartment

Date Decision: 15.05.19

Approved

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 124 Birchanger Road
South Norwood
London
SE25 5BQ

Type: Householder Application

Proposal : Proposed vehicular access point with dropped kerb

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01360/HSE
Location : 122 Birchanger Road
South Norwood
London
SE25 5BQ

Ward : Woodside
Type: Householder Application

Proposal : Proposed vehicular access point with dropped kerb

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01404/FUL
Location : 40 Enmore Road
South Norwood
London

Ward : Woodside
Type: Full planning permission

Proposal : Erection of additional fourth storey to existing flatted scheme to provide 1 x 2 bed flat with external private amenity space.

Date Decision: 15.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01625/DISC
Location : 9 Birchanger Road
South Norwood
London
SE25 5BA

Ward : Woodside
Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Level: Delegated Business Meeting

Ref. No. : 19/00002/DISC **Ward : West Thornton**
Location : Three Garages Adjacent 2 **Type: Discharge of Conditions**
Galpins Road
Thornton Heath
CR7 6EA
Proposal : Details of materials and hard and soft landscaping pursuant to planning conditions 2 & 4 of permission ref: 15/04908/P dated 07/01/2016 (Demolition of garages 1, 2 & 3; erection of two storey building comprising 2 one bedroom flats).
Date Decision: 09.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00840/HSE **Ward : West Thornton**
Location : 99 Keston Road **Type: Householder Application**
Thornton Heath
CR7 6BL
Proposal : Erection of single storey side/rear extension
Date Decision: 09.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01217/DISC **Ward : West Thornton**
Location : Land To The Rear Of 9 - 17 Campbell Road **Type: Discharge of Conditions**
Croydon
CR0 2SQ
Proposal : Discharge of condition 5 (construction logistics) pursuant to planning permission 17/06194/FUL for the demolition of all existing building and the erection of a part two/part four storey building consisting of 8 x three bedroom flats, 6 x two bedroom flats and 8 x one bedroom flats, with associated refuse and cycle store and the provision of a new access road and 13 car parking spaces.
Date Decision: 10.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01228/DISC **Ward : West Thornton**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Location : 843 London Road
Thornton Heath
CR7 6JH
Type: Discharge of Conditions

Proposal : Discharge of conditions 8 (Archaeology), 12 (Travel Plan) and 20 (Community Use Plan) in relation to application 16/05872/FUL allowed at appeal (APP/L5240/W/17/3182092) for the erection of a non-residential institution (Use Class D1) for use as a 630 place primary school for pupils aged 4-11 years, with an associated rooftop play deck, the formation of a vehicular access and the provision of vehicular access and the provision of car/cycle parking areas and landscaping

Date Decision: 09.05.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/01237/DISC
Location : Land To The Rear Of 9-17 Campbell Road
Croydon
CR0 2SQ
Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Piling Method Statement), pursuant to planning permission 17/06194/FUL (for the demolition of all existing buildings and the erection of a part two/part four storey building consisting of 8 x three bedroom flats, 6 x two bedroom flats and 8 x one bedroom flats, with associated refuse and cycle storage and the provision of a new access road and 13 car parking spaces.

Date Decision: 09.05.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01292/HSE
Location : 6 Kingswood Avenue
Thornton Heath
CR7 7HR
Ward : **West Thornton**
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 17.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01446/HSE
Location : 676 London Road
Thornton Heath
CR7 7HU
Ward : **West Thornton**
Type: Householder Application

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th May 2019

Proposal : Demolition and erection of a two storey side extension, single storey rear extension, hip to gable roof extension, dormer extension in rear roof slope and roof lights in front roof slope

Date Decision: 16.05.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01712/GPDO
Location : 273 Thornton Road
Croydon
CR0 3EW

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

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.45 metres

Date Decision: 15.05.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/01869/LP
Location : 10 Whitehall Road
Thornton Heath
CR7 6AE

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

Proposal : Demolition and erection of single storey rear extension

Date Decision: 15.05.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02029/LP
Location : 99 Keston Road
Thornton Heath
CR7 6BL

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

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

Date Decision: 17.05.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

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PLANNING COMMITTEE AGENDA

30th May 2019

Part 8 Other Planning Matters

Item 8.2

<p>Report of: Director of Planning and Strategic Transport</p> <p>Author: Pete Smith</p>	<p>Title: Planning Appeals</p>
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1. PURPOSE

