

Planning Committee & Planning Sub- Committee Agenda



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

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

A meeting of the **Planning Committee & Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 18 June 2020**. Planning Committee will be held at **6.00pm** and the Sub-Committee at the rise of Planning Committee but not earlier than **7.00pm**. This meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

PLEASE NOTE: Members of the public are welcome to remotely attend this meeting via a web link which will be publicised on the Council website at least 24 hours before the meeting.

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
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Michelle Ossei-Gerning
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www.croydon.gov.uk/meetings
Wednesday, 10 June 2020

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

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

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

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

AGENDA – PART A
PLANNING COMMITTEE

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 4 June 2020 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

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 20/00665/FUL 71-73 Pampisford Road, Purley, CR8 2NJ
(Pages 19 - 46)

Demolition of existing dwellings (two); erection of a four storey residential development with top floor inset comprising 23 flats; provision of new access and 12 parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space.

Ward: Purley

Recommendation: Refuse permission

6.2 19/04216/FUL 1 Higher Drive, Purley, CR8 2HP
(Pages 47 - 66)

Demolition of existing detached house and erection of block of 9 residential flats with associated parking and landscaping.

Ward: Purley and Woodcote

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 67 - 68)

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

8.1 Weekly Planning Decisions (Pages 69 - 118)

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

PLANNING SUB-COMMITTEE

9. Apologies for absence

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

10. Minutes of previous meeting (Pages 119 - 120)

To approve the minutes of the meeting held on Thursday 7 May 2020 as an accurate record.

11. 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.

12. Urgent Business

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.

13. Planning applications for decisions (Pages 121 - 124)

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

**13.1 20/00441/FUL 82 Westow Hill, Upper Norwood, London,
SE19 1SB (Pages 125 - 136)**

Change of use from betting shop (sui generis) to an adult gaming centre (sui generis).

Ward: Crystal Palace and Upper Norwood

Recommendation: Grant Permission

**13.2 19/03845/HSE 9 The Close Pampisford Road, Purley, CR8
2QD (Pages 137 - 148)**

Alterations and erection of a two storey side extension, single storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace.

Ward: Purley Oaks And Riddlesdown

Recommendation: Grant permission

14. Exclusion of the Press & Public

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

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

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 4 June 2020
at 6pm via Microsoft Teams

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

MINUTES

Present: Councillor Chris Clark (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Leila Ben-Hassel, Ian Parker and Gareth Streeter

Also Present: Councillor Steve O'Connell

Apologies: Councillors Toni Letts, Muhammad Ali, Sherwan Chowdhury, Joy Prince, Jason Perry and Scott Roche

PART A

104/20 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on Thursday 21 May 2020 be signed as a correct record.

105/20 Disclosure of Interest

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

106/20 Urgent Business (if any)

There was none.

107/20 Development presentations

There were none.

108/20 Planning applications for decision

The Chair announced that the agenda application items would be heard in the following order: 20/00168/OUT Coombe Bank 6 Church Road, Kenley, CR8 5DU; 17/04594/FUL Little Hayes Nursing Home, 29 Hayes Lane, Kenley, CR8 5LF; 20/00277/FUL 8 Woodcote Drive, Purley, CR8 3PD; 20/00331/FUL Fir

Hollow, 35 Uplands Road, Kenley, CR8 5EE; and 19/05962/FUL Lonsdale House, Lonsdale Road, South Norwood, SE25 4JL.

109/20 **20/00168/OUT Coombe Bank 6 Church Road, Kenley, CR8 5DU**

Outline planning permission for the demolition of existing dwelling house and erection of a part three; part four storey (including excavation) building comprising 9 self-contained flats (6x2 bed and 3x 3 bed); car parking; cycle and refuse provision; hard and soft landscaping; amenity space and external alterations (Access, Appearance, Layout and Scale only) (Amendments to the scheme to include fenestration, massing and external alterations).

Ward: Kenley

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

Ms Sarah Cresswell provided a written statement in objection to the application. This was read out by the committee clerk.

Mr Martyn Avery, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

Councillor Steve O'Connell addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for the application.

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

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Leila Ben-Hassel.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Coombe Bank 6 Church Road, Kenley, CR8 5DU.

110/20 **17/04594/FUL Little Hayes Nursing Home, 29 Hayes Lane, Kenley, CR8 5LF**

Demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (1 x 1-bed, 19 x 2-bed and 4 x 3-bed), 18 parking spaces, amended and new accesses,

alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Ward: Kenley

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

Mrs Jane Harding, local resident, and Mr Geoff James, on behalf of the Kenley & District Residence Association, provided written statements in objection to the application. These were read out by the committee clerk.

Ms Eleanor Smith, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

Councillor Steve O'Connell addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for the application.

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

The substantive motion to **APPROVE** the application based on the officer's recommendation, which included the restriction on parking permits as highlighted in the addendum, was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Leila Ben-Hassel.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Little Hayes Nursing Home, 29 Hayes Lane, Kenley, CR8 5LF.

111/20 **20/00277/FUL 8 Woodcote Drive, Purley, CR8 3PD**

Demolition of existing detached dwelling and garage; erection of a detached three storey property comprising nine flats; formation of new access, provision of car parking, cycle storage, refuse and recycling store, and hard and soft landscaping.

Ward: Purley and Woodcote

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

The Committee deliberated on the application presentation heard before them and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Leila Ben-Hassel. This was seconded by Councillor Paul Scott.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 8 Woodcote Drive, Purley, CR8 3PD.

112/20 **20/00331/FUL Fir Hollow, 35 Uplands Road, Kenley, CR8 5EE**

Demolition of existing dwelling and attached garage. Erection of 6 town houses and associated parking and access road.

Ward: Kenley

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

Ms Patricia Keating provided a written statement in objection to the application. This was read out by the committee clerk.

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

Councillor Leila Ben-Hassel proposed a condition, seconded by the Chair, to introduced removable bollards to the turning point within the site. The Committee voted on this condition and unanimously agreed for the officers to find a suitable solution to prevent parking in the turning point, such as removable bollards, and introduce these to the site.

A second condition was proposed by the Chair and seconded by Councillor Scott, to ensure that the access was not gated was through the removal of permitted development rights. Following clarification that that would not restrict residents from replacing garden fences, the Committee voted on this condition and unanimously agreed with it.

The Committee unanimously agreed for the removal of PD rights in regards to gating.

The substantive motion to **APPROVE** the application based on the officer's recommendation, including the agreed amendments as detailed above, was

taken to the vote having been proposed by Councillor Ian Parker. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion was carried with unanimously with the five Members voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Fir Hollow, 35 Uplands Road, Kenley, CR8 5EE.

113/20 **19/05962/FUL Lonsdale House, Lonsdale Road, South Norwood, SE25 4JL**

Demolition of existing house and garage, erection of a part one/part two/part three/part four storey building comprising 3 flats and fronting Lonsdale Road, and erection of 3 detached two storey houses in rear, provision of associated off-street parking, refuse storage, cycle storage, and associated landscaping and boundary treatment.

Ward: Woodside

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

Ashvin de Vos, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

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

Councillor Leila Ben-Hassel proposed for the current condition regarding the landscaping of the walls to be extended to include the wall surrounding the playspace/development to be a green wall. This motion was seconded by the Chair and agreed by the Committee.

Councillor Leila Ben-Hassel proposed a condition be agreed for the full detail on the balustrading material to be submitted to officers for final approval; this was seconded by the Chair and agreed by the Committee.

The substantive motion to **APPROVE** the application based on the officer's recommendation, and including the agreed amendments as stated above, was taken to the vote having been proposed by Councillor Leila Ben-Hassel. This was seconded by Councillor Paul Scott.

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

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The Committee therefore **RESOLVED** to **GRANT** the application for the development of Lonsdale House, Lonsdale Road, South Norwood, SE25 4JL.

114/20 **Items referred by Planning Sub-Committee**

There were none.

115/20 **Other planning matters**

116/20 **Weekly Planning Decisions**

The officer presented the report, which provided a list of cases determined since the previous Planning Committee.

The Chair thanked the officer for the report and suggested that there could be a future standing report to outline the amount and type of enforcement activity completed by the Planning department. The officer noted that a report being presented on an ad hoc basis would be more suitable, and that the department would look in to how this could be reported.

The meeting ended at 9.46 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 ROLE OF THE COMMITTEE MEMBERS

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

4. THE ROLE OF THE CHAIR

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

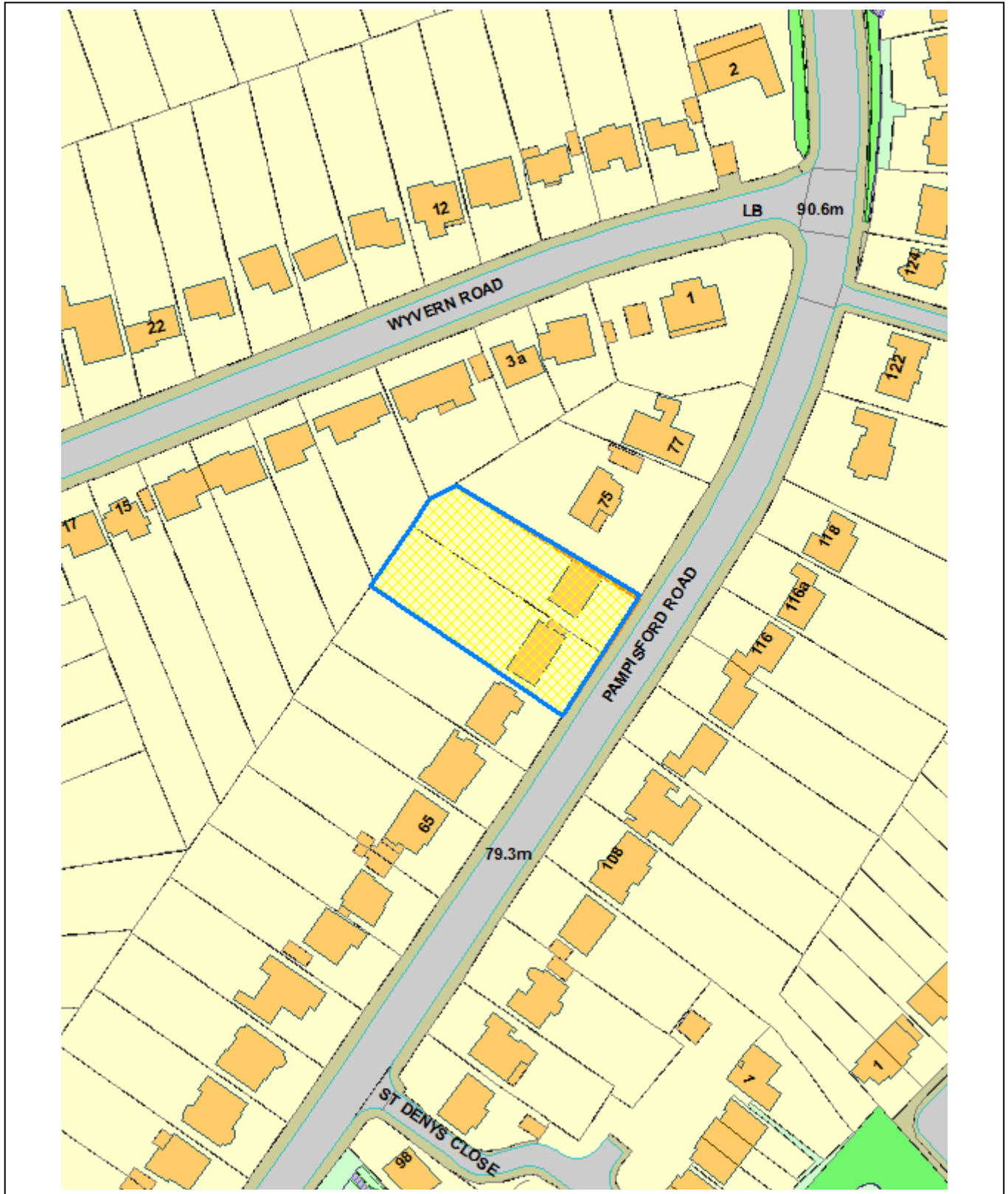
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision**Item 6.1****1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/00665/FUL
 Location: 71-73 Pampisford Road, Purley, CR8 2NJ
 Ward: Purley
 Description: Demolition of existing dwellings (two); erection of a four storey residential development with top floor inset comprising 23 flats; provision of new access and 12 parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space

	1B2P	2B3P	2B4P	3B5P +	Total Number of units
Existing				2	2
Proposed houses	5	5	9	4	23
Private	4	5	7	0	16
Affordable Rent	1	0	2	4	7

Drawing Nos: P700 A, P701A, P702A, P703A, P704A ,P705A, P800A, P801A, P802A, P803A, P806A, P900A, P1001A, P1002A, P1003A, P1004A, 0248/20/A/2A
 Applicant: Budge Homes and Optivo
 Agent: Grainger Planning Associates Ltd
 Case Officer: Scott Schimanski

Number of car parking spaces	Number of cycle parking spaces
12 on site	41

- 1.1 This application is being reported to Planning Committee at the discretion of the Director of Planning and Strategic Transportation.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to REFUSE planning permission for the following reasons:

Reason for Refusal

1. The proposal, by virtue of its excessive height, mass and overall quantum of development together with the detailed design and proposed external materials represents an unacceptable form of development that would detract from the character of the area. The proposed development would cause significant harm to the character of the area and would be contrary to policies 7.1, 7.4 and 7.6 of the

London Plan 2016, Policies SP4 and DM10 of the Croydon Local Plan 2018 and Croydon Suburban Design Guide Supplementary Planning Document 2 April 2019.

2. The proposal, by virtue of the removal of existing quality trees and hedges, changes to land levels and insufficient opportunity for and information on replacement planting and landscaping, would have a detrimental impact on biodiversity and trees and would be contrary to policies SP7, DM10, DM27 and DM28 of the Croydon Local Plan 2018

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of two existing detached houses
- Erection of a part four, part five storey building to create 23 residential units including 4 x 3 bedroom (17.5%), 9 x 2 bedroom (39%) and 10 x 1 bedroom (43.5%).
- Provision of communal external amenity space and children's play space
- Provision of 12 off-street parking spaces
- Provision of associated refuse and cycle stores



Image 1: Proposed street view (Northern Approach)

3.2 During the course of the application, no amended plans have been received.

3.3 The main entrance into the building is centrally located via a level access path. At ground level the building on the southern side would be an under-croft parking area for nine vehicles and access to both internal refuse and cycle storage. A further three parking spaces are located to the front of the site, two adjacent to the southern boundary, the other (accessible) located adjacent to the north side boundary. All units have direct and level access from a central stair and lift core which forms part of a central access corridor at ground level. This 1.2 metre wide corridor also provides internal access to the rear of the site, refuse and cycle stores. To overcome the change in level of the site, the proposal includes extensive excavation to the rear which requires the removal of six trees and the inclusion of large retaining walls on both side

boundaries and along the rear of the site. All apartments would have private amenity spaces.



Image 2: Proposed ground floor/Site layout

- 3.4 The building would appear as four storeys with a slightly recessed fifth floor. The main frontage will be in line with neighbouring properties, however the building includes two front projections that will proud of the main façade and extend the full height of the building. The recessed fifth level also sits forward of the main façade.

Site and Surroundings

- 3.5 The site comprises of two large detached dwellings located in a substantial plot to the west side of Pampisford Road. Overall, the site is 51.6m deep and 30.6m wide with a total area of 0.16ha. Both dwellings are set approximately 9 metres back from the frontage of the site. Hardstand areas for vehicle parking dominate the front of both properties with only minor landscaping. The dwellings are at a higher level than the highway with both plots gaining elevation to the west (rear) and north. There is up to a 6 metre rise on the site from street level to the rear property boundary. At the rear of the plots, an outbuilding is located towards the back of 71 Pampisford Road. A

number of established trees are also located within the rear gardens of both properties with the majority within the rear garden of 73 Pampisford Road. No TPO trees are present.

- 3.6 The wider area is predominantly residential comprising large detached dwellings in large plots similar to those on the site. Recently a number of sites on Pampisford Road have been granted permission for redevelopment. Redevelopment of 75 Pampisford Road (immediately to the north of the site) has been completed. These works involved the demolition of a single dwelling house and the construction of three dwellings (Planning Reference: 15/03878/P). A detached two storey house is located at 69 Pampisford Road to the south. Both adjoining properties have single storey garages located adjacent to the shared boundary with the site.
- 3.7 The site is characterised by low/moderate levels of public transport accessibility (PTAL 2) with PTALs ranging from PTAL 0-6. The site is located within 100 metres of PTAL 4 with the closest bus stop to the application site is located to the front of site..



Image 3 – Aerial Photograph of Site and Surroundings

Planning History

- 3.8 19/04816/PRE Pre-application enquiries relating to the proposed demolition of existing dwelling, erection of part-three part four storey residential development of 23/24 flats (additional references: 19/02121/PRE, 19/03506/PRE)



Image 4: Street elevation of Pre-application scheme



Image 5: Proposed Street Elevation

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would result in an unacceptable impact upon the character and appearance of the surrounding area.

5.0 CONSULTATION RESPONSE

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

Lead Local Flood Authority (LLFA) (Statutory Consultee – in view of scale of development)

- 5.2 At the time of writing this report, the LLFA were unable to provide comment as they were waiting for additional information from the consultant. Notwithstanding this, LLFA have stated that they would likely respond with a holding objection on the current proposal given the need for clarification of details to meet the LLFA requirements.

Thames Water

- 5.3 No objection with regard to impact on waste water network and sewage treatment works infrastructure capacity. With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Ecology

- 5.4 No objection subject to securing biodiversity mitigation and enhancement measures. These can be secured by way of condition attached to any consent issued.