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

2. APPEAL DECISIONS

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

<i>Application No:</i>	<i>18/02735/FUL</i>
<i>Site:</i>	<i>104 Galpins Road, CR7 8ED</i>
<i>Proposed Development:</i>	<i>Erection of a two-storey house</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>
<i>Case Officer</i>	<i>Vicki Bates</i>
<i>Ward</i>	<i>West Thornton</i>

- 2.2 The main issues in this case were the effect of the development on the character and appearance of the immediate area and the quality of accommodation provided (in terms of overall living space).
- 2.3 The appeal property is situated at the junction of Galpins Road and Namton Drive and consists of a hipped roof property with a long garden. The front door to the property is onto Namton Drive and is generally a mirror image of the property on the opposite side of the junction. The proposal sought planning permission for a house within the back garden.
- 2.4 The Planning Inspector felt that the design, scale and proportions of the

proposed house was out of character with the area (with the property being situated on the back edge of Namton Drive pavement). He was concerned that the property would have been largely single aspect facing north and concluded that the asymmetrical proportions would have been harmful to the character and appearance of the area – made worse by the failure to provide a proper front entrance onto Namton Drive and an uncharacteristically small retained garden for the host property.

- 2.5 The overall floorspace fell below the required standards set out in the Nationally Described Guidelines (for a two-storey – two-bedroom house) and he concluded therefore that the scheme would have provided cramped accommodation. He was also concerned about the outlook from some of the rooms onto the cycle and refuse store and in close proximity to the flank elevation of the neighbouring property in Namton Drive
- 2.6 The appeal was DISMISSED. This is a very interesting and useful decision. Whilst the scheme allowed for adequate amenity space for the host property (half the garden plot) accommodating a house of the remaining area was too challenging on this somewhat narrow site.

Application No:	18/03748/FUL
Site:	47 Craignish Avenue, Norbury, SW16 4RW
Proposed Development:	Alterations and extensions in connection with the conversion of the property into 2 self-contained flats
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Jan Slominski
Ward	Norbury and Pollards Hill

- 2.7 The main planning issues in this case involved the loss of a small family house and the quality of accommodation available for the flat proposed at first and second floor (in terms of availability of private amenity space).
- 2.8 This property had previously been extended in the form of a loft conversion (with rear dormer) and the notwithstanding this, the Planning Inspector accepted the need to retain 3-bed houses (as originally built) – even though the overall floorspace (as extended) was in excess of 130 square metres.
- 2.9 He also accepted that the scheme fell-foul of the requirement for all units to have access to private amenity space – even though the property backed onto Norbury Hall Park. He therefore concluded that the scheme would have provided poor quality accommodation for future occupiers. Another useful decision – supporting the adopted conversions policy.

Application No:	18/02020/FUL
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Site:	580-582 Wickham Road, CR0 8DN
Proposed Development:	Retention of glazed frontage/extension
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Tim Edwards
Ward	Shirley South

2.10 This involves a glazed canopy/extension to a restaurant which fronts onto Wickham Road. Works were carried out without the required planning permission and this application and subsequent appeal arose out of planning enforcement investigations and action. The main issue was the extent to which this further extension respected the character and appearance of the area.

2.11 The Planning Inspector recognised that there had been a previous (allowed) appeal for a relatively modest extension (now implemented) and was concerned that the current structure covered the whole of the front forecourt – which was considered to be detrimental to the street-scene. He concluded that the structure represents and discordance and incongruous feature.

2.12 The appeal was DISMISSED and we now need to progress matters to have the structure removed.

Application No:	18/01828/FUL
Site:	102 Foxley Lane, Purley, CR8 3NB
Proposed Development:	Redevelopment of house plot involving the erection of a 3-storey building comprising 6x2 bed and 3x3 bed flats with access for 9 cars
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED (Partial Award of Costs against the Council)
Case Officer	Gina Betts
Ward	Purley and Woodcote

2.13 The main issues in this case included the extent to which the development potential of this site (alongside the neighbouring site at 104 Foxley Lane) had been optimised (including the delivery of affordable housing) and the effect of the development on the living conditions of neighbouring residential occupiers at 100 Foxley Lane.