Transport for London

- 5.5 No objection raised to the proposal. A total of 44 long-stay cycle spaces and 2 short-stay spaces should be provided in an accessible, convenient, secure and sheltered area. In terms of parking, it is suggested that parking be reduce from 12 spaces.

Designing Out Crime

- 5.6 No objection raised subject to the inclusion of a Secure by Design condition included on any consent issued.

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of 15 letters of notification to neighbouring properties in the vicinity of the application site. Site notices were also erected in the vicinity of the site and a press note published. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 50 Objecting: 47 Supporting: 3 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:

Objection/comment	Officer comment
<i>Housing Issues</i>	
The need for affordable housing within the area and to protect housing stock.	The proposed development includes 23 units with a mix of one, two and three bedroom units. Seven units would be London Affordable Rent units. It is officers view, that the proposed development would provide a good range of housing for local residential in terms of units sizes and also affordability.
Loss of family size accommodation and saturation of flats within the area	As discussed in paragraphs 8.2-8.13 the proposed development would provide a number of units of varying sizes that would be suitable for family units.
Internal unit layout – Specifically, three bedroom units should not be contained on single level.	As discussed in paragraphs 8.32-8.39 the quality of future accommodation within the development is considered acceptable in terms of layout and access.

<i>Townscape and Design</i>	
The scale and form of the development would be totally out of keeping with the character and appearance of the area	These issues are further explored in paragraphs 8.14-8.23 The overall mass of the development when compared to its surrounds is considered to be out of keeping with its surrounds to the detriment of the character of the locality.
<i>Scale of Development including density Issues</i>	The density of the proposal has been discussed within paragraphs 8.40-8.42. Although the actual density level proposed is not considered excessive given the sites proximity to the Purley town centre and areas with good public transport accessibility, the buildings overall mass is considered unacceptable.
Overdevelopment of the site	As outlined within the body of this report below, officers are of the opinion that this scheme constitutes an overdevelopment of this site. The reasons for this are outlined in the Townscape and Density Sections of this report.
Loss of green/open space	As outlined in paragraphs 8.24-8.29, officers are of the opinion that the quality and layout of open space/landscaping is inadequate.
<i>Neighbour Impacts</i>	
Loss of Daylight and Sunlight	The proposed development would result in some loss of light to secondary windows to the neighbouring property to the north. As addressed in paragraph 8.44-8.52 of this report, the impacts are considered minor and not sufficient grounds to withhold consent.
Increased sense of enclosure to neighbouring properties.	As discussed in paragraphs 8.45 below, given the topography of the site and existing vegetation (to be retained), the proposed development is not expected to result in an unreasonable impact on outlook from neighbouring properties.
Impacts upon Privacy/overlooking	As outlined within paragraphs 8.43-8.51 below, the scheme includes a number of design treatments that would limit overlooking of neighbouring properties. These, together with proposed setbacks

	are considered appropriate mitigation measures to protect privacy of neighbouring to reasonable levels.
<i>Highways, Traffic and Parking</i>	
<p>The proposal would have an impact upon traffic congestion within neighbouring street network.</p> <p>The number of parking spaces is insufficient and would result in further impacts upon on-street parking in the area.</p> <p>Safety concerns with regards to school children.</p>	<p>Highway, parking and wider transportation issues are covered in paragraphs 8.52-8.56 below.</p> <p>With regards to pedestrian safety, vehicles would be able to enter and exit the site in a safe manner, thereby not resulting in a scheme that would have any greater risk to any pedestrians (including school children) walking along this section of Pampisford Road.</p>
<i>Trees, landscaping and Biodiversity (wildlife)</i>	
<p>Loss of trees and vegetation.</p> <p>Biodiversity and wildlife would be significantly reduced.</p>	<p>The trees required to be removed are proposed to be replaced. Council's Ecological experts have reviewed the proposal and consider the mitigation measures outlined within the Ecological Assessment to be sufficient to safeguard against adverse impacts upon wildlife.</p>
<i>Other Issues</i>	
<p>Extra pollution and noise disturbance. Pollution from extra cars.</p>	<p>This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area. The additional impact on the highway network is considered to be negligible.</p> <p>The Council's Environmental Health Team have no objection to the proposals – subject to the imposition of standard conditions to protect future occupiers from noise and to limit impact on existing neighbours (construction logistics).</p>
<i>Non-Material Issues</i>	
Devaluation of properties	

6.3 The following Councillors have made representations:

Cllr Badsha Quadir (Ward Councillor). Objection to proposal for the following reasons:

- This application would be a loss of a family home which are now becoming very hard to find due to more and more applications.
- Loss of natural habitats and trees.
- There would be a significant amount of noise levels in a residential area.
- There is an accumulative amount of applications from family homes to flats in Purley.
- There would be loss of light for the neighbours of 71-73 as the building is taller than the current home.
- Along with loss of light there would be a great deal of privacy lost for the neighbours.
- There will not be enough space to accommodate for parking, especially being on a main road for 27 flats.

6.4 Purley and Woodcote Resident's Association have objected as follows:

- Over intensification of development in terms of size, bulk, scale and massing.
- Detrimental impact on surrounding residential area.
- Loss of a family home
- Overdevelopment of the site
- Overdevelopment of the site resulting in inadequate amenity space for potential occupiers
- The design is totally out of keeping with the locality and surrounding townscape
- Detrimental to the amenity of occupiers of adjoining properties. Given the size and scale of this revised proposed development the occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy.
- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increased traffic movements so greatly endangering road safety.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

- Delivering a sufficient supply of homes
- Promoting sustainable transport;

- Achieving well designed places;

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

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
- 5.12 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
- 7.8 Heritage Assets and Archaeology
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

Croydon Local Plan 2018

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

Emerging New London Plan

7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.

7.5 The policies of most relevance to this application are as follows:

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S4 Play and informal recreation
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.6 There is relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development (housing)

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

Principle of Development (Housing)

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes increased targets which need to be planned for across the Borough, but the windfall amount of housing is broadly similar (if slightly higher) than the Croydon Local Plan figures. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.3 This presumption includes Purley, which is identified in the "Places of Croydon" section of the CLP (2018). In broad location terms the main focus of major residential growth will be in and around the District Centre with high quality residential development that will respect the existing residential character and local distinctiveness. The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development would be supported. In this case, the proposal does not provide acceptable development in respect of other relevant material considerations and therefore the application cannot be recommended for approval. These issues are discussed in detail below.

Affordable housing and housing Mix

Affordable Housing

- 8.5 The London Plan (Policies 3.10-3.13) requires Boroughs to seek to maximise affordable housing provision. The Croydon Local Plan (2018) sets out a minimum level of affordable housing on sites with ten or more dwellings, such as this scheme. The CLP (2018) states that the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified. There is a minimum requirement of affordable housing (all subject to viability) to be provided either as:
- 30% affordable housing on the same site as the proposed development; or
 - 15% if the site is in the District Centre and 15% affordable housing on a donor site with prior planning permission within the same place as the District Centre; or
 - 15% affordable housing on the same site as the proposed development plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on-site provision is not viable, construction costs are not in the upper quartile and there is no suitable donor site.
 - The policy states that anything offered below any of these requirements would be refused.
- 8.6 This approach is supported by the Mayor's Affordable Housing and Viability Supplementary Planning Guidance (SPG) (2017), which contains guidance for LPAs assessing affordable housing offers and viability appraisals. Provision of affordable housing is of critical importance in Croydon borough, where, despite policy requirements, in reality around 91% of new homes need to be affordable for residents on lower incomes. Of particular importance within this is the provision of affordable rented homes, which is reflected in the wording of the policy.
- 8.7 The proposal is for 23 flats. As submitted, the application proposes 30% affordable housing based on units and 35% based on habitable rooms. All Affordable Housing units would be located on the ground and first floor level (1x 1 bed, 2 x 2 bed and 4 x 3 bed units).
- 8.8 The proposed tenure split is 100% London Affordable Rent (LAR). Although this deviates significantly from Council's preferred 60:40 split, the proposed offer of LAR units is generally seen as advantageous as it would provide much needed affordable rental accommodation within the Borough. The proposed affordable housing is also supported by the RP (Optivo) who are joint applicants.
- 8.9 Notwithstanding the abovementioned offer of 30% with 100% LAR, as the scheme does not proposed 50% Affordable Housing, CLP Policy SP2.5 requires a viability report be submitted to demonstrate that such a provision is not possible. A Financial Viability Assessment (VFA) was submitted and independently reviewed. The review broadly agreed with the assessment figures provided within the FVA and concluded that a full policy compliant affordable housing provision is not possible and that the scheme could only provide a lower quantum of affordable housing than has been offered.

- 8.10 As it stands, the local planning authority is satisfied with the proposed offer of 30% Affordable Housing as the applicant has demonstrated that they have engaged with Registered Provider in order to provide affordable units on the site, it meets the RPs need and it is a greater quantum of affordable housing than the scheme can viably provide. As such, taking all matters into account the application meets the policy requirements of Policies 3.10-3.13 of the London Plan and Policies SP2.4 and SP2.5 of the Croydon Local Plan (2018).

Housing Mix

- 8.11 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130sqm. The existing dwellings are large detached properties, both greater than 130sqm in area. All of the proposed units have floor spaces of less than 130sqm and 4 of the new units would comprise three bedrooms. There would therefore be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.12 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In suburban settings with PTALs of 2, the requirement is 70% 3+ bedroom units. The policy goes on to say that the only exceptions to this would be where there is an agreement with a Registered Provider that three bedroom dwellings are not viable or required as part of the affordable housing offer, or where viability demonstrates that larger homes would not be viable, two bedroom four person homes could be considered as family units (within three years of adoption of the CLP).
- 8.13 There are 4 x three bedroom units provided in the scheme, equating to 17.5%. Nine of the two-bedroom units have been designed to accommodate 4 persons and when including the two-bedroom units, the scheme would provide 56.5% family sized units. The unit mix has been agreed with an RP who have stipulated their requirement for a mix of 1, 2 and 3 bedroom units to achieve a balanced and sustainable community. Although the mix falls just short of the 70% family sized units, the scheme would result in a net increase in the number of family size units on the site. In addition, the unit mix would be the preference of the RP interested in scheme. As the applicant has demonstrated that the mix has the agreement of a RP and also that it would replace existing family sized units on the site, the proposal meets with the policy requirement in terms of three bedroom or family sized units. As such, the proposal does accord with Policies SP2.7 or DM1.1 of the Croydon Local Plan (2018).

FLAT NO.	LAR	UNIT SIZE	LONDON PLAN SPACE STANDARD	GIA M2	PRIVATE AMENITY SPACE M2
1	YES	1BED 2P	50	53.7	5
2	YES	2BED 4P	70	71.9	8.9
3	YES	2BED 3P	61	65.9	56.2
4	YES	3BED 5P	86	93	8.1
5	YES	3BED 5P	86	94	8.1
6	YES	3BED 5P	86	97.3	15.2
7	YES	3BED 5P	86	99.1	15.5
8		2BED 4P	70	71.3	8.5
9		1BED 2P	50	50	5
10		2BED 4P	70	70	14.8
11		2BED 4P	70	70	14.8
12		1BED 2P	50	50	5
13		2BED 4P	70	70.1	8.4
14		2BED 4P	70	71.3	8.5
15		1BED 2P	50	50	5
16		2BED 4P	70	70	14.8
17		2BED 4P	70	70	14.8
18		1BED 2P	50	50	5
19		2BED 4P	70	70.1	8.4
20		2BED 3P	61	63.6	8.5
21		2BED 3P	61	61.9	17.7
22		2BED 3P	61	62.5	17.7
23		2BED 3P	61	61.9	8.8
TOTAL	30% units (35%hr)	23		1847.2	

Image 6 Proposed unit mix and tenure

Townscape and Visual Impact

- 8.14 The existing properties are not statutorily listed or locally listed and does not fall within a conservation area. Whilst the dwellings contains some attractive qualities, they are of no particular architectural merit nor do they contribute significantly to the character of the area. As such, there is no objection to their demolition.
- 8.15 The properties situated in the surrounding area comprise varied architectural forms in terms of their scale and appearance. Predominantly the area is characterised by large detached dwellings of mostly two storey with pitched roofs. The building line to the west side of Pampisford Road is generally consistent as is plot size and shape. A detached single dwelling at 75 Pampisford Road has recently been replaced by 3 x two storey dwelling houses. Their height, setback and overall design is consistent with the prevailing character of the street.
- 8.16 Both plots that form the site are rectangular in shape with the dwellings located towards the front of the site. The front of the properties together with neighbouring properties are dominated by hardstand area for vehicle parking. The hardstand area and lack of vegetation means that both dwellings together with neighbouring properties are dominant features within the street scene.

8.17 In terms of design approach, the proposal is stated to be a “Contemporary Reinterpretation”, however, it is not clear on what is being reinterpreted. Paragraph 2.22 of the SDG suggests that a Contemporary Reinterpretation approach generally incorporates the use of contemporary materials with more traditional building forms or the use traditional materials with contemporary detailing. The proposal has not incorporated either of these approaches to its design and therefore fails to incorporate any prevailing architectural character of surrounding buildings in terms of height, materials, form, and massing.

8.18 In terms of height, Section 2.10 of the Suburban Design Guide SPD (2019) suggests appropriate ways of accommodating intensified development on sites based on the site’s context. It suggests that where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.



Figure 2.10c: Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.

Image 7 – Extract from SDG Section 2.10 (Figure 2.10C)

8.19 The proposed building is four storeys with a set-back fifth floor. Although, the northern section of the ground level would be partly below existing ground level, it would still read as a full storey in the street scene and could not be considered a ‘lower’ ground floor. In addition, although the fifth floor is slightly recessed (less than one metre) from the building’s façade, it would sit above the section of building that would project forward of the primary elevation and not recess on either side. The presence of this level in the street scene is further exacerbated by the topography of the street particularly when viewed from the southern approach. The result would be a building that read as a four storey building with recessed, but clearly visible fifth floor. The proposal is contrary to policy 2.10 of the SDG.

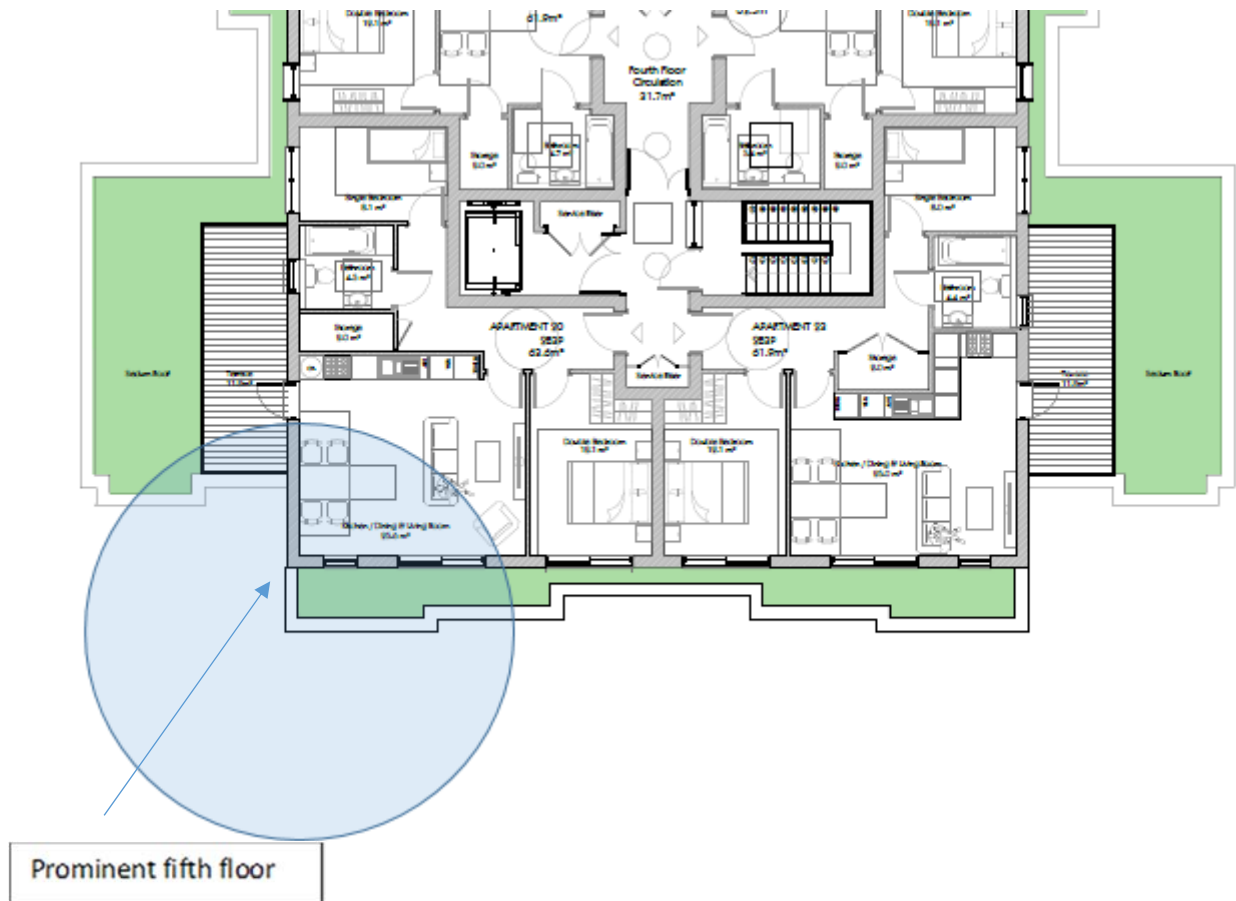


Image 8 – Details of fifth floor



Image 9 – Front Elevation – Southern Approach

8.20 In terms of materials and external appearance, Policy 2.21 of the SDG suggests that primary facing materials should be largely informed by the context of the surrounding built form. Materials that differ from the context of the area may be accepted where they are part of a compelling and respectful design. The material palette proposed is Leicester brick (yellow), Funton Old Chelsea brick (yellow/brown) and soft brown and grey zinc cladding. These contrast with the prevailing materials in the area where there

is a prominence of render, terracotta wall tiles, concrete roof tiles and timber details to facades. Additionally, the uniform rhythm of window openings and balconies on the building's façade do not appear to form part of the overarching architectural character of the locality and do not help to adjust the way the proportions, scale, mass and height of the building would be perceived within the street scene. The impact of the materials is compounded by an architectural form that does not respect the prevailing domestic two storey scale of buildings with dominant hip and or gable roof forms that presented to the street.