2.14 By way of background, the appellant had previously been granted planning permission (at 104 Foxley Lane) to redevelop this adjacent site in the form of 9 self-contained flats (September 2017) and soon after, secured an option to purchase 102 Foxley Lane. He then entered into pre-application discussions to link the two sites together and proposed the

redevelopment/amalgamation of both sites in the form of 24 flats (which would have triggered an affordable housing requirement). In view of this pre-application proposition, officers were of the view that affordable housing was potentially deliverable (following the apparent amalgamation of the site). Soon after the appellant received the pre-application advice, he decided to dispose of 104 Foxley Lane to another party (which is now being built out by this other party) and officers were concerned that the ownership links had been inappropriately severed in order to circumvent the delivery of affordable housing across both sites.

2.15 102 Foxley Lane is a large plot set slightly at an angle to 100 Foxley Lane which means that 100 Foxley Lane is angled away from the predominant rear building line of the appeal property. The Planning Inspector reviewed the timeline which detailed the purchase/option/disposal decisions taken by the appellant and reviewed the pre-application response offered by the local planning authority in respect of the 24-unit scheme. He was satisfied that at the time the planning application for 102 Foxley Lane had been submitted, the appellant had no interest in 104 Foxley Lane and had no ability/intention to develop both sites concurrently (as one scheme). Moreover, he noted that the pre-application response placed some doubt over the ability of the scheme to deliver 24 units and the acceptability of all units being contained in one building (when the character of Foxley Lane is made up of large buildings set in generous plots). With this being the case, he concluded that there was no case to require the delivery of some affordable housing. He was satisfied that 102 and 104 Foxley Lane were separate development sites, irrespective of the appellant's interest in both sites (albeit at different times) and subject to consideration of other policies, he accepted that the potential of the site was being suitably optimised.

2.16 In terms of the impact of the development on the immediate neighbour at 100 Foxley Lane, he was concerned about the extent to which the development projected further into the rear garden (compared to the existing property) and even though the neighbouring property is angled away from the property boundary with the 45 degree angle being met, he agreed with the Council that the impact of the development on outlook and enclosure would have been visually dominant and overly intrusive (at very close distance to the boundary with the neighbouring property). He was also concerned about potential overlooking, with windows to habitable rooms situated so close to the boundary.

2.17 The appeal was therefore DISMISSED although the Planning Inspector awarded a partial AWARD OF COSTS in favour of the appellant. He felt that the Council had been unreasonable in challenging the appellant and his ability to deliver affordable housing (in view of the ownership timelines in relation to both sites and the capacity of both sites to deliver 24 flats in one building - delivered across an amalgamated site). That said, this is a worthwhile decision and one presumes that scheme of reduced scale might come forward in the near future.

Application No:	18/02521/FUL
Site:	107A Spa Hill, SE19 3TT
Proposed Development:	Erection of a rear dormer extension
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Diana Phiri Witty
Ward	Thornton Heath

2.18 The main issue in this case was the effect of the roof extension on the character and appearance of the host property and the immediate surroundings. This property is in use as two flats and therefore the extensions did not benefit from permitted development. The scheme not only proposed a full width dormer, but also an extension over part of the existing two storey rear outrigger.

2.19 The Planning Inspector concluded that the combined dormers would have significantly conflicted with the former SPD2 Guidance and would not have respected the prevailing scale and height of other buildings. He was concerned that the combined dormers would have dominated the form and appearance of the original building. He recognised that the works could have been undertaken as permitted development (had the property been used as a single-family dwelling) but this did not affect his decision to DISMISS the appeal.

Application No:	17/04487/FUL
Site:	Flat 2, 54 Bensham Lane, CR0 2RR
Proposed Development:	Conversion of existing flat into 2x1 bed flats with roof extensions
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Katy Marks
Ward	Broad Green

2.20 Works had been undertaken in respect of roof extensions to this flat (including a rear roof extension and extension over the rear outrigger). Subsequent to this, the first floor (and newly created second floor) had been converted to provide 2 self-contained 1 bed flats without the necessary planning permission. This application sought to regularize the use and the extensions previously undertaken property. The main issues in this case included the loss of the former family flat and the form of the roof extensions in terms of the character and appearance of the host property and the immediate surroundings.