- 8.21 The contemporary design proposed would present a largely rectangular built form with parapet at fourth floor with a somewhat recessed fifth floor. Although the side flanks of the proposal maintain the predominant building line along Pampisford Road (SPD2 2.17) the protruding elements at the front of the proposal do not respond to the gap in built form that currently exists across the boundary between 71 and 73 Pampisford Road. The front of proposed building appears flatter and more massive due to the roof form and number of storeys. The excessive height of the building is further worsened by absence of any attempt to reduce the apparent bulk of the building, particularly adjacent to the side boundaries. The four storey flank walls are located only 1.5 metres from the side boundary thereby emphasising the difference in height of the proposed to its neighbours. Further, the extensive and largely unbroken use of the Leicester (Yellow) brick on the façade would further emphasise the buildings difference in width and overall mass from its neighbours and surrounds.
- 8.22 The proposal incorporates forecourt parking and an undercroft, with a roller shutter to the undercroft. Generally hardstanding forms a feature of the frontage of buildings in the area and so is considered acceptable in this instance, subject to conditions to secure adequate screening planting. The undercroft arrangement is considered a satisfactory solution to the accommodation of parking and the roller shutter, if well designed, would be an acceptable design feature of the building.
- 8.23 Overall, the height and mass of the proposed building does not reflect that of the surrounding built form. The impact of this has not been mitigated through the design or use of materials that are sympathetic to neighbouring buildings, thereby resulting in a building that would be visually dominant within the street. Officers are therefore not satisfied that the proposed development would be visually appropriate to the detriment of the town scape in this part of the borough. The proposal is therefore contrary to the requirements of the abovementioned policies.

Landscaping, excavation and trees

- 8.24 The proposal would involve significant excavation to the rear of the site resulting in the need for high retaining walls along both side and rear boundaries. The excavation would be in excess of five metres in parts as illustrated by image 10 below. Section 2.20.1 and 2.35.1 of the SDG state that any retaining walls must be integrated into the design and where possible be incorporated into the landscaping proposal. Large, blank retaining walls should be avoided and would not be accepted if they impact upon the amenity of neighbouring properties or street scene. Little detail of the retaining walls have been provided, however plans indicate that on the side boundaries these retaining walls would have to be vertical and located immediately adjacent to the boundary in order for the layout to work. The retaining wall to the rear would be steeply sloped up to the rear boundary line. No detailing of terracing or integrating the retaining walls into the overall landscaping of the site has taken place.

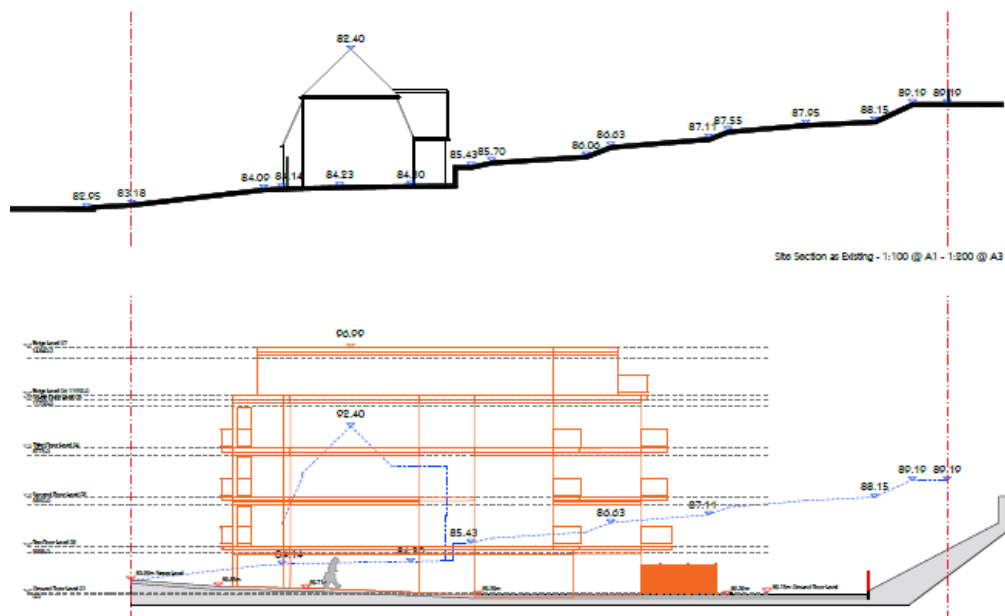


Image 10 – Section and site level details

- 8.25 A total of eight trees are proposed to be removed, which includes 5 Grade B trees. These include two trees (Chinese Privets) located at the front of No.73 adjacent to the northern side boundary, a group of 4 beech trees located in the north-west corner of No.73 and a mature wild cherry located within the rear garden of No.71. In addition, the excavation works along the northern side boundary are also likely to impact upon the root system of the Yew hedge located on the neighbouring property adjacent to the boundary.
- 8.26 The submitted arborist report concludes that the trees to be removed are not of particular value and to mitigate their loss suitable trees and shrubs should be planted post construction as part of a comprehensive re-landscaping scheme. With regards to the impacts upon the Yew hedge, the report concludes that the impact to the root system should be minimal (less than 20%) and not affect the long term health of the hedge. Council's Tree Officer raised concern to the removal of trees without a more comprehensive landscaping scheme being submitted that demonstrates how their loss will be mitigated especially given the loss of Grade B trees. Concern is also raised with the ability to ensure that no more than 20% of the root system of the Yew hedge along the northern boundary can be protected when such extensive excavation.
- 8.27 A simplistic landscaping scheme has been submitted and shows that a number of existing trees will remain around the perimeter of the site. The majority of these trees are located on adjoining plots and therefore would maintain some mature vegetation around the site and would effectively screen the expansive retaining walls from neighbouring properties.
- 8.28 In terms of replacement planting, the landscaping scheme shows that a number of trees (Silver Birch) would also be planted along the rear boundary of site. A variety of hedging, trees and shrubs are proposed within the garden areas adjacent to the private amenity areas. The majority of the rear of the property would consist of lawn. To the front, soft landscaping would be located along the front boundary and would consist of lawn edged with hedging and three flowering cherry trees.
- 8.29 Officers are of the opinion that insufficient detail has been provided to determine the acceptability of the landscaping in terms of mitigating the loss of existing vegetation,

protecting biodiversity and deliverability. In terms of mitigating the loss of trees, given the level of excavation it is difficult to see how such planting could be achieved particularly with regards to the planting of trees along the rear boundary and lawn on the steeply sloping rear section of the garden (retaining embankment). Given the topography of the site (as shown in photos below) and the presence of many mature trees around the perimeter of the site, officers are of the opinion that a more sympathetic landscaping and topographic approach is required. A landscaping scheme that included terracing of the retaining walls to allow for both the retention of trees along the boundary, protects root systems on neighbouring properties and opportunity to enhance biodiversity. It may be possible to retain more trees as a result of this. Additionally, such an approach would significantly lessen the amount of excavation required without necessarily preventing the development achieving reasonable levels of communal amenity space for residents.

8.30 The proposed landscaping at the front of the site, would be an improvement to the current hardstand area.

	
<i>View from southern side of No.71 Pampisford Road</i>	<i>Rear Garden of No.71 Pampisford Road</i>
	
<i>Yew Hedge on boundary between 73 and 75 Pampisford Road</i>	<i>View from back of No.73 Pampisford Road</i>
<i>Above photos are extracts from the Contamination report prepared by ST Consult (Environmental & Geotechnical</i>	

Ecology

8.31 The site is subject to policy designations relating to ecology and a ecological assessment of the site has been undertaken. The proposal was reviewed by ecology consultants

who concluded that subject to appropriate mitigation measures being implemented (such as the provision of bird and bat boxes and bat tubes) the scheme would not have an unacceptable impact upon protected and priority species and habitats.

Housing Quality for Future Occupiers

- 8.32 All of the proposed new units would comply with the internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.33 Step free access is proposed into the building from the highway and also from the car park, refuse and the bike store which are all located within the under-croft component of the building. In terms of accessibility, the London Plan sets requirements for 10% of homes to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. The building has a lift and stair core to all levels and 10% of the units have been designed to the standards set out under Building Regulations M4(3). The proposal would therefore be in compliance with London Plan policy in this regard.
- 8.34 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. Private amenity space has been provided for all units in the form of private gardens and terraces for the ground floor units and balconies/terraces for the upper floor units, all of which accord with the minimum standards and with some upper level units have direct aspect to more than one balcony. The provision of private amenity space is acceptable.
- 8.35 In addition to each unit having compliant areas of private amenity space, the proposal also includes communal amenity space to the rear of the site.
- 3.36 Based on the unit mix, the London Plan requires that a total of 102.1sqm of child play space be provided. The landscape plan shows that 90sqm of child play space would be located within the communal amenity space to the rear of the site. The plan lacks detail of the area to be provided, however the rear communal area is significantly larger and large enough to provide sufficient play space. Although, falling short of the 102.1sqm required, this space would be supplemented by the private areas of amenity space provided to each of the units capable of accommodating families. Access to the area would appear to be step free and therefore considered accessible and inclusive in accordance with Policy DM10.5 of the CLP.
- 3.37 The units have been arranged so all but one are dual aspect. The single aspect unit is a one bedroom unit at ground level that faces eastwards (Street frontage). In terms of daylight, a daylight/sunlight report was submitted and concluded that all habitable rooms within the building would achieve the minimum internal daylight levels required by the BRE guidelines. As such, the development overall is considered to provide adequate levels of light for future occupiers.
- 3.38 The placement of windows and areas of private open space have been done in such a way as to prevent any unreasonable overlooking between units within the building. Where windows or areas of private open space are close to overlooking sources, suitable privacy treatments have been proposed to ensure that the privacy levels of each unit is of a reasonable level.
- 3.39 The proposed scheme is likely to provide good sized units with suitable internal living conditions for future residents in terms of privacy, daylight, access and private open space in accordance with Policy DM10.4 and DM10.5 of the CLP.

Residential Density

- 8.40 The site has a suburban setting with a PTAL rating of 2 and as such, Table 3.2 of the London Plan indicates that the density levels ranges of 150-250 habitable rooms per hectare (hr/ha) with an expectation of no more than 95 units per/hectare. Treating the combined living/kitchen/dining areas as a single habitable room, the proposed density of development would equate to around 425 habitable rooms per hectare and 143 units per hectare.
- 8.41 As Members will be aware, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. As such, it is of relevance that the site is located within 100 metres of PTAL 4 and also within easy walking distance (600m) to the Purley town centre. Because of these two factors, it is not unreasonable to expect the site capable of accommodating density's more consistent with that of an urban site (200-450hr/ha or up to 170 units/ha). Based on this scenario, the proposed density level is not in itself unreasonable.
- 8.42 Notwithstanding this, the concerns of the development in terms of scale, mass, layout and appearance has been discussed earlier in this report and represent an important dimension when determining the acceptability of a particular density of development. When factoring in these issues, the accumulative impacts results in a scheme that is unacceptable in terms of its size and consequently, the density of the scheme in this instance must be considered excessive and contrary to policy.

Residential Amenity (Daylight/Sunlight, privacy and outlook) for Neighbours

- 8.43 Paragraph 127(F) of the NPPF states that planning decisions should ensure a high standard of amenity for existing and future users of land and buildings. Policy 7.1 of the London Plan (2016) indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10.6 of the Croydon Local Plan (2018) states that proposals for development should ensure that the amenity of the occupiers of adjoining buildings are protected.
- 8.44 Residential properties are located on either side and to the rear of the site. In response to Policy DM10.6 of the CLP, 2.11 of the SDG provides design guidance to how the amenity of neighbouring properties can be protected. The proposal generally accords with these guidelines in terms of meeting the 45 degree rule. However it could be argued that the height of the flank walls do not minimise the visual intrusion when viewed from the neighbouring properties. Notwithstanding this, given that both adjoining properties have garages located along the adjacent boundaries and that the proposed excavation means that the building would be lower when viewed from the neighbouring properties, the proposal is not expected to result in an unreasonable/overbearing outlook from neighbouring properties. The extent of existing vegetation along the side and rear boundaries would further reduce the visual impact of the development on all neighbouring properties.
- 8.45 The neighbours affected by the proposed development are the immediate neighbours (69 and 75 Pampisford Road).

75 Pampisford Road

- 8.46 This property is located to the northern side of the site and consists of recently constructed two storey semi-detached dwelling with an additional floor located within the roof space. A single attached garage is located on the southern side of the dwelling and is located approximately one metre from the boundary with the subject site. The main house is located approximately 4.1 metres from the boundary with the subject site.
- 8.47 In terms of daylight and sunlight, there are four windows located on the southern side of the dwelling, two of which have been identified as serving habitable rooms. These are located at ground level and are secondary windows to a large living area. These windows would be affected by the proposal and would result in a loss of daylight and sunlight greater than BRE Guidelines. However, the room would retain acceptable levels of daylight and sunlight from the existing rear glazed doors and large rooflight, both of which are not expected to be impacted by the development. Impacts upon daylight and sunlight to No.75 Pampisford Road is considered reasonable and not contrary to relevant policy.
- 8.48 In terms of privacy, the scheme proposes a number of windows and balconies that would face 75 Pampisford Road. To mitigate overlooking, the windows would consist of fixed and obscure glazing up to a height of 1.7 metres. Balconies would also include privacy screening to prevent direct overlooking of neighbouring windows or the first 10 metres of the private amenity spaces located to the rear of the property. Privacy between properties is considered to be reasonable for the suburban context.

69 Pampisford Road

- 8.49 This property is located immediately to the south of the site and is a two storey detached residential dwelling. A single storey garage is located adjacent to the boundary with the site. Two windows are located on the northern side of the dwelling approximately 4 metres from the boundary, both appear to be secondary windows to a room that has a large east facing window. Given the orientation of these windows, a daylight/sunlight assessment was not considered necessary as the proposed development would not result in any loss of sunlight. In terms of daylight, given the separation between buildings, this is also not expected to result in any noticeable reduction. With regards to privacy, the position of windows and setbacks would result in little opportunity for direct overlooking of these windows.

Other neighbouring properties

- 8.50 Although neither of the adjacent properties raised concern over the development, properties to the rear of the site have raised concerns with the scale of development and impact upon local amenity. Issues raised have been discussed within the body of this report. With specific regards to the properties to the rear, given the topography of the site, level of retained vegetation and the extent of excavation, the height and overall mass of the proposed building would not result in unacceptable impacts upon the visual amenity, privacy or impact upon daylight/sunlight to properties to the rear (west).
- 8.51 In summary, whilst the proposed development would inevitably modify the street scene and therefore the outlook from surrounding residential properties. In terms of direct impacts upon neighbouring residents, any impacts are expected to be minor and not sufficient grounds to refuse the scheme.

Highway Safety, Access and Parking

- 8.52 Policies 6.3 and 6.13 of the London Plan (2016) along with Table 6.2 set out parking standards for proposed development. Policies SP8.17, DM29 and DM30 of the Croydon Local Plan (2018) provide further guidance with respect to parking within new developments and state that development should not adversely impact upon the safety of the highway network.
- 8.53 The site has a PTAL of 2 indicating low access to public transport. However, the site is located just outside the PTAL 4 area and is within 600 metres of the Purley town centre. Table 6.2 of the London Plan proposes that a scheme of this density should provide up to 1 space per unit for developments with a PTAL of between 2 and 4.
- 8.54 12 on-site parking spaces are proposed with nine located within an 'under-croft' parking area located at the ground level. Two of the spaces would be wheelchair accessible spaces. Current parking standards suggest that up to between 1 and 1.5 spaces would be required per unit. The draft London Plan suggests one space per unit in outer London areas with low PTAL. In addition, TFL have suggested that fewer on-site parking spaces should be considered. Therefore, the amount of parking required would range between 12 and 23 spaces. The on site parking level (12 spaces, 52% of the maximum requirement) is less than expected for the location, and could reasonably result in approximately 11 vehicles parking on the street. A parking stress test showed that current stress levels are approximately 60% (roughly 25 space spaces). Overspill parking is not expected to push on-street parking stress to unacceptable levels.
- 8.55 Although the proposal does not include 1:1 parking and would place some additional pressure on on-street parking, on balance, parking is considered reasonable given that proposed spaces would provide suitable blue badge spaces and spaces for family sized units, and also that all future residents would have good access to nearby public transport. However, were other concerns with the scheme not to exist, further analysis of cumulative impact with other schemes would be required and mitigation measures, such as provision of car club spaces (proposed by the applicant), contributions to amend parking restrictions and contributions to promote sustainable travel would be likely to be necessary.
- 8.56 Officers are satisfied that vehicles will be able to enter and exit the car parking spaces safely. With the exception of the lone parking space adjacent to the northern side boundary, vehicles would be able to exit the site in a forward gear. Notwithstanding this, a person would be able to also safety reverse into the single space on the northern side thereby maintain safe exiting from the site for all vehicles. Further, plans demonstrate that 2x2 metre sightlines are provided and as such the safety of pedestrians and other road users would be suitably respected. Adequate sightlines would need to be provided – details of which would be secured when discharging landscaping and boundary treatment details.