2.21 The Planning Inspector agreed with the Council that the conversion would have resulted in the loss of family accommodation. He was also concerned about the appearance of the roof extensions which were clearly visible and obtrusive, when viewed from Francis Road. He concluded that the extensions were totally out of character with the immediate surroundings,

totally out of proportion and incongruous to the host property.

- 2.22 The appeal was DISMISSED and we now need to make progress in terms of resolving the on-going breach of planning control – in terms of the extensions and the unauthorised conversion of the property.

Application No: 18/01726/FUL
Site: 46A Maberley Road, Upper Norwood, SE19 2JA
Proposed Development: Alterations to existing flat (roof alterations/extensions) and formation of roof terrace on existing roof
Decision: REFUSE PLANNING PERMISSION
Appeal Method: WRITTEN REPRESENTATIONS
Inspector's Decision: DISMISSED
Case Officer: Wayne Spencer
Ward: Crystal Palace and Upper Norwood

- 2.23 The main issue in this case was the effect of the alterations and extensions on the character and appearance of the host property and the surrounding area along with the impact of the roof terrace on the immediate occupier at 44 and 46 Maberley Road.

- 2.24 The appeal property is an upper floor flat and the scheme included the installation of rooflights, a rear dormer extension and the formation of a roof terrace. The Planning Inspector was concerned about the degree of alteration to the roof scape. Whilst he was generally comfortable with the size of the proposed rear dormer, he was concerned about the number, proportion and location of the proposed roof lights which he felt would have had an incongruous and uncharacteristic appearance. He was also concerned about the appearance of the proposed roof terrace, in view of the existing gap between appeal property and the neighbouring property. The gap (in his opinion) would have provided a clear view of the roof terrace and concluded that the terrace (with glass balustrade) would have contrasted unfavourably with the uniformity of the appearance of the property and neighbouring properties.

- 2.25 In terms of impact on neighbouring amenities, he was concerned about the degree of overlooking from the high-level roof terrace (over 44 Maberley Road). The appeal was DISMISSED.

Application No: 18/00258/ADV
Site: 28 High Street, Thornton Heath, CR7 8LE
Proposed Development: Display of a pavement display board
Decision: REFUSE ADVERTISEMENT
Appeal Method: WRITTEN REPRESENTATIONS

Inspector's Decision
Case Officer
Ward

ALLOWED
Wayne Spencer
Thornton Heath

- 2.26 The main issue in this case was the effect of the proposed advertisement on the character and appearance of the area. The proposed sign was a free standing A0 sign – located on the forecourt of the restaurant/takeaway trading at 28 High Street.
- 2.27 The Planning Inspector concluded that a further sign displayed in the area would not be uncharacteristic of this commercial area. He was satisfied that the proposed sign would have remained subordinate to the shopfront itself and he noted that there were other examples of similar signs. He also recognised that the pavements were relatively wide and concluded that the additional sign would not have led to further visual clutter. He was also satisfied that with the width of pavement, pedestrian movement would not have been overly hindered.
- 2.28 The appeal was ALLOWED.

Application No:	18/00722/FUL
Site:	30 High Street, Thornton Heath, CR7 8LE
Proposed Development:	Erection of a 3-storey building – to be used for business purposes
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Chris Grace
Ward	Thornton Heath

- 2.29 The appeal site is the rear part of a site which currently accommodates a three-storey property that fronts onto the High Street. The scheme proposed a three-storey free standing building within the rear yard area (partially sunk into the ground to appear as two-storey when viewed from neighbouring gardens). The main issues in this case included the effect of the proposed development on the character and appearance of the area and its impact on the amenities of immediate neighbours in terms of outlook, light and privacy.
- 2.30 The Planning Inspector was concerned that the proposed development would have been full width and sited right up to neighbouring property boundaries with limited separation in relation to the host property and neighbouring gardens. He concluded that the scheme would have been overly cramped and would have led to the various ramifications associated with overdevelopment.
- 2.31 He was also concerned with the impact of the development on the amenities of neighbouring residential occupiers with the building being sited on the rear garden boundary of 1, Decimus Close (which has a

relatively short garden). He concluded that this would have resulted in a harmful loss of outlook and sunlight/light, especially into the late afternoon and evening. He was similarly concerned about loss of outlook for the host property and privacy loss to the communal garden to The Retreat (with proposed balcony and windows overlooking this space).