Cycle Storage

- 8.57 The development generates a need for 44 cycle storage spaces to accord with draft London Plan requirements. A total of 41 spaces are shown to be provided for future occupiers within two ground level storage areas. These spaces are at a rate of 1 space for 1 bed units and 2 spaces for other units. Given the number of vehicle parking spaces, proximity to both bus stop and the Purley town centre, on balance the number

of cycle spaces is considered reasonable. The location and layout of the cycle storage is also considered satisfactory. Notwithstanding this, specific details regarding the cycle storage layout including the type and location of stands would need to be conditions if consent for the scheme was given.

Refuse Storage

- 8.58 Sufficient space has also been provided to accommodate refuse storage within the under-croft element of the development. The entrance is located within 20 metres of the kerb and is accessible via the vehicle parking area and the internal lobby/corridor. However as the rear of the store is further than 20m, a successful scheme is likely to need a management plan to ensure this can be adequately serviced, potentially by a private contractor.

Other Highway Impacts

- 8.59 An initial Construction Logistics Plan was submitted as part of the application and the approach outlined within the document is considered to be acceptable by the Council's Environmental Health team. Notwithstanding this, in order to ensure that the proposed development would not have any adverse impact on the highway network or on the surrounding residents, a detailed Construction Logistics Plan (CLP) will be required by pre-commencement condition if the scheme was to be granted consent.

Flood Risk and SuDS

- 8.60 The site has a low risk of fluvial flooding (Flood Zone 1) and the majority of the site is at a very low risk of surface water flooding, however there are small areas to the rear of each dwelling which are at a low risk of flooding which is caused by overland flow ponding in low lying areas of the site. Other flood mapping indicates that the site has limited potential for other sources of flooding. Surface water run off that will be produced as a result of this development will be dealt with through the use of sustainable urban drainage systems (SuDS) as required by CLP Policy DM25. The submitted Flood Risk Assessment and Drainage Strategy (FRA) sets out a runoff management strategy from the various parts of the site including: Two rainwater harvesting tanks, sedum roof areas, permeable paving and attenuation tank. Given the topography of the site, soakaways are not proposed. If consent was to be granted, then it is recommended that a SUDs condition be imposed.

Sustainability

- 8.61 CLP Policy SP6.3 requires all new build residential development of more than 10 units to achieve the London Plan or national technical standard for energy efficiency performance whichever is higher and new build development to meet a minimum water efficiency standard of 110 litres/person/day. The submitted sustainability assessment states that the use of energy efficient measures including low fabric u-values, high efficiency heating systems with flue gas heat recovery and mechanical ventilation with heat recovery together with the use of extensive Solar PV units would result in a average reduction in CO2 emissions of 42.45%, exceeding the London Plan requirement of 35% on site. No detail of water efficiency standards were provided.
- 8.62 Conditions could be imposed in relation to carbon emissions and water use targets for the development, with a financial contribution provided where 'Zero Carbon' is not achievable on site. This would be secured through a legal agreement if the

development was acceptable. This could effectively address sustainability issues, in compliance with policy.

Other Matters

Contamination

- 8.63 A desk study undertaken and did not identify any issues that would preclude the site being used for residential purposes. However, it is recommended that if consent was issued for the proposal, a condition is recommended to ensure appropriate investigation, management and remediation.

Employment and Training

- 8.64 An employment and training strategy and contribution would be secured through a legal agreement to ensure the employment of local residents during construction, if the recommendation were for approval.

Air Quality

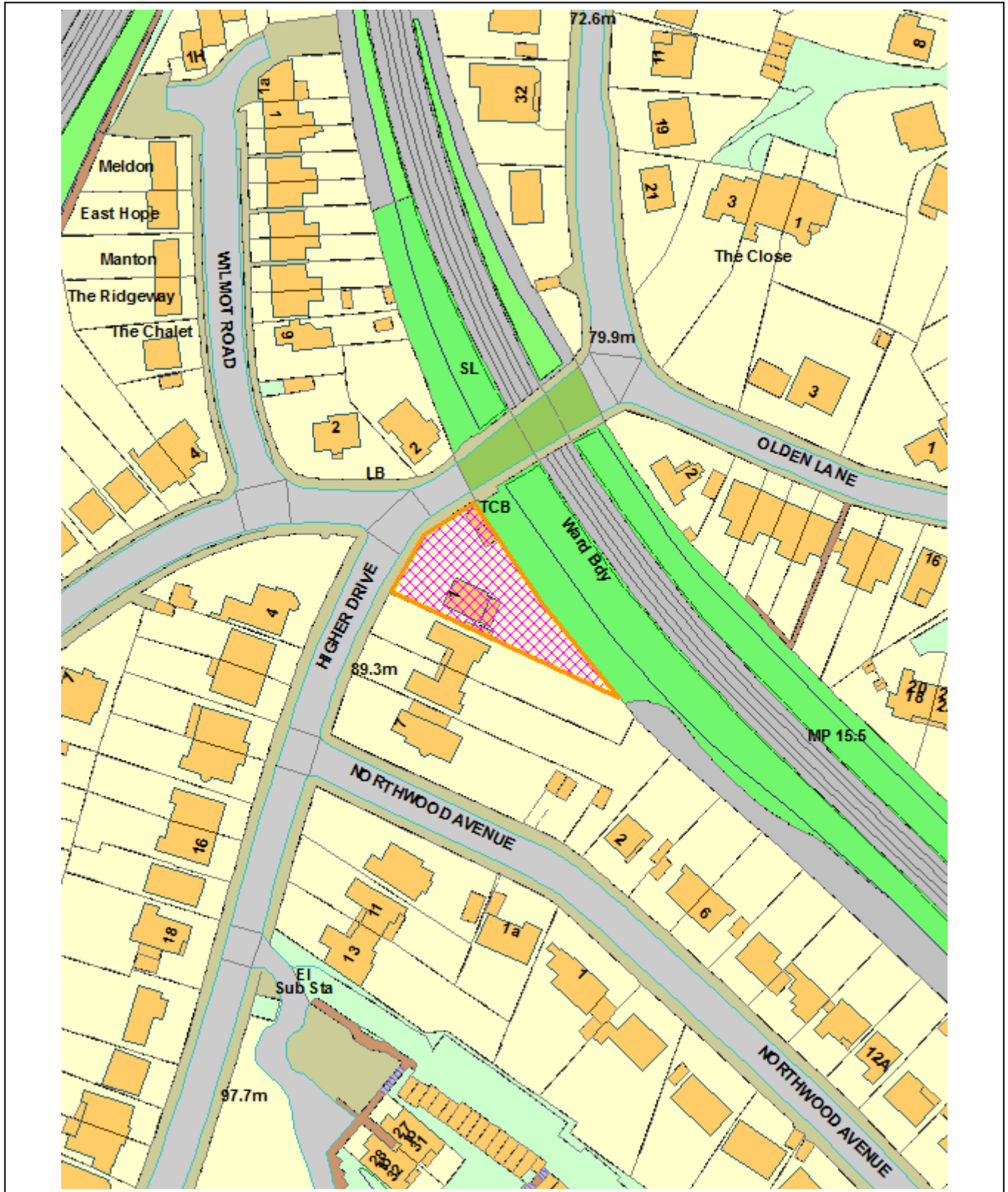
- 8.65 Council's Environmental Health reviewed the Air Quality Assessment and were satisfied that the recommendations suitably safeguarded against adverse impacts upon air quality. If the recommendation were to grant planning permission, it is considered that air quality impacts arising from the development could be managed through an appropriately worded condition requiring the submission of an air quality assessment and management plan. A financial contribution towards air quality management would also be secured through a legal agreement, if the development were to be supported. Managing short term air quality issues arising from construction e.g. dust impact could be addressed within a Construction Method Statement, also to be secured by a condition.

Community Infrastructure Levy

- 8.66 If permitted, the development would 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 school.

Conclusions

- 8.67 Whilst it is accepted that the proposed scheme would provide a good number of new dwellings of which a reasonable number would be much needed London Affordable Rent units, the proposed development by reason of its mass, height and overall density would result in a building that would have a significant impact upon the street scene to the detriment of the character of the wider locality.
- 8.68 All other relevant policies and considerations, including equalities, have been taken into account.
- 8.69 For these reasons and as outlined in detail throughout this report, it is recommended that the proposed development is REFUSED planning permission.



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Part 6: Planning Applications for Decision

Item 6.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/04216/FUL
 Location: 1 Higher Drive, Purley, CR8 2HP
 Ward: Purley and Woodcote
 Description: Demolition of existing detached house and erection of block of 9 residential flats with associated parking and landscaping.
 Drawing Nos: 19047 E100 P1, 19047 P150 P6, 19047 P200 P6, 19047 P201 P4, 19047 P202 P3, 19047 P400, 19047 P450 P5, 19047 P451 P4, 19047 P160
 Applicant: Hambridge Group
 Agent: Open Architecture
 Case Officer: Sissi Yang

	1 bed	2 bed	3 bed
Existing			1
Proposed	3	5	1

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
5	18

1. This application is being reported to committee because Cllr 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 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. Time limit of 3 years
3. Materials including external material to be submitted.

4. Details of refuse and cycle storage as submitted
5. Landscaping scheme including boundary treatments, tree replacement, biodiverse planting and communal and child play space to be submitted
6. Details of screenings at balconies to be submitted
7. Windows to be obscured
8. M4 (2) and (3).
9. Electronic charging points to be installed
10. Noise mitigation
11. A Construction Management Plan to be submitted
12. Condition survey, EVCP's and accessible parking bays to be submitted.
13. No piling carried out other than with assessment of impact on railway line
14. SUDs
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for Construction Sites
- 3) Network Rail asset protection
- 4) 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 existing detached house
- Erection of 4 storey building to provide 9 flats (3 x 1b, 5 x 2b and 1x 3b)
- Provision of private and communal external amenity space as well as children's play space

- Provision of 5 off-street spaces and associated internal refuse and cycle stores (figure1)



Figure 1. Proposed Site Plan

3.2 The scheme has been amended during the application process including:

- Design of planar walls, balconies and materials
- Positions of bins and cycle stores
- Car and pedestrian sightline displays were added

Site and Surroundings

- 3.3 The site consists of a triangle shaped plot adjacent to the railway line on the south east side of Higher Drive, Purley. The land level slopes from south-west to north east. The application currently comprises a two storey detached property which is set back from the road. The building is rendered in white with tiled roof.
- 3.4 The surrounding area is residential in character comprising of detached and semi-detached single and two storey dwellings and blocks of flats. The area is mixed in design terms with properties dating from the late Victorian era.
- 3.5 The application site is at risk of surface water flooding as identified by the Croydon Flood Maps. The site is not subject to a formal tree preservation order however it is noted that the site benefits from a number of established trees within the rear garden. The site is located within a PTAL3 area.

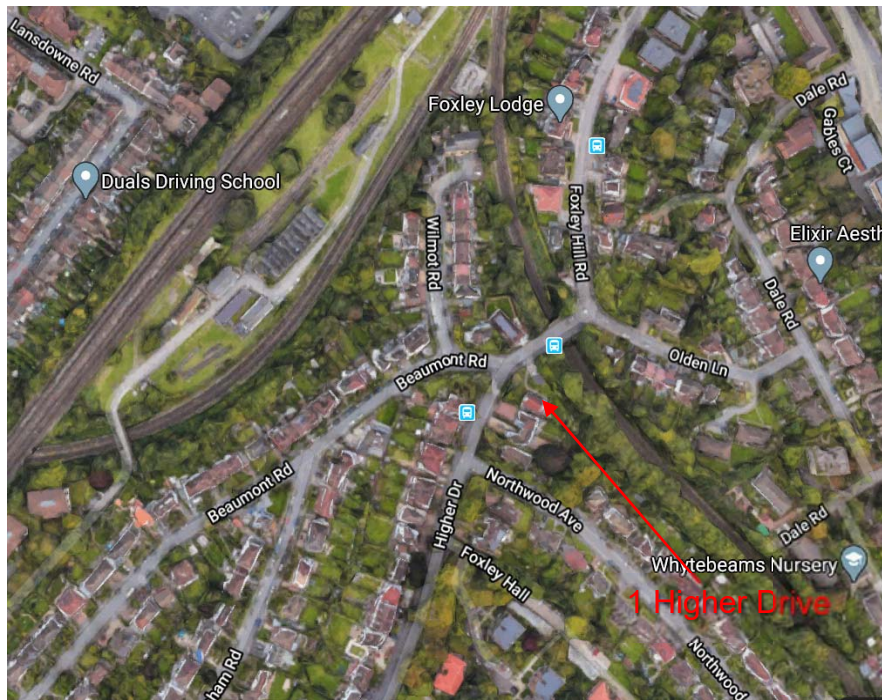


Figure 2: Aerial street view within the surrounding streetscene

Planning History

3.6 The most relevant planning history associated with the site is noted below:

- 19/02900/PRE: To demolish the existing house and to develop 9 residential flats
- 14/01133/PRE: The construction of a new 2 bedroom house and formation of a new vehicular access, manoeuvring area and car parking for the existing house.

4. 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 protected trees are appropriately protected.
- The biodiversity is appropriately protected.
- 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.

Network Rail (statutory consultee)

- 5.2 No objection subject to conditions relating to access for maintenance and the safety of the railway [OFFICER COMMENT: Conditions have been recommended]

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by 9 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: 39 Objecting: 39 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:

Objection	Officer comment
<i>Principle of development</i>	
Loss of family home, change from dwelling house to flats	This is addressed in section 8.2 to 8.4 of this report.
<i>Design and appearance</i>	
Harm to character of host property and surrounding area	This is addressed in section 8.5 to 8.13 of this report.
Flat roof does not fit the area	This is addressed in section 8.5 to 8.13 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Impact on amenity in terms of overlooking, outlook and light	This is addressed in section 8.14 to 8.23 of this report.
Noise, disturbance	This is addressed in section 8.14 to 8.23 of this report.
<i>Impact of the development on the future occupiers</i>	

Overdevelopment	This is not a planning consideration.
Insufficient amenity space and green space	This is addressed in section 8.14 to 8.23 of this report.
No floor to ceiling height shown	This is addressed in section 8.14 to 8.23 of this report.
<i>Trees and ecology</i>	
Impact on ecology and trees	This is addressed in sections 8.31 to 8.33 of this report.
No tree survey and Environmental Impact Assessment	This is addressed in sections 8.31 to 8.33 of this report.
<i>Highways and parking</i>	
Insufficient parking provision and potential overspill	This is addressed in section 8.24 to 8.29 of this report.
No parking survey	
Area should have been surveyed between 10-4 during the day for the Lambeth Parking Survey	
Impact on road safety	This is addressed in section 8.24 to 8.29 of this report.
<i>Other material considerations</i>	
Impact on value of the nearby properties	It is not a planning consideration
Local facilities and infrastructure	This is addressed in section 8.34 of this report.

6.3 Cllr Simon Brew made representations on the grounds that:

- The development is out of character with the area
- No transport survey has been undertaken

6.4 Purley and Woodcote Residents Association object to this proposal on the following grounds:

- Overdevelopment of the site in terms of size and scale.
- The overdevelopment of the site also results in the proposed building being completely out of keeping with the locality and surrounding townscape, as a result of its massing, form, and overall appearance.
- Insufficient amenity space for a development of the size proposed due to the intensive / over development of the site.
- The intensity of development results in minimal and insufficient amenity space available for the likely number of occupiers of the development
- Detrimental to the amenity of occupiers of adjoining properties. Given the size and scale of the proposed development the occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy.
- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increasing traffic movements, so endangering road safety at this very busy junction.
- Loss of a family home, whilst the proposed development would not contribute to providing family accommodation across the Borough.

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

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

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 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

There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- The Suburban Design Guide 2019

Emerging London Plan

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

increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

- 7.5 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.6 It is important to note that in the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.7 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating Iterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.
- 7.8 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.4 above.

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. Sustainability and environment
 7. Trees and Biodiversity
 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). The existing building comprises three bedrooms as originally built and the existing floor area is greater than 130m². The scheme proposes 9 family units (1 x 3 bedroom, 6 person unit, 2 x 2 bedroom, 4 person units, 3 x 2 bedroom, 3 person units and 3 x 1 bedroom, 2 person units) which exceeds 30%, so there is a net uplift in family homes.

Townscape and Visual Impact

- 8.5 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition.
- 8.6 The National Planning Policy Framework (NPPF) attaches great weight to the importance of design in the built environment. Policy 3.5 of the London Plan (2016) requires housing development to be of the highest quality and Policies 7.1, 7.4 and 7.6 state that development should make a positive contribution to the local character and should incorporate the highest quality materials and design appropriate to its context. Policy SP4 and DM10 of the Croydon Local Plan (2018) reinforce these policies by confirming that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Croydon.
- 8.7 The Suburban Design Guide 2019 sets out three approaches to character which are 'innovative and original', 'contemporary reinterpretation' and 'sympathetic and faithful'. The proposal is considered to fall in category of 'innovative and original' design. It would include demolition of existing two storey property and erection of four storey building with flat roof and insert balconies. There is a roof terrace at west elevation at third floor level. The third floor level structure is set back from the main elevations of lower floor levels.
- 8.8 Figure 3 below shows that in the surrounding area there are a number of flat roof developments that sit within the area. The local character is therefore partly formed by flat roof buildings that are scattered throughout the local residential area. 1 Higher Drive is suited to the incorporation of a contemporary flat roofed building due to its unique position at the bottom of the road, and its proximity to the adjacent railway effectively makes the site a corner plot which can support a contemporary design. The overall mass and bulk is reduced by the incorporation of the setback third floor.



Figure 3: Flat Roofed Buildings in Surrounding Area

- 8.9 The surrounding area is residential in character comprising of detached and semi-detached single and two storey dwellings and blocks of flats. The area is mixed in design terms with properties dating from the late Victorian era. The existing character of details and materials of the local area includes brick, rendering and tiled roofs. The site is next to railway and at corner.
- 8.10 The building's design follows a planar approach, with the key elevations forming a series of planes which express the built form of the proposal and respond to the sites context by giving good views to the side over the railway line. The series of planes established by the planes in the elevation give the building some interest, with the larger elements broken down with detailing, colour and perforation. The balconies would be insert and would not protrude beyond the side walls. The proposed different brickwork colours and detailing on each elevation also bring the building down into a scale and form that provide visual interest and relates more closely to the domestic scale of the surrounding area. The breaking down of the building mass creates a more plausible relationship with the surrounding buildings and reflects the scale and bulk of other buildings along the streetscape.
- 8.11 The planar walls also provide acoustic benefits from oblique road and railways noise that enhance the quality of the building massing balconies and terraces. Each facade would include variations in parapet height and cladding materials which reduces and changes the appearance of the building. All external material will be controlled via a condition.

8.12 The proposal would also provide a focal point at the corner land fronting to the railway line. The location of the balconies is designed to allow future occupiers to look onto their own rear garden rather than out to neighbouring gardens, making use of the sloping site to provide views to its west.



Figure 4: Proposed Front (West) Elevation



Figure 5: Proposed Rear (East) Elevation

- 8.13 The proposed scheme includes the remodeling of the current ground levels with retaining walls to the front garden areas to incorporate 5 parking bays utilising permeable road surfaces. The refuse/bin storage and bicycle storage will be internal and located at front of the building. To the front of the building, existing access routes will be removed. There will also be soft boundary treatment at the front. The scheme utilises the existing topography of the site and retains much of the levels to the west of the site including the trees fronting the site boundary. The area will be leveled from the road to the front entrance of the building and to the level access at the west side of the site. The site includes communal and children's play space to the rear. Planted boundaries/hedging would be retained/reinstated to the front boundary with planter beds located throughout the scheme to provide visual amenity. Private ground floor terraces are separated from shared routes by planters.
- 8.14 Overall the scheme is considered to be a sensitive intensification of the site which makes the best use of the site, creates a homogenous development, which is of an appropriate scale and is of a high quality design. It is considered that this application would be acceptable subject to conditions.

Housing Quality for Future Occupiers

- 8.15 The applicant submitted a proposed section drawing showing internal floor to ceiling height during the course of the application. All the units would comply with requirements set out by the Nationally Described Space Standards (NDSS) in relation to units, internal floor areas and floor to ceiling heights. All units would be afforded sufficient private external amenity space. A child play space and communal garden space are shown to be provided which can be secured by condition. All units would be dual aspect. Windows at front and rear elevation of units 1, 4 and 7 will be

obscured to address overlooking issue to adjoining properties. Conditions are recommended to secure this.

- 8.16 The proposed building would have internal access through the side path to the communal area as well as externally around the building. The block plan has indicated a landscaping scheme to ensure that there is a clear definition between private and communal spaces. The potential overlooking issue to windows to northern side at ground floor level are protected by the planting. A detailed landscaping scheme will be secured by condition.
- 8.17 In terms of accessibility, a lift to all floor levels is proposed and M4 (2) level access to front and rear communal space would be provided to all units at the north side which will be secured by condition. Units 6 and 9 would meet M4 (3) for wheelchair users which will be secured by condition.
- 8.17 As the site is close to a railway, Council's Environmental Health Team was consulted. Environmental Health Officer raised no objection and advised that the applicant should follow the recommendations of the Acoustic Assessment by Able Acoustics Ltd dated September 2019 (Report No. P1362/02), in relation to noise mitigation measures. A condition will be added to secure the details.
- 8.18 Overall the development is considered to result in a high quality development including adequate family units it is provided acceptable private/communal amenities and capacity to provide child playspace which provide a good standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.19 The property that has the potential to be most affected is the adjoining property 3 Higher Drive. 2 and 4 Higher Drive and 2 Beaumont Road are located opposite on Higher Drive and Beaumont Road. Figure 6 below indicates locations of the neighboring properties.



Figure 6: Existing Site Location Plan with neighbouring properties

2 & 4 Higher Drive and 2 Beaumont Road

- 8.20 There would be an approximate separation of more than 20 metres between the proposal and the front/side elevation of these adjoining occupiers. Owing to this separation between the built forms and landscaping, overall the proposal is not considered to impact upon the amenities of these adjoining occupiers.

3 Higher Drive

- 8.23 The proposal will protrude beyond the rear wall of no.3 and it will pass 45 degree rule of thumb in plan and elevation. There are 5 side windows at north elevation of no.3, none of which are sole habitable room windows. Further the proposal will be located to the north side to no.3. Therefore the proposal would not have significantly impact on sunlight, daylight and outlook to this occupier. In terms of privacy, proposed screenings of balconies at south elevation should be 1.7m high and the details will be secured by condition. Overall the proposal is not considered to detrimentally impact the amenities of this neighbouring property.

Access and Parking

- 8.24 The site has a PTAL of 3 which is considered moderate. The Draft London Plan states up to 0.75 spaces/unit in this PTAL in outer London which is 7 parking spaces on site. 5 off street parking spaces are provided for the flats.
- 8.25 The applicant conducted a parking stress test to establish whether overspill parking may be accommodated on street. There are 132 parking spaces in the surveyed areas which were occupied by on average 66 vehicles, which results in a parking stress of 52%, although there are some areas within the survey area with a higher stress level than this. Overspill from the site at a worst case would be 4 cars on a 1:1 car/unit ratio, which would not have an adverse impact on on-street parking itself.
- 8.26 Analysis of other approvals in the area suggest that 3 approved developments may interact in terms of likely parking generation. This generates 16 overspill vehicles which is considered not detrimental to parking levels and considered with overspill parking from the development would be significantly below a high level of on-street parking stress.
- 8.26 Concerns are raised about highway safety of the road. The applicant submitted visibility splays for vehicle and pedestrians sightlines which is considered acceptable. Condition will be secured to show boundary treatment and landscaping. There will be additional traffic as the result of the proposal, however this is not considered unacceptable given its scale. Conditions will be added to include a construction management plan, condition survey of the adjacent public highway, EVCP's to Croydon Local Plan standards and accessible parking bays.
- 8.27 18 proposed cycle storage facilities would comply with the London Plan. The cycles would be stored internally to the front of the building. This will be conditioned.
- 8.28 The refuse/recycling store is located internally to the front of the building. Refuse/recycling storage is provided with the last receptacle at 20m from the public road and it will be within 30m from front entrance of the building which is acceptable. The proposed location of refuse stores is considered acceptable which will have 2,400 ltrs in total which would meet Council's requirements for 9 units. This will be conditioned.
- 8.29 Network Rail was consulted and it was advised that actions must not be done during construction and after completion of works on site. Requirements were also raised for the safe operation of the railway and the protection of Network Rail's adjoining land. This will be added to informative.

Environment and sustainability

- 8.30 Concerns were raised that there should be Environmental Impact Assessment. Given the scale and the nature of the proposal, it is considered unnecessary.
- 8.31 The applicant has submitted a Flood Risk Assessment (FRA) which has reviewed the existing on-site scenario and proposed a number of mitigation methods. These include water butts installation, soakaway (subject to a satisfactory permeability test

being carried out.) and permeable paving materials. A condition will be attached to secure this.

- 8.32 The applicant submitted an Energy Statement with details showing that proposed energy efficiency measures would exceed the 19% carbon reduction target. Details have also been provided within this report of how the potable water consumption of the development could be reduced below 110 litres per person per day.

Trees

- 8.31 There are 1 on site trees in the front and 3 off site trees at the back of the site which include categories B and C.
- 8.32 The applicant has submitted an Arboricultural Impact Assessment which confirms that 4 trees will be retained. Tree protection barriers will be installed. It is noted that a mature tree in the middle front of the site was removed before the application was submitted. The Council's Tree Officer was consulted and has advised that the removed tree needs to be replaced within the new landscaping scheme. This will be conditioned.

Biodiversity

- 8.33 The applicant submitted Ecological Appraisal (9th August 2019) with Phase I Habitat Survey. The Appraisal states that none of the habitat types are regarded as uncommon on a national, regional or local scale of abundance. The mature trees will be retained, representing the only features of ecological significance within the Site. The remaining habitat types are common, widespread and easily re-creatable and their loss is of no ecological consequence. No protected species will be affected by the proposed re-development other than there is a potential to harm breeding birds. As breeding and foraging birds will be anticipated during the breeding season that runs between mid-March and the end of August each year, it is recommended that any subsequent demolition or shrub clearance should be restricted to the autumn and winter months. The wording of the proposed landscaping condition will secure some biodiverse planting is secured.

Other matters

- 8.34 Representations have raised concerns that local services will be unable to cope with additional residents moving into the area and the impact on local infrastructure. 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 Borough.

Conclusion

- 8.35 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and would not harm the visual amenities of the area or adjoining occupiers. The proposed impact on the highway network and parking provision is acceptable, having taken into consideration the existing situation

within the surrounding area and its location. The proposal is therefore overall considered to be in accordance with the relevant policies.

- 8.36 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

18th June 2020

Part 8 Other Planning Matters

Item 8.1

Report of: Director of Planning and Strategic Transport Author: Nicola Townsend	Title: Weekly Planning Decisions
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1. Purpose

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

Planning Decisions

- 1.2 Attached as Appendix 1 is the list of Delegated and Planning Committee/Sub Committee decisions taken between 25th May and 5th June 2020.
- 1.4 During this period the service issued 150 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 6 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 146 decisions issued, 31 were refused (21.2%). Therefore the approval rate for last reporting period was 78.8%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. Notable decisions are listed below
- On the 4th June 2020, planning permission was refused for (Ref: 20/01047/FUL) the "Construction of 3 dwellings at rear including parking and associated bin stores. Access to rear of commercial units and use of access road to Salcot Crescent at Land Rear Of 56-59 Central Parade, Croydon. The refusal of planning permission focussed on the unacceptable cramped form of development which would result in overdevelopment that would be out of keeping with the area, the poor standard of accommodation provided for future occupiers, inadequate provision of refuse and cycle storage, detrimental to adjoining occupiers and highway concerns.
 - On the 4th June 2020 planning permission was refused (Ref:

20/01073/FUL) for the Alterations; conversion of the dwelling to provide 1 three bedroom and 3 one bedroom flats with associated parking/cycle/refuse storage at 132 Norbury Court Road Norbury. The refusal reasons focussed on the poor siting and inadequacy of the refuse and cycle storage and the standards of accommodation provided for future occupiers.

- On the 19/05497/LBC 5th June 2020 Listed Building Consent was granted (Ref: 19/05497/LBC) for Remedial works to walls and paved passageway to main entrance doorway on North End at Whitgift Almshouses North End. Works to an important heritage asset in the Borough.

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. :	20/01229/CAT	Ward :	Addiscombe East
Location :	21 Outram Court Outram Road Croydon CR0 6XG	Type:	Works to Trees in a Conservation Area
Proposal :	Removal of 3x large fern trees grouped together in the mid far left edge of Outram court rear gardens.		

Date Decision: 29.05.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	20/01605/GPDO	Ward :	Addiscombe East
Location :	Braeside Works 20A Teevan Road Croydon CR0 6RN	Type:	Prior Appvl - Class B1(c) to Dwelling
Proposal :	Change of use from Light Industrial (B1c) to Residential (C3) to create a total of 6 dwellings.		
Date Decision:	03.06.20		

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. :	20/01628/LP	Ward :	Addiscombe East
Location :	89 Grant Road Croydon CR0 6PJ	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope		
Date Decision:	04.06.20		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	20/01717/HSE	Ward :	Addiscombe East
Location :	41 Baring Road Croydon CR0 7DD	Type:	Householder Application
Proposal :	Erection of single-storey rear extension.		
Date Decision:	02.06.20		

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/02024/NMA	Ward :	Addiscombe East
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Location : Button Court
2A Everton Road
Croydon

Type: Non-material amendment

Proposal : Non material amendment to planning permission 18/03360/FUL granted for demolition of existing warehouse and erection of 3 buildings to provide 1 x 4 bedroom house and 2 x 2 bedroom houses with gardens (relocation of entrance door).

Date Decision: 05.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05897/DISC **Ward : Addiscombe West**
Location : Land Adjacent To East Croydon Station And Type: Discharge of Conditions
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon

Proposal : Discharge of condition 22 (Cleaning and Maintenance strategy) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses

Date Decision: 29.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01301/FUL **Ward : Addiscombe West**
Location : Workshop And Premises Rear Of 27 - 29 Type: Full planning permission
Leslie Park Road
Croydon
CR0 6TN

Proposal : Demolition of existing buildings and erection of a part single; part two, part three storey building comprising 1x 2 bed house, 1x2 bed flat, 1x1 bed flat, 1x studio flat and three-storey commercial block including conversion of basement into incidental commercial use; refuse and cycle provision; amenity space for residential occupiers.

Date Decision: 26.05.20

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Ref. No. : 20/01596/FUL **Ward : Addiscombe West**
Location : 23A Alexandra Road **Type: Full planning permission**
Croydon
CR0 6EY
Proposal : Construction of loft conversion with dormer in the rear roof slope and roof lights in the front roof slope.
Date Decision: 02.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01606/HSE **Ward : Addiscombe West**
Location : 83 Morland Road **Type: Householder Application**
Croydon
CR0 6HA
Proposal : Demolition and erection of single storey rear extension and single storey outbuilding.
Date Decision: 01.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01618/HSE **Ward : Addiscombe West**
Location : 88 Alexandra Road **Type: Householder Application**
Croydon
CR0 6EW
Proposal : Alterations; demolition of existing conservatory, erection of single-storey side/rear extension and single-storey rear extension.
Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01737/CAT **Ward : Addiscombe West**
Location : 50A Canning Road **Type: Works to Trees in a Conservation Area**
Croydon
CR0 6QF
Proposal : Lime (T1) - Overall crown reduction of 3metres _ crown lift to 4 metres measure from ground level. Reasons: excessive shading and excessive movement during heavy winds. This will reduce the tree from 24m in height to 21 m. Lime (T2) - Overall crown reduction of 3metres _ crown lift to 4 metres measure from ground level. This will reduce the tree from 25 m to 22m . Reasons: excessive shading and excessive movement during heavy winds
Tree works shall be carried out in accordance with British Standard 3998: 2010
Date Decision: 29.05.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	20/01758/HSE	Ward :	Addiscombe West
Location :	39 Leslie Grove Croydon CR0 6TJ	Type:	Householder Application
Proposal :	Erection of single-storey rear extension.		
Date Decision:	03.06.20		

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01767/HSE	Ward :	Addiscombe West
Location :	55 Warren Road Croydon CR0 6PF	Type:	Householder Application
Proposal :	Alterations; erection of single-storey side/rear extension and removal of chimney stack.		
Date Decision:	02.06.20		

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01560/DISC	Ward :	Bensham Manor
Location :	65 Brigstock Road Thornton Heath CR7 7JH	Type:	Discharge of Conditions
Proposal :	Details pursuant to condition 2 (landscaping) in respect to planning permission 15/05548/p for erection of a lower ground floor and upper ground floor side extension, rear extension a lower ground, ground and first floors and construction of dormer extension in rear roof slope, together with lower ground floor light wells; conversion to form 2 three bedroom, 1 studio flat, 3 one bedroom and 1 two bedroom flats;		
Date Decision:	03.06.20		

Not approved

Level: Delegated Business Meeting

Ref. No. :	20/01593/DISC	Ward :	Bensham Manor
Location :	45 Melfort Road Thornton Heath CR7 7RS	Type:	Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Proposal : Discharge of Condition 3 attached to PP (16/06003/HSE) for formation of front access lightwell and external metal staircase

Date Decision: 28.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01197/HSE
Location : 20 Fairmead Road
Croydon
CR0 3NQ
Proposal : Erection of part single/two-storey side extension and erection of part single/two-storey rear extension.

Ward : **Broad Green**
Type: Householder Application

Date Decision: 29.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01198/HSE
Location : 20 Fairmead Road
Croydon
CR0 3NQ
Proposal : Erection of single-storey front extension.

Ward : **Broad Green**
Type: Householder Application

Date Decision: 29.05.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01561/CONR
Location : Land At The Rear Of 44 Kidderminster Road
Fronting Onto Stanton Road
CR0 2UE
Proposal : Variation of Condition 1 (in accordance with drawings) in respect to Application Reference Number: 18/00953/FUL date of Decision: 06/07/2018 granted for excavation to erect two semi-detached 2 bedroom duplex dwellings with accommodation at ground and lower ground floor levels and removal of vehicular crossover to pavement to reinstate public footway.