2.32 The appellant has a right of access to the rear of High Street properties which would have been the pedestrian access onto the site. He was concerned as to the state of this access (including parked vehicles which obstructed pedestrian access). He was not convinced (based on the evidence submitted) that an appropriate form of access could be achieved which he felt weighed further against the proposed development.

2.33 The appeal was comprehensively DISMISSED.

Application No:	18/02898/FUL
Site:	19 Central Hill, Upper Norwood, SE19 1BG
Proposed Development:	Change of use of former community support office (<i>sui generis</i>) to use as a day nursery with insertion of new windows
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Wayne Spencer
Ward	Crystal Palace and Upper Norwood

2.34 This is the site of the former community police office in Crystal Palace and the proposal involved its conversion to a day nursery with external alterations (through the installation of side and rear windows - to light the proposed classroom spaces). The main issues in this case included the following:

- the principle of day nursery uses in this location;
- the suitability of the alterations in the context of the character and appearance of the Upper Norwood Conservation Area;
- the effect of the development on highway safety and the availability of suitable refuse storage arrangements for the proposed use.

2.35 Whilst the Planning Inspector accepted that a day nursery was a form of community use, he noted that a day nursery use is not a use included in the list of suitable uses considered acceptable within a secondary retail frontage (Table 5.3 of CLP). He also accepted the Council's evidence that there was already sufficient day nursery provision in and around Upper Norwood.

2.36 He also agreed with the Council that the installation of the proposed windows would have compromised the side elevation of the existing property (which is relatively exposed within the street scene). He

concluded that the design of the proposed windows would have been relatively crude and incongruous. The appellant proposed the deletion of these windows as part of the appeal process (which might well have overcome this reason for refusal) although the Planning Inspector was concerned that this would have left the proposed classrooms with no natural light.

2.37 The use had no off-street car parking available to support the use and whilst he accepted that the site was situated in an area well located in terms of public transport with many parents likely to be local to the site, he was concerned about safe drop off and pick up, with the parking to the rear of the site not forming part of the proposed day nursery demise. He concluded that parking in the vicinity would have resulted in obstruction and highway safety concerns. That said, he was less concerned about the availability of adequate refuse storage arrangements with a future user being able to use existing facilities (previous used by the community police office).

2.38 The appeal was DISMISSED.

Application No:	18/03223/FUL
Site:	461 Brighton Road, CR2 6EW
Proposed Development:	Erection of two side dormers and the use of the ground floor as a herbal medical clinic (Retrospective)
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	PART ALLOWED/PART DISMISSED
Case Officer	Justine Aldersey
Ward	Purley Oakes and Riddlesdown

3.39 These works had already been undertaken – with the change of use of the ground floor as a herbal medical centre and the erection of two large side dormers (to this strong gabled ended property). The scheme was refused planning permission on grounds of the form, scale and overall design of the dormers, rather than the principle of the medical use. The main issue was therefore limited to the appearance of the side dormers and the extent to which they respected the appearance of the property and the immediate surroundings.

3.40 The Planning Inspector agreed with the Council that the dormers are overly large and harmful to the character and appearance of the host property and the local street-scene, with the dormers being strongly visible from Brighton Road making the original house somewhat “top heavy”. He was content with principle of the health-related use, but that was not an issue of concern for the Council in any case.

3.41 Unlike a local planning authority, Planning Inspectors can pick and choose

between elements of a proposal (in terms of acceptability) and in this case he reached a split decision with the principle of the use being acceptable (but not the dormers). Therefore, the appeal was PART ALLOWED/PART DISMISSED which was a good outcome. Work will now be further progressed to deal with the on-going breach of planning control.

Application No: 18/00081/FUL
Site: 1 The Vale, Coulsdon, CR5 2AU
Proposed Development: Alterations to elevations and subdivision of existing detached property to provide two self-contained residential units with the formation of a new car parking space
Decision: REFUSE PLANNING PERMISSION
Appeal Method: WRITTEN REPRESENTATIONS
Inspector's Decision: DISMISSED
Case Officer: Dan Hyde
Ward: Coulsdon Town

3.42 The main issue in the case was the proposed quality of accommodation and the extent to which the proposed units complied with the Nationally Described Space Standards (NDSS).