Ward : **Broad Green**
Type: Removal of Condition

Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Approved

Lawful Dev. Cert. Granted (proposed)

Approved

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Ref. No. :	20/01511/CONR	Ward :	Crystal Palace And Upper Norwood
Location :	Land Adjacent And Rear Of 110 Auckland Road And 4 Sylvan Road Upper Norwood London SE19 2BY	Type:	Removal of Condition
Proposal :	Variation of Condition 2 - Approved Plans - attached to Planning Permission 16/06159/FUL for Erection of three storey building comprising 5 two bedroom flats at rear of 4 Sylvan Road and erection of two storey building comprising 4 two bedroom flats at rear of 110 Auckland Road, provision of associated vehicle and pedestrian accesses and off-street parking (accessed from Auckland Road), provision of associated refuse and cycle storage.		

Date Decision: 28.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01726/HSE	Ward :	Crystal Palace And Upper Norwood
Location :	44 Wakefield Gardens Upper Norwood London SE19 2NR	Type:	Householder Application
Proposal :	Alterations; conversion of existing garage to a habitable room and erection of single-storey side/front extension.		

Date Decision: 02.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00852/HSE	Ward :	Coulsdon Town
Location :	32 Bramley Avenue Coulsdon CR5 2DP	Type:	Householder Application
Proposal :	Alterations, erection of a single storey side extension		

Date Decision: 28.05.20

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Level: Delegated Business Meeting

Ref. No. : 20/01007/HSE
Location : 2 Westwood Road
Coulsdon
CR5 1AH
Ward : Coulsdon Town
Type: Householder Application
Proposal : Two storey side and rear extension with associated external alterations
Date Decision: 29.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01252/TRE
Location : 1 High Oaks Close
Coulsdon
CR5 3EZ
Ward : Coulsdon Town
Type: Consent for works to protected trees
Proposal : Beech (T1) - To crown reduce mature TPOed Beech tree located in the rear garden by 3.5m and crown lift to 4m ground clearance.

Yew (T2) - To reduce and mature Yew located in the front garden back to the driveway kerb stone (approx 1.0m in width over driveway). All branches will be pruned to appropriate growth points.
(TPO no. 25, 2007)

Date Decision: 02.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01255/HSE
Location : 349 Chipstead Valley Road
Coulsdon
CR5 3BU
Ward : Coulsdon Town
Type: Householder Application
Proposal : Construction of a vehicle crossover (dropped kerb).
Date Decision: 01.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01257/HSE
Location : 39 Westleigh Avenue
Coulsdon
CR5 3AD
Ward : Coulsdon Town
Type: Householder Application
Proposal : Erection of a single storey rear extension.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 05.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01518/DISC	Ward :	Coulsdon Town
Location :	16 The Grove Coulsdon CR5 2BH	Type:	Discharge of Conditions
Proposal :	Discharge of condition 4 (landscaping & SuDS) attached to planning permission ref. 19/01007/FUL.		

Date Decision: 05.06.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. :	20/01529/LE	Ward :	Coulsdon Town
Location :	8 Chipstead Valley Road Coulsdon CR5 2RA	Type:	LDC (Existing) Use edged

Proposal : Continued use as wine bar (A4 - Drinking Establishments)

Date Decision: 28.05.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	20/01701/CONR	Ward :	Coulsdon Town
Location :	2 Portnalls Road Coulsdon CR5 3DD	Type:	Removal of Condition
Proposal :	Variation of condition 1 attached to planning permission ref. 19/00385/FUL (Amendments to the proposed replacement garage serving no.2 Portnalls Road).		

Date Decision: 29.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/04605/FUL	Ward :	Fairfield
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Location : Leon House
233 High Street
Croydon
CR0 1FW

Type: Full planning permission

Proposal : Erection of four residential units within the roof level of Leon House, associated parking, cycle and refuse storage

Date Decision: 26.05.20

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

Level: Delegated Business Meeting

Ref. No. : 19/05497/LBC

Location : Whitgift Almshouses
North End
Croydon
CR0 1UB

Ward : **Fairfield**

Type: Listed Building Consent

Proposal : Remedial works to walls and paved passageway to main entrance doorway on North End.

Date Decision: 05.06.20

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 20/00091/DISC

Location : 72-78 Frith Road
Croydon
CR0 1TA

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 2 (materials), 3 (external play area), 4 (refuse), 5 (bicycles), 7 (carbon), 10 (lighting) in relation to planning permission 19/04307/ful granted for demolition of the existing buildings, followed by a new mixed use development consisting on two separate blocks. 9 new residential apartments, ground floor retail, first floor offices, soft landscaping, amenity space, refuse and cycle stores.

Date Decision: 29.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00219/FUL

Location : 8 Woodstock Road
Croydon
CR0 1JR

Ward : **Fairfield**

Type: Full planning permission

Proposal : Alterations to existing roof to include relining/replacement of roof tiles

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 05.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00711/FUL	Ward :	Fairfield
Location :	Post Office 10 High Street Croydon CR9 1HT	Type:	Full planning permission
Proposal :	Change of use of the upper floors from office use (B1) to residential use (C3), and the conversion providing two x 1-bed unit and four x 2-bed unit, with associated internal alterations, provision of cycle storage and amenity space.		

Date Decision: 27.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/01040/FUL	Ward :	Fairfield
Location :	288A High Street Croydon CR0 1NG	Type:	Full planning permission
Proposal :	Change of use from office space to residential accommodation		

Date Decision: 26.05.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	20/01269/DISC	Ward :	Fairfield
Location :	1 Parker Road And Land To The Rear Including 18A, 20A And 20C South End Croydon CR0 1DN	Type:	Discharge of Conditions
Proposal :	Discharge of details required by Condition 11 (Refuse and Recycling) of planning permission 18/04953/FUL.		

Date Decision: 03.06.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01309/CAT	Ward :	Fairfield
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Location : 3 Mulgrave Road
Croydon
CR0 1BL
Type: Works to Trees in a
Conservation Area
Proposal : T1 Lime - Prune back to previous pollard points.
Date Decision: 27.05.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01411/FUL
Location : 66 Church Street
Croydon
CR0 1RB
Ward : **Fairfield**
Type: Full planning permission
Proposal : Replacement of existing pharmacy shopfront incorporating flat entrance door. Demolition of rear linked outbuilding storage facility. Conversion of existing upper floors to provide two self-contained flats each with rear extension addition. Erection of separate two storey building to provide storage and office space for pharmacy. Provision of central first floor courtyard to provide communal amenity space and cycle storage.
Date Decision: 02.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01738/FUL
Location : Unit 34, Centrale Centre, Lower Level,
Keeley Road, (Fronting Frith Road)
Croydon
CR0 1TY
Ward : **Fairfield**
Type: Full planning permission
Proposal : Change Of Use From Class A1 (Retail) To Class D2 (Assembly And Leisure)
Date Decision: 04.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01872/DISC
Location : 72-78 Frith Road
Croydon
CR0 1TA
Ward : **Fairfield**
Type: Discharge of Conditions
Proposal : Details pursuant to condition 14 (air handling units) of planning permission decision ref 19/04307/FUL granted for demolition of the existing buildings, followed by a new mixed use development consisting on two separate blocks. 9 new residential apartments, ground floor retail, first floor offices, soft landscaping, amenity space, refuse and cycle stores.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 05.06.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/02007/DISC	Ward :	Fairfield
Location :	5-9 Surrey Street Croydon CR0 1RG	Type:	Discharge of Conditions

Proposal : Discharge of condition 22 (District Heating), pursuant to planning permission 18/01211/FUL.

Date Decision: 05.06.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. :	20/02269/PDO	Ward :	Fairfield
Location :	8 - 10 George Street Croydon CR0 1PA	Type:	Observations on permitted development

Proposal : NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT CELL 92009 Council lighting asset column number S003. 8 George Street, Croydon, CR0 1PE

Date Decision: 04.06.20

No Objection

Level: Delegated Business Meeting

Ref. No. :	19/05920/FUL	Ward :	Kenley
Location :	10 Oaks Way Kenley CR8 5DT	Type:	Full planning permission
Proposal :	Construction of a 2 and 1/2 storey detached dwelling house with 2 off-street parking spaces.		

Date Decision: 03.06.20

Permission Refused

Level: Planning Committee

Ref. No. : 19/06000/DISC
Location : 120 Hayes Lane
Kenley
CR8 5HR
Ward : **Kenley**
Type: Discharge of Conditions
Proposal : Discharge of Conditions 3 (additional details), 5 (landscaping) and 12 (CLP) for application 18/03774/FUL decision dated 13/12/2018 for the: ' Demolition of a single-family dwelling and erection of a 3-storey building of 9 apartments with associated access, 7 parking spaces, cycle storage and refuse store'
Date Decision: 03.06.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/01343/TRE
Location : 28 Abbots Lane
Kenley
CR8 5JH
Ward : **Kenley**
Type: Consent for works to protected trees
Proposal : T3 - Pine - To remove 3 x Lowest branches (TPO no. 18, 2009)
Date Decision: 29.05.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01543/HSE
Location : 173 Old Lodge Lane
Purley
CR8 4AU
Ward : **Kenley**
Type: Householder Application
Proposal : Erection of a single storey side and front extension.
Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01570/TRE
Location : 34 Cullesden Road
Kenley
CR8 5LR
Ward : **Kenley**
Type: Consent for works to protected trees
Proposal : G1 Conifers (X4) - Fell. T2 Holly - Fell. G3 (x4) Conifers - Fell (TPO no.4, 1975)
Date Decision: 29.05.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	20/01534/HSE	Ward :	New Addington North
Location :	21 Headley Drive Croydon CR0 0QH	Type:	Householder Application
Proposal :	Erection of a part two-storey, part single-storey side and rear extension.		

Date Decision: 28.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01047/FUL	Ward :	New Addington South
Location :	Land Rear Of 56-59 Central Parade Croydon CR0 0JD	Type:	Full planning permission
Proposal :	Construction of 3 dwellings at rear including parking and associated bin stores. Access to rear of commercial units and use of access road to Salcot Crescent		

Date Decision: 04.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/00907/HSE	Ward :	Norbury Park
Location :	20 Biggin Way Upper Norwood London SE19 3XF	Type:	Householder Application
Proposal :	Partial excavation of garden for side/rear extension for connection between main dwelling and outbuilding.		

Date Decision: 26.05.20

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Level: Delegated Business Meeting

Ref. No. : 20/01621/HSE
Location : 77 Biggin Hill
Upper Norwood
London
SE19 3HT
Proposal : Erection of side boundary wall to patio area (retrospective)

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

Date Decision: 04.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01641/GPDO
Location : 139 Biggin Hill
Upper Norwood
London
SE19 3HX
Proposal : Erection of a single storey rear extension projecting out 3.7 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.68 metres

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

Date Decision: 27.05.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01765/TRE
Location : 141 Gibson's Hill
Norbury
London
SW16 3EX
Proposal : T4 (Oak) - Remove close to ground level; do not treat stumps due to translocation risk.
T6 (Oak) - Remove close to ground level; do not treat stumps due to translocation risk.
Please find corresponding engineers reports and supporting info.
(TPO No.2, 1975)

Ward : **Norbury Park**
Type: Consent for works to protected trees

Date Decision: 29.05.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01796/HSE
Location : 25 The Chase
Norbury
London
SW16 3AE
Proposal : Erection of a roof extension, dormer extension to the rear roof slope and roof lights on the front roof slope

Ward : Norbury Park
Type: Householder Application

Date Decision: 05.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01073/FUL
Location : 132 Norbury Court Road
Norbury
London
SW16 4HY
Proposal : Alterations; conversion of the dwelling to provide 1 three bedroom and 3 one bedroom flats with associated parking/cycle/refuse storage.

Ward : Norbury And Pollards Hill
Type: Full planning permission

Date Decision: 05.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01264/CONR
Location : 15 Melrose Avenue
Norbury
London
SW16 4RX
Proposal : Variation of condition 1 (drawings) of LPA reference: 17/05755/FUL - Alterations; demolition of existing garage and rear extension; erection of rear extension to existing building; and erection of a new attached two storey building with accommodation in the roofspace comprising 1 one bedroom flat and 1 two bedroom flat.

Ward : Norbury And Pollards Hill
Type: Removal of Condition

Date Decision: 01.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01565/FUL
Location : 1 Abingdon Road
Norbury
London
SW16 5QP
Proposal : Alterations to existing rear extensions and conversion dwelling into 2 x 1 bed and 1 x 2 bed self-contained flats

Ward : Norbury And Pollards Hill
Type: Full planning permission

Date Decision: 29.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01566/HSE
Location : 4 Tylecroft Road
Norbury
London
SW16 4BG
Proposal : Erection of outbuilding at rear (retrospective)

Ward : Norbury And Pollards Hill
Type: Householder Application

Date Decision: 29.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01627/FUL
Location : 6 Pollards Hill East
Norbury
London
SW16 4UT
Proposal : Change of use from flats to a single dwelling involving part two storey, part single storey rear extensions, side/front extensions and roof additions

Ward : Norbury And Pollards Hill
Type: Full planning permission

Date Decision: 04.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01664/HSE
Location : 74 Norbury Court Road
Norbury
London
SW16 4HY
Proposal : Erection of single storey rear extension

Ward : Norbury And Pollards Hill
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 05.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01678/GPDO
Location : 7 Pollards Crescent
Norbury
London
SW16 4NX

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

Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.3 metres

Date Decision: 27.05.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/00584/DISC
Location : Homefield House
57 Homefield Road
Coulsdon
CR5 1ET

Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge of Condition 13 (Verification Report) attached to planning permission 16/06400/FUL for the Demolition of former care home. Erection of 1 three storey building comprising 5 one bedroom and 5 two bedroom flats. Erection of 6 two bedroom and 8 three bedroom houses. Formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 04.06.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/01250/HSE

Ward : Old Coulsdon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Location : 50 Mead Way
Coulsdon
CR5 1PJ
Type: Householder Application
Proposal : Erection of a part single, part two-storey rear, and two-storey front extensions.

Date Decision: 04.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01568/CAT
Location : Bradmore Farm
Bradmore Green
Coulsdon Road
Coulsdon
CR5 2LQ
Type: Works to Trees in a Conservation Area
Ward : Old Coulsdon
Proposal : T1 Holly - section fell. Low amenity value. T2 Walnut - crown reduce by 2m. T3 Pine - crown lift to 4.5m measured from ground level. T4 Pine - Crown lift to 4m over the road (Marlpit lane).

Date Decision: 29.05.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01569/CAT
Location : Congregational Church Hall
Canon's Hill
Coulsdon
CR5 1HA
Type: Works to Trees in a Conservation Area
Ward : Old Coulsdon
Proposal : G1 line of Conifers & small Yew Tree - Fell (located in garden area at the rear of the church)

Date Decision: 29.05.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01592/HSE
Location : 36 Keston Avenue
Coulsdon
CR5 1HN
Type: Householder Application
Ward : Old Coulsdon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Proposal : Conversion of the existing garage to a habitable room with associated external and internal alterations (including changes to the roof).

Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01827/NMA	Ward :	Old Coulsdon
Location :	21 Rydens Lane Coulsdon CR5 1SU	Type:	Non-material amendment

Proposal : Non-material amendment to planning permission ref. 20/00900/HSE (Proposed hip to gable loft conversion with rear dormer).

Date Decision: 28.05.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01884/NMA	Ward :	Old Coulsdon
Location :	34 Caterham Drive Coulsdon CR5 1JF	Type:	Non-material amendment

Proposal : Non-material amendment (external material) to planning permission ref. 19/03385/FUL

Date Decision: 27.05.20

Not approved

Level: Delegated Business Meeting

Ref. No. :	20/02051/DISC	Ward :	Old Coulsdon
Location :	24 Coulsdon Court Road Coulsdon CR5 2LL	Type:	Discharge of Conditions

Proposal : Discharge of condition 5 (CLP) attached to planning permission ref. 19/04535/FUL (Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping).

Date Decision: 03.06.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01068/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	33 Derwent Drive Purley CR8 1ER	Type:	Householder Application
Proposal :	Construction of a two storey side extension and single storey rear extension.		

Date Decision: 01.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01175/DISC	Ward :	Purley Oaks And Riddlesdown
Location :	141 Brancaster Lane Purley CR8 1HL	Type:	Discharge of Conditions
Proposal :	Discharge of Conditions 2 (Details) and 4 (Materials) for application 19/00885/FUL decision dated 10/05/2019 for the: 'Erection of two storey side/rear and roof extensions and conversion into 6 flats with associated parking, balconies and landscaping at: 141 Brancaster Lane, Purley, CR8 1HL'		

Date Decision: 29.05.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01501/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	31 Mitchley Avenue Purley CR8 1BZ	Type:	Householder Application
Proposal :	Alterations and erection of a single storey side/rear extension		

Date Decision: 26.05.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01571/TRE	Ward :	Purley Oaks And Riddlesdown
Location :	30B Warren Road Purley CR8 1AA	Type:	Consent for works to protected trees
Proposal :	T1 Lime - reduce left hand stem to 6ft (remaining stem is located in the neighbouring property). T2 Cypress - section fell due to excessive shading and low amenity value. T3 Yew - overall reduction of 3m. T4 Norway Spruce - section fell due to overcrowding of trees. T5 Black Pine - Fell due to causing damage to the driveway. T6 Yew - Crown reduce by 2m. T7 T8 _ T9 Norway maples - crown reduce by 3.0m. (TPO no.12, 1988)		

Date Decision: 29.05.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. :	20/02255/NMA	Ward :	Purley Oaks And Riddlesdown
Location :	43 Kendall Avenue South South Croydon CR2 0QR	Type:	Non-material amendment
Proposal :	Non material amendment to permission 20/00671/HSE for demolition of the existing outbuilding for the erection of a new outbuilding (garden studio)		

Date Decision: 05.06.20

Approved

Level: Delegated Business Meeting

Ref. No. :	19/06036/FUL	Ward :	Purley And Woodcote
Location :	41 Woodcrest Road Purley CR8 4JD	Type:	Full planning permission
Proposal :	Demolition and erection of a three storey building with accommodation in the roof, comprising of 8 units, with associated car parking, removal and installation of a crossover, cycle parking, refuse storage and landscaping		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 03.06.20

Permission Refused

Level: Planning Committee

Ref. No. :	20/00770/FUL	Ward :	Purley And Woodcote
Location :	2 More Close Purley CR8 2JN	Type:	Full planning permission
Proposal :	Construction of 2 x 1-bedroom dwellinghouses to the front of No. 2 More Close; following the division of its front garden.		

Date Decision: 29.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/00888/DISC	Ward :	Purley And Woodcote
Location :	32 Woodcrest Road Purley CR8 4JB	Type:	Discharge of Conditions
Proposal :	Discharge of conditions 2 (materials) and 13 (construction logistics plan) attached to planning permission ref. 19/02123/FUL (Demolition of existing house; erection of a three/four storey building plus roofspace to provide 8 apartments; provision of 3 car parking spaces, refuse store and new landscaping.		

Date Decision: 03.06.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01456/DISC	Ward :	Purley And Woodcote
Location :	129-131 Brighton Road Purley CR8 4HE	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 16 (Construction Logistics Plan) attached to planning permission 19/01628/FUL for demolition of existing buildings and erection of 1 three/four storey building containing 9 flats, and 1 three storey building at rear containing 9 flats. Formation of access road and provision of associated parking, bike and refuse store, and landscaping,		

Date Decision: 03.06.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01629/HSE	Ward :	Purley And Woodcote
Location :	59 Smitham Bottom Lane Purley CR8 3DF	Type:	Householder Application
Proposal :	Alterations and erection of an automated sliding gate with brick piers, pedestrian gate and replacement of a section of front fence		

Date Decision: 05.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/01683/GPDO	Ward :	Purley And Woodcote
Location :	35 Manor Wood Road Purley CR8 4LG	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of a single storey rear extension projecting out 8 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 4 metres		

Date Decision: 29.05.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. :	20/01722/CAT	Ward :	Purley And Woodcote
Location :	12 Silver Lane Purley CR8 3HG	Type:	Works to Trees in a Conservation Area
Proposal :	T1 - Silver Birch (deceased) - fell and grind out stump (exempt works - withdrawn DCRAG)		

Date Decision: 29.05.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	20/01764/DISC	Ward :	Purley And Woodcote
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Location : Flamingo House
21A Green Lane
Purley
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (external facing materials) attached to application 18/01007/CONR to vary condition 1 (approved drawings) attached 17/05863/FUL for the demolition of existing dwelling: erection of two storey building with accommodation in roof space, comprising 6 two bedroom and 2 three bedroom flats: formation of vehicular access and provision of associated parking, refuse store and bike store

Date Decision: 03.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01973/TRE
Location : 11 Church Road
Purley
CR8 3QQ
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees
Proposal : T2 Beech - Fell. Reasons: low amenity value, close proximity to (T1) of the same species, excessive shading and dominance of the garden and extensive leaf and other tree litter annually. Replant with new native species tree such as Hornbeam, English Oak or Downy Birch in a more suitable location away from the house. Species and location to be agreed with the Tree Officer.
(TPO no.42, 1987)

Date Decision: 29.05.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/01995/LP
Location : 60 Foxley Lane
Purley
CR8 3EE
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Use edged
Proposal : Use as children's care home within use class C3(b).

Date Decision: 04.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00841/HSE
Location : 21 Briton Hill Road
South Croydon
CR2 0JG
Proposal : Alterations, erection of a two storey side extension and addition of a first floor

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01026/HSE
Location : 24 Briton Hill Road
South Croydon
CR2 0JL
Proposal : Single storey side extension and alterations to existing patio

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 01.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01582/HSE
Location : 9 Mitchley Grove
South Croydon
CR2 9HS
Proposal : Partial demolition of a garage, alterations and erection of a single storey rear extension and a rear terrace

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 29.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01635/HSE
Location : 59 Arundle Avenue
South Croydon
CR2 8BJ
Proposal : Erection of single storey outbuilding in the rear garden comprising a self-contained granny annex.

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 29.05.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01728/LP	Ward :	Sanderstead
Location :	46 Mitchley Hill South Croydon CR2 9HB	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of detached summer house/gymnasium at rear		

Date Decision: 04.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	20/01745/GPDO	Ward :	Sanderstead
Location :	17 Hazelwood Grove South Croydon CR2 9DW	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: 01.06.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. :	20/01786/HSE	Ward :	Sanderstead
Location :	27 Lime Meadow Avenue South Croydon CR2 9AS	Type:	Householder Application
Proposal :	Convert existing garage into living accommodation with a new pitched roof and rooflight		

Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01809/TRE	Ward :	Sanderstead
Location :	14 Hook Hill South Croydon CR2 0LA	Type:	Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Proposal : 1 x Sycamore - Reduce lateral spread over proposed site for extension by 2m. leaving 4m of lateral growth.
(TPO No.23, 2003)

Date Decision: 29.05.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	20/01942/TRE	Ward :	Sanderstead
Location :	Donkey Down Hook Hill South Croydon CR2 0LA	Type:	Consent for works to protected trees

Proposal : Yew Tree (T1). Crown lift south east facing lateral branches overhanging the driveway (removal of approx 4-5 branches, as specified in the attached photos).
(TPO no.14, 1999)

Date Decision: 29.05.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	18/05053/FUL	Ward :	Selsdon And Addington Village
Location :	52 Farnborough Crescent South Croydon CR2 8HA	Type:	Full planning permission
Proposal :	Retrospective conversion of 5 person HMO (Use Class C4) to 7 person HMO (Sui Generis). Reconsultation resulting from the submission of an amended Site Plan identifying correct property.		

Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01424/LP	Ward :	Selsdon And Addington Village
Location :	1 Chapel View South Croydon CR2 7LG	Type:	LDC (Proposed) Operations edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Proposal : Alterations, erection of a hip-to-gable roof extension, rear dormer and three roof lights along the front roof slope.

Date Decision: 03.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	20/01680/LP	Ward :	Selsdon And Addington Village
Location :	27 Ballards Way South Croydon CR2 7JP	Type:	LDC (Proposed) Operations edged
Proposal :	Rear dormer extension and front rooflights		

Date Decision: 05.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/04191/FUL	Ward :	Selsdon Vale And Forestdale
Location :	22 Lynne Close South Croydon CR2 8QA	Type:	Full planning permission
Proposal :	Demolition of existing bungalow and erection of a three storey building with accommodation in the roofspace, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.		

Date Decision: 03.06.20

Permission Granted

Level: Planning Committee

Ref. No. :	20/01479/TRE	Ward :	Selsdon Vale And Forestdale
Location :	Selsdon Park Hotel And Golf Course Addington Road South Croydon CR2 8YA	Type:	Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Proposal : T459 Scots Pine - Phaeolus schwinitzii presence dislodged at base alongside stem crack, Reduce tree to 8m high.
T458 Scots Pine - Prune out damaged top, to a point just below wound.
T111 Beech - Fit 1 x non invasive flexible cable brace to NW sub dominant stem at circa 18m height
T461 Hornbeam - Reduce to 3m high habitat feature
Reasons - next to highway or in poor condition, reduced amenity value. Please see attached Tree Survey
(TPO no. 36,2009)

Date Decision: 29.05.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	20/00944/FUL	Ward :	Selhurst
Location :	Land To The Rear Of 61A-73 Windmill Road Croydon CR0 2XR	Type:	Full planning permission

Proposal : Demolition of store rooms and garages and the erection of a part single, part two storey detached house with a private courtyard.

Date Decision: 26.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01620/DISC	Ward :	Selhurst
Location :	Neelum Court 22 Holmesdale Road Croydon CR0 2LQ	Type:	Discharge of Conditions

Proposal : Approval of details pursuant to Conditions 2 (communal space, waste and cycle stores), 3 (security lighting), 6 (hard and soft landscaping) and 7 (water and CO2 reduction) of planning permission 17/04981/FUL.

Date Decision: 02.06.20

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Ref. No. :	20/01480/LP	Ward :	Shirley North
Location :	26 Ash Tree Way Croydon CR0 7SG	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of hip to gable, erection of rear dormer, installation of 2 rooflights in front roofslope and installation of window in side elevation.		

Date Decision: 26.05.20

Lawful Dev. Cert. Granted (proposed)

Level:	Delegated Business Meeting
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Ref. No. :	20/01557/LP	Ward :	Shirley North
Location :	21 Barmouth Road Croydon CR0 5ER	Type:	LDC (Proposed) Operations edged
Proposal :	Rear dormer roof extension to facilitate a loft conversion and rooflights to the front roof slope		

Date Decision: 01.06.20

Lawful Dev. Cert. Granted (proposed)

Level:	Delegated Business Meeting
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Ref. No. :	20/01607/DISC	Ward :	Shirley North
Location :	Shirley Garden Centre Wickham Road Croydon CR0 8BA	Type:	Discharge of Conditions
Proposal :	Details pursuant to the discharge of conditions 3 (electric vehicle charging), condition 5 (cycle and bin storage), condition 6 (construction logistics), condition 7 (external materials) and condition 8 (SUDS) of planning permission 20/00433/CONR for 'Demolition of existing buildings to the rear of the site (A1) and construction of a part 1 and part 2 storey building, change of use of part of the ground floor commercial space (A1) to form a mixture of A1 and B1. Associated parking, boundary treatment, cycle and refuse stores, landscaping and ancillary works' to allow changes to site layout, the inclusion of a basement level and alterations to the elevations.'		

Date Decision: 03.06.20

Approved

Level:	Delegated Business Meeting
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Ref. No. :	20/01608/DISC	Ward :	Shirley North
Location :	Shirley Garden Centre Wickham Road Croydon CR0 8BA	Type:	Discharge of Conditions
Proposal :	Details pursuant to the discharge of condition 4(e) (hard landscaping) of planning permission 20/00433/CONR for 'Demolition of existing buildings to the rear of the site (A1) and construction of a part 1 and part 2 storey building, change of use of part of the ground floor commercial space (A1) to form a mixture of A1 and B1. Associated parking, boundary treatment, cycle and refuse stores, landscaping and ancillary works' to allow changes to site layout, the inclusion of a basement level and alterations to the elevations.'		

Date Decision: 03.06.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01661/DISC	Ward :	Shirley North
Location :	Parcels Of Land Adjacent To Longheath Gardens And Long Lane Croydon CR0 1XT	Type:	Discharge of Conditions

Proposal : Discharge of condition 9 (Contaminated land assessment) of 16/06508/FUL

Date Decision: 05.06.20

Not approved

Level: Delegated Business Meeting

Ref. No. :	20/01759/GPDO	Ward :	Shirley North
Location :	19 Shirley Park Road Croydon CR0 7EW	Type:	Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.8 metres

Date Decision: 04.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01238/DISC
Location : Trinity School Of John Whitgift
Shirley Road
Croydon
CR0 7ER

Ward : Shirley South
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Construction Logistics Plan) of 19/04763/FUL

Date Decision: 27.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01380/GPDO
Location : 33 Oak Avenue
Croydon
CR0 8EN

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 02.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01546/HSE
Location : 52 Shirley Way
Croydon
CR0 8PA

Ward : Shirley South
Type: Householder Application

Proposal : Demolition and erection of a two storey side extension and single storey rear extension

Date Decision: 28.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01631/HSE
Location : 209 Devonshire Way
Croydon
CR0 8BZ

Ward : Shirley South
Type: Householder Application

Proposal : Single storey side and rear extension.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 26.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01673/HSE	Ward :	Shirley South
Location :	45 Oak Avenue Croydon CR0 8EP	Type:	Householder Application
Proposal :	Demolition of conservatory, erection of single storey front, side and rear extension, extension to porch, alterations to garage including conversion to habitable room, associated alterations		

Date Decision: 29.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03234/FUL	Ward :	South Croydon
Location :	First Floor Flat, 173 Brighton Road South Croydon CR2 6EH	Type:	Full planning permission
Proposal :	Proposed roof extensions and alterations to create 1x studio flat within the roofspace.		

Date Decision: 01.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/06028/NMA	Ward :	South Croydon
Location :	Coombe Lodge Playing Fields Melville Avenue South Croydon CR2 7HY	Type:	Non-material amendment
Proposal :	Non material amendment application to Planning Permission 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.'		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 01.06.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/00336/HSE	Ward :	South Croydon
Location :	10 Deanfield Gardens Hurst Road Croydon CR0 1JU	Type:	Householder Application
Proposal :	Alterations, proposed single storey side-rear infill extension		

Date Decision: 01.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01138/HSE	Ward :	South Croydon
Location :	16A Croham Mount South Croydon CR2 0BR	Type:	Householder Application
Proposal :	Construction of a first floor extension to the existing semi-detached bungalow to form a 2 storey dwelling.		

Date Decision: 29.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/01432/FUL	Ward :	South Croydon
Location :	21 Croham Road South Croydon CR2 7PB	Type:	Full planning permission
Proposal :	New shop front access to the upper floor flat and alterations including a new window and demolition of a chimney		

Date Decision: 28.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01601/DISC	Ward :	South Croydon
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

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

Type: Discharge of Conditions

Proposal : Discharge of condition 4.1 (visibility splays) and 4.2 (swept path analysis) attached to planning application 19/03716/FUL for the demolition of existing dwelling and erection of building to provide 8 residential units (7 x 2 beds and 1 x 3 beds), with associated landscaped areas including children's play space, parking, vehicular access, cycle and refuse storage

Date Decision: 29.05.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01616/HSE

Location : 17 Bench Field
South Croydon
CR2 7HX

Ward : **South Croydon**

Type: Householder Application

Proposal : Alterations including enlarged front porch and conversion of side ally to be habitable space.

Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01647/HSE

Location : 21 Kingsdown Avenue
South Croydon
CR2 6QG

Ward : **South Croydon**

Type: Householder Application

Proposal : Erection of a single storey rear extension at basement level and terrace including alterations

Date Decision: 05.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01733/GPDO

Location : 47 Essenden Road
South Croydon
CR2 0BW

Ward : **South Croydon**

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey extension projecting out 4 metres with a maximum height of 3.69 metres

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 04.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	20/01966/NMA	Ward :	South Croydon
Location :	25 Haling Park Road South Croydon CR2 6NJ	Type:	Non-material amendment

Proposal : Amendments to application 18/04236/FUL for Demolition of the existing dwelling. Erection of a four storey building with basement accommodation comprising of 1x one bedroom and 7x two bedroom flats. Provision of associated parking, landscaping and refuse store.

Date Decision: 02.06.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01272/CAT	Ward :	South Norwood
Location :	Crowhurst 37 Lancaster Road South Norwood London SE25 4BJ	Type:	Works to Trees in a Conservation Area

Proposal : G1 Line of 4 Lime trees - Crown reduce 4 x 12m trees by 5m to leave 4 x 7m trees reduce lateral branches by 2m reducing 5m spread to leave a 3m spread on all compass point.

Date Decision: 27.05.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	20/01464/HSE	Ward :	South Norwood
Location :	47 Lancaster Road South Norwood London SE25 4BL	Type:	Householder Application

Proposal : Demolition and erection of two storey side extension.

Date Decision: 26.05.20

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Level: Delegated Business Meeting

Ref. No. : 20/01639/LP
Location : 79 Holmesdale Road
South Norwood
London
SE25 6JH
Ward : **South Norwood**
Type: LDC (Proposed) Operations edged
Proposal : Demolition of existing conservatory, erection of single-storey rear extension and erection of single-storey rear/side extension.
Date Decision: 02.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01793/GPDO
Location : 57 Chartham Road
South Norwood
London
SE25 4HN
Ward : **South Norwood**
Type: Prior Appvl - Class A Larger House Extns
Proposal : Erection of a single storey rear extension projecting out 4.35 metres from the rear wall of the original house with a height to the eaves of 2.85 metres and a maximum height of 3.85 metres
Date Decision: 04.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05677/GPDO
Location : Ambassador House
Brigstock Road
Thornton Heath
CR7 7JG
Ward : **Thornton Heath**
Type: Prior Appvl - Class O offices to houses
Proposal : Alterations, use of first floor as 5 flats.
Date Decision: 29.05.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01536/FUL
Ward : **Thornton Heath**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Location : 21 Livingstone Road
Thornton Heath
CR7 8JX

Type: Full planning permission

Proposal : Construction of hip to gable end roof extension; erection of dormer extension in rear roofslope and installation of rooflights in front roofslope (retrospective); Conversion of existing dwelling into two self-contained units.

Date Decision: 28.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/06070/DISC

Location : 330 Purley Way
Croydon
CR0 4XJ

Ward : **Waddon**

Type: Discharge of Conditions

Proposal : Discharge of planning conditions 10 (Tree Protection), 11 (Construction Logistics Plan), and 14 (Contamination) attached to planning permission 18/02908/FUL

Planning permission 18/02908/FUL was for: Hybrid planning application comprising: (1) Full planning permission for the erection of three 1-2 storey units providing 4,116 sqm of floorspace for retail use (Use Class A1) and 232 sqm for flexible retail or restaurant use (Use Classes A1 and A3), with access, car parking, service yard, hard and soft landscaping and associated works. (2) Outline planning permission (all matters reserved) for the demolition of the existing retail unit (measuring 5,397 sqm) and the construction of three blocks (maximum four storeys) comprising up to 56 residential units (Use Class C3) and a ground floor retail unit (Use Class A1); a separate unit for business, industrial, and storage and distribution uses (Use Classes B1(b), B1(c), B2 and B8, maximum 2 storeys), and associated access, car parking, service provision, hard and soft landscaping and associated works.