3.41 The property is a two storey detached property with a ground floor rear extension and the proposal sought planning permission to convert the property into two duplex units. In both cases, the Planning Inspector was concerned that the proposed units would not have been in accordance with the NDSS. She was also concerned that the side garden would have been shared as a communal area (or divided up) which would not have provided quality amenity space for the proposed units.

3.42 The appeal was therefore DISMISSED.

Application No: 18/00242/FUL
Site: Connaught Towers, 682-684 London Road, CR7 7HU
Proposed Development: Erection of a roof extension to accommodate 5 studio apartments
Decision: REFUSE PLANNING PERMISSION
Appeal Method: WRITTEN REPRESENTATIONS
Inspector's Decision: ALLOWED
Case Officer: Chris Grace
Ward: West Thornton

2.43 The main issues in this case were as follows:

- The effect of the development on the character and appearance of the area and the host property
- The effect of the development on the living conditions of neighbouring

- occupiers in terms of outlook
 - The quality of accommodation proposed for future occupiers and concerns over the over-provision of non-family accommodation.
- 2.44 This scheme proposed a further floor of accommodation to this existing four storey block of flats. The Planning Inspector was comfortable with the further storey of accommodation, in view of the varied building heights along London Road, with the proposed extension being set back, utilising differing materials to the main brick façade of the remaining elements of the building.
- 2.45 She was also comfortable with the effect of the development on neighbouring properties – which were sited some distance away and orientated away from the appeal site. Moreover, whilst she noted that the proposed units would not have been accompanied by external amenity space, she was satisfied that adequate communal space was available for future residents – located at the base of the block of apartments.
- 2.46 Finally, whilst she recognised that there was a 30% strategic target for family homes, she recognised that the number of units was below the 10 unit threshold – which meant that the delivery of family units as part of this particular proposal was not required (by policy).
- 2.47 The appeal was therefore ALLOWED.

<i>Application No:</i>	<i>17/05718/FUL</i>
<i>Site:</i>	<i>2A Green Lane Gardens, Thornton Heath, CR7 8HP</i>
<i>Proposed Development:</i>	<i>Erection of a 4 bedroom house</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>
<i>Case Officer</i>	<i>Wayne Spencer</i>
<i>Ward</i>	<i>Norbury Park</i>

- 2.48 The main issue in this case was the effect of the proposed development on the character and appearance of the area. The three bed house had previously been granted planning permission, although the applicant had failed to carry out the development in accordance with approved drawings, electing instead to modify the roof form (to provide space to provide additional accommodation in the roof space).
- 2.49 Whilst the Planning Inspector accepted that the dwelling (as built) reflected the line and ridge height of the neighbouring property, she concluded that the roof was overly complex and contrived, out of character with the traditional roof forms found in neighbouring properties. She concluded that the composite form of the roof, with flat roofed elements was incongruous – which resulted in an overall poor quality of design.
- 2.50 The appeal was DISMISSED and we are now in the process of seeking to

deal with the on-going breach of planning control.

Application No:	18/022443/HSE
Site:	33 Kensington Avenue, Thornton Heath, CR7 8BT
Proposed Development:	Alterations and extensions to the rear roof to form a second floor and the conversion of the property to provide 2x2 bedroom units
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Sera Elobisi
Ward	Norbury Park

- 2.51 The main issues in this case included the effect of the development on the character and appearance of the immediate area, the quality of accommodation proposed in terms of compliance with the Nationally Described Space Standards (NDSS), the effect of the development on the amenities of neighbouring occupiers and the principle of the loss of a family house.
- 2.55 In terms of the appearance of the further extension (following previous extensions undertaken to the property - either through prior approval, planning permission or permitted development) the Planning Inspector concluded that a further extension at second floor level (linked to the rear dormer extension) would have resulted in an over-bulky addition to the rear which would have detracted from the somewhat modest character of the host dwelling. She was also concerned that the further extension would have had an over-bearing impact on the amenities of neighbouring occupiers.
- 2.56 The proposed flats would not have complied with the NDSS (which she agreed should be given full weight, bearing in mind that they had been recognised and endorsed by Local Plan policy). She was less concerned about the loss of family accommodation, as one of the units would have been suitably sized to be occupied by a family. The appeal was DISMISSED. We now need to determine what has been erected on site and whether the structures accord with previous planning permissions and prior approvals. We also need to establish the current use of the property, as no planning permission appears to have been granted in respect of the use of the property as flats.