Date Decision: 05.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00014/FUL

Location : Croydon Fire Station
90 Old Town
Croydon
CR0 1AR

Ward : **Waddon**

Type: Full planning permission

Proposal : Retention of an existing 22.5m temporary lattice tower supporting 12 x antenna and 2 x dishes with 2 x equipment cabinets, 1 x meter cabinet located and ancillary equipment within a temporary 2.4m high fenced compound for a temporary period of 12 months

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Date Decision: 02.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00373/LP	Ward :	Waddon
Location :	55 Waddon Park Avenue Croydon CR0 4LW	Type:	LDC (Proposed) Operations edged
Proposal :	Alterations, including the construction of hip to gable loft conversion, with roof lights in the front roof slope and a dormer in the rear roof slope.		

Date Decision: 28.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	20/00377/FUL	Ward :	Waddon
Location :	Land At Rear Of 4 Godson Road Croydon CR0 4LT	Type:	Full planning permission
Proposal :	Erection of canopy to existing storage shed		

Date Decision: 04.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00407/LE	Ward :	Waddon
Location :	The Land To The Rear Of 4 Godson Road Croydon CR0 4LT	Type:	LDC (Existing) Operations edged
Proposal :	Retention of security fencing and use of site as a storage area		

Date Decision: 04.06.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. :	20/01032/HSE	Ward :	Waddon
Location :	32 Fernleigh Close Croydon CR0 4RY	Type:	Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Proposal : Erection of single storey side/rear extension

Date Decision: 04.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01446/FUL

Ward : Waddon

Location : 26 Progress Way
Croydon
CR0 4XD

Type: Full planning permission

Proposal : Alterations to external elevations comprising the introduction of one window, a new entrance door and a fire exit door.

Date Decision: 26.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01455/DISC

Ward : Waddon

Location : Garages R/O 126-130 Coldharbour Road
Croydon
CR0 4DW

Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (Arboricultural Report), Condition 10 (Construction Logistics Plan) and Condition 18 (Contaminated Land) attached to permission 16/06273/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: 05.06.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/01469/NMA

Ward : Waddon

Location : 330 Purley Way
Croydon
CR0 4XJ

Type: Non-material amendment

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Proposal : Non Material Amendments to planning permission 18/02908/FUL comprising the introduction of a new feeder pillar (power distribution box), the removal of a tree, and a replacement height restrictor within the car park.

Planning permission 18/02908/FUL was granted for:

Full planning permission for the erection of three 1-2 storey units providing 4,116 sq. m of floorspace for retail use (Use Class A1) and 232 sq. m for flexible retail or restaurant use (Use Classes A1 and A3), with access, car parking, service yard, hard and soft landscaping and associated works.

Outline planning permission (all matters reserved) for the demolition of existing retail unit (measuring 5,397 sq. m) and the construction of three blocks comprising up to 56 residential units (Use Class C3) and a ground floor retail unit (Use Class A1); a separate unit for business, industrial, and storage and distribution uses (Use Classes B1(b), B1(c), B2 and B8, maximum 2 storeys), and associated access, car parking, service provision, hard and soft landscaping and associated works.

Date Decision: 05.06.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01481/FUL	Ward :	Waddon
Location :	17 Alton Road Croydon CR0 4LZ	Type:	Full planning permission
Proposal :	Conversion of single dwellinghouse to 1 x 3 bedroom flat, 1 x 1 bedroom flat and 1 x studio flat, alterations, demolition, erection of a single storey side and rear extension and associated landscaping, off street car parking, refuse and cycle storage		

Date Decision: 26.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/01610/FUL	Ward :	Waddon
Location :	118 Waddon New Road Croydon CR0 4JE	Type:	Full planning permission
Proposal :	Conversion from house into 5 person HMO		

Date Decision: 04.06.20

Withdrawn application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Level: Delegated Business Meeting

Ref. No. :	20/01280/FUL	Ward :	Woodside
Location :	274 Portland Road South Norwood London SE25 4SL	Type:	Full planning permission
Proposal :	Conversion to form 1 three bedroom flat, 1 two bedroom flat and 1 one bedroom flat, erection of single storey side and rear extension, erection of dormer extension in the roof slope, provision of associated refuse storage, cycle storage, and off-street parking, and formation of vehicle crossover.		

Date Decision: 04.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01519/FUL	Ward :	Woodside
Location :	6 Central Place South Norwood London SE25 4PR	Type:	Full planning permission

Proposal : Alterations to elevations; construction of extension to front and rear to create new first floor ancillary level office space.

Date Decision: 29.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01595/HSE	Ward :	Woodside
Location :	26 Clifford Road South Norwood London SE25 5JS	Type:	Householder Application
Proposal :	Erection of single storey side/rear extension.		

Date Decision: 28.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01849/DISC Ward : Woodside

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Location : 19 - 23 Clifford Road
South Norwood
London
SE25 5JJ

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (External Facing Materials) of Planning Permission 17/06263/FUL for Alterations, Partial-demolition of buildings, alterations to existing buildings including roof and lower ground floor, erection of three storey side extension, formation of 13 one bedroom and 2 studio flats at lower ground, ground, first and second floors, formation of B1 (c) light industrial unit at ground floor, provision of associated cycle storage and bin storage, provision of associated amenity space.

Date Decision: 26.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01013/HSE

Location : 4 Queenswood Avenue
Thornton Heath
CR7 7HY

Ward : **West Thornton**

Type: Householder Application

Proposal : Erection of single storey rear extension and rear dormer

Date Decision: 05.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01396/FUL

Location : 20 Galpins Road
Thornton Heath
CR7 6EA

Ward : **West Thornton**

Type: Full planning permission

Proposal : Proposed conversion of the existing 1 bedroom flat on the first floor into a 2 bedroom flat and associated alterations

Date Decision: 02.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01690/GPDO

Ward : **West Thornton**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th June 2020

Location : 90 Leander Road
Thornton Heath
CR7 6JW

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 29.05.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01720/GPDO
Location : 87 Keston Road
Thornton Heath
CR7 6BL

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 04.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01730/GPDO
Location : 90 Headcorn Road
Thornton Heath
CR7 6JQ

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 4 metres

Date Decision: 04.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01778/HSE
Location : 36 Fairlands Avenue
Thornton Heath
CR7 6HA

Ward : West Thornton
Type: Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 03.06.20

Permission Granted

Level: Delegated Business Meeting

Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held virtually on Thursday, 7 May 2020 at 8.50pm via Microsoft Teams

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

MINUTES

Present: Councillor Paul Scott (Vice-Chair);
Councillors Toni Letts, Chris Clark, Scott Roche and Gareth Streeter

Apologies: Councillor Muhammad Ali

PART A

A24/20 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday 12 March 2020 be signed as a correct record.

A25/20 **Disclosure of Interest**

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

A26/20 **Urgent Business (if any)**

There was none.

A27/20 **Planning applications for decision**

A28/20 **19/01810/FUL Land R/O 5-6 Oaklands Gardens, Kenley, CR8 5DS**

Alterations to land levels, erection of detached two storey 3 bedroom house with decking, associated bin and cycle stores.

Ward: Kenley

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

Mr Malcolm Grace provided a written statement in objection to the application. This was read out by the committee clerk.

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

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Chris Clark. This was seconded by Councillor Toni Letts.

The substantive motion was carried with all five Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land R/O 5-6 Oaklands Gardens, Kenley, CR8 5DS.

The meeting ended at 9.13pm

Signed:

Date:

.....

PLANNING SUB-COMMITTEE AGENDA

PART 5: 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 to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 ROLE OF THE COMMITTEE MEMBERS

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

4. THE ROLE OF THE CHAIR

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

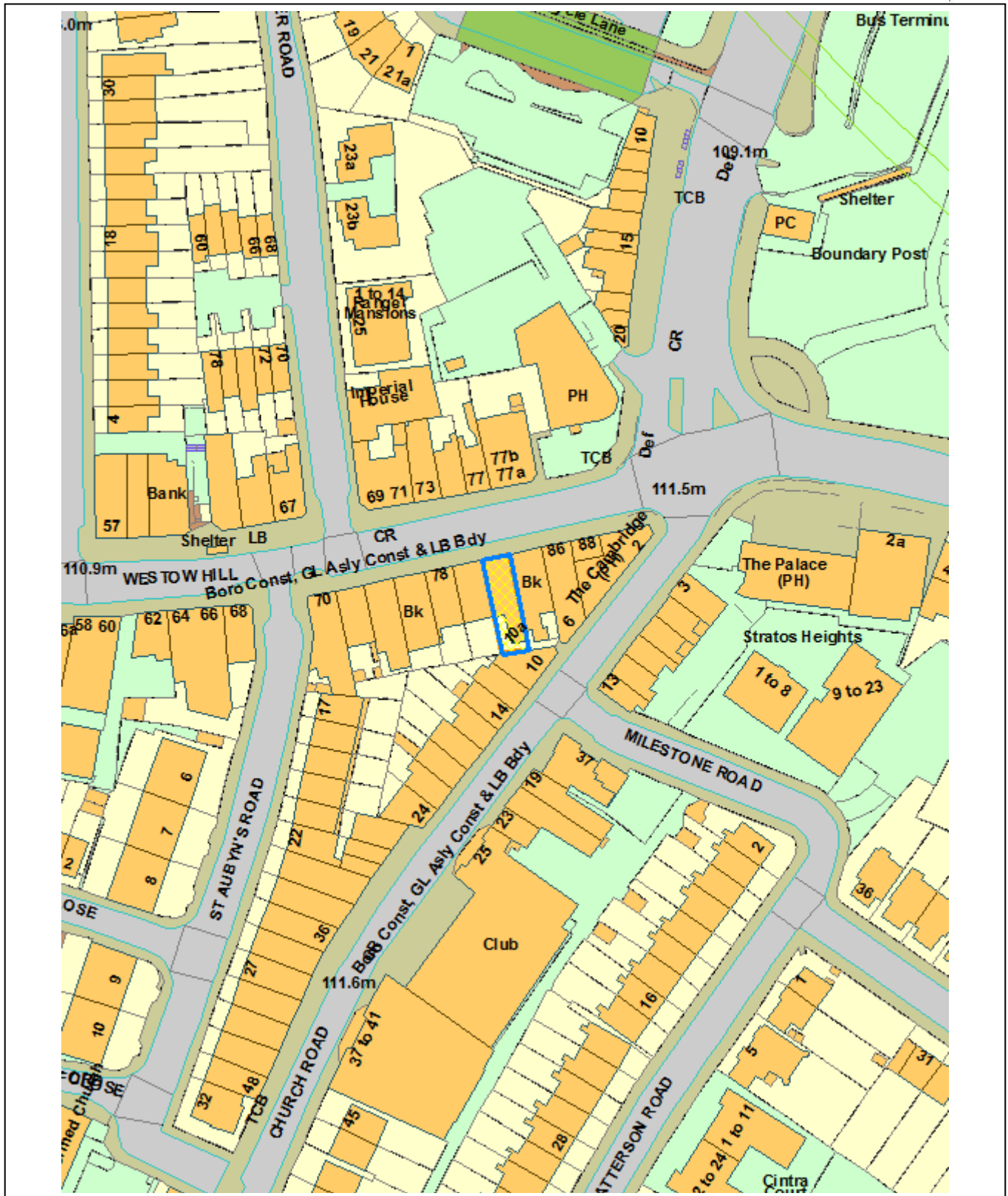
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 5: Planning Applications for Decision**Item 5.1****1.0 SUMMARY OF APPLICATION DETAILS**

Ref:	20/00441/FUL
Location:	82 Westow Hill, Upper Norwood, London, SE19 1SB
Ward:	Crystal Palace and Upper Norwood
Description:	Change of use from betting shop (sui generis) to an adult gaming centre (sui generis)
Drawing Nos:	LON/1987/01 Revision A and L-REE-016-LP Revision 1
Applicant:	Reels Casino Slots Ltd
Agent:	Mrs Laura Bartle
Case Officer:	James Udall

- 1.1 This application is being reported to committee because the Ward Councillors (Cllr Stephen Mann) has made representations in accordance with the Committee Consideration Criteria and requested committee consideration and because representation above the threshold for Committee consideration 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:
1. In accordance with the approved plans.
 2. Development to be commenced within three years.
 3. Samples and details (as appropriate) of materials.
 4. Details of the window display area
 5. Windows and doors to be implemented as timber framed as specified and approved, and retained as such thereafter.
 6. Details of waste management plan to be submitted for approval.
 7. Refuse store to be provided prior to use.
 8. Control of opening hours of adult gaming centre (Monday to Sunday 08:00 – 23:00)
 9. Details of noise limiting devices for sound amplification / music to be submitted for approval.
 10. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives.

1. CIL informative.
2. Code of Practice regarding small 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:

- Change of use from betting shop (sui generis) to an adult gaming centre (sui generis).

3.2 It is noted that the applicant's agent submitted Planning Statement states that the opening hours of the proposed adult gaming centre would be Sunday - Thursday 08:00 - 24:00 and Friday and Saturday 08:00 - 02:00. The applicant's agent has since confirmed that the opening hours would be Monday to Sunday 08:00 - 23:00. This can be secured by way of a condition.

Site and Surroundings

3.3 The application site is located on the southern side of Westow Hill. The building comprises of a four storey building which forms part of a terrace of 12 buildings with a gable roof. The application building is set back from the road by the existing pavement.



3.4 The property is a Locally Listed Building. It lies within the Norwood Triangle Conservation Area and the Crystal Palace District Centre. The site is designated a Secondary Retail Frontage and Primary Shopping Area in the Croydon Local Plan (2018).

3.5 A commercial unit occupies the ground floor of the four storey building and there are residential units above. The proposal relates to a change of use at ground floor only. Until the summer of 2019, the commercial unit had been in use as a betting shop. Whilst the unit is now vacant, the established use is that of the sui generis betting shop.



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

Planning History

3.6 In terms of recent planning history the following applications are relevant:

- 85/00839/P - Conversion of upper floors to form two flats - Planning Permission Granted
- 88/00492/P - Installation of satellite dish aerial - Planning Permission Granted

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The current use of the application site is as a betting shop (Sui Generis), the proposed use of the application site would be as an adult gaming centre (Sui Generis).
- Given the character of the surrounding area and the planning history of the site, the design and appearance of the development is appropriate.
- There would be no unacceptable impact on the living conditions of adjoining occupiers.
- The sustainability aspects of the application are considered to be acceptable.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 41 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 27 Objecting: 27 Supporting: 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
Obtrusive by design/Out of Character	While the application site is in a Conservation Area it is not proposed to make material alterations to the outside of the application building only the use of the building would change which would have no impact on the Conservation Area Any new signage required as part of the proposal if illuminated would need to be subject to a separate Advertisement Consent Application
Noise and disturbance	Officers have negotiated a reduction in opening hours. It is now proposed to limit the hours of use between 08.00h and 23.00h. This would help ensure that the proposed use of the AGC would not unduly impact on the amenities of neighbouring occupants.
Detrimental to the community	The proposed use would be similar in characteristic to the existing use of the application site with the result that the application scheme would not cause undue harm to the local community.
Would lead to crime, an increase in gambling and anti-social practices	There is no evidence that the proposed use would lead to an increase in crime or anti-social practices. The current use of the application site is of a betting shop, which was also a gambling establishment
The use would fail to support the local community	The use of the application building would provide jobs.
The application scheme does not include signage	Any signage would require an Advertisement application to be submitted. This application would be judged on its own merits.

6.4 The following Councillors made representations:

Cllr Stephen Mann (Crystal Palace and Upper Norwood Ward Councillor)

- Inappropriate development,
- Public safety concerns,
- Opening hours,
Out of keeping with local area.

6.5 The Norwood Society made the following representations:

- Object to the use as an adult gaming centre
- Concerned that the opening hours until 02:00am to be excessive
- Late opening hours will attract anti-social behaviour and impact the residential flats above the premises.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 The National Planning Policy Framework (NPPF) dated March 2012 outlines the Government's requirements for the planning system and establishes how these will be addressed. There is a presumption in favour of sustainable development. At the time of writing the Government has also published a draft revised The National Planning Policy Framework (NPPF) dated March 2018 and its consultation ends May 2018. The Council primarily assesses planning applications against policies in the Croydon Local Plan 2018 (CLP). The London Plan 2016 Further Alterations to the London Plan (as consolidated with alterations since 2011) sets out regional policy for Greater London.
- 7.2 London Plan Policy promotes development which will support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision especially in outer London.
- 7.3 CLP Policy advises that in line with the 'Town Centres First' principle, commercial activity should be directed to town centres to take advantage of their better transport functions and so as not to undermine the established centres. However, there are circumstances when proposals for town centre uses in edge of centre and out of centre locations may be acceptable. Where a sequential test satisfactorily demonstrates such uses cannot be accommodated, on sites or in units that are both suitable and available, within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre.
- 7.4 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;
 - Delivering a wide choice of high quality homes;
 - Requiring good design.
- 7.5 The main policy considerations raised by the application that the Committee are required to consider are:
- 7.6 Consolidated London Plan 2015
- 4.5 London's Visitor Infrastructure
 - 5.2 Minimising Carbon Dioxide Emissions
 - 6.3 Assessing effects of development on transport capacity
 - 6.9 Cycling
 - 6.13 Parking
 - 7.1 Lifetime Neighbourhoods
 - 7.4 Local character
 - 7.5 Public Realm
 - 7.6 Architecture

- 7.8 Heritage Assets and Archelogy
- 7.15 Reducing and managing noise

7.7 Croydon Local Plan 2018

- Policy SP1 The Places of Croydon.
- Policy SP3 Employment.
- Policy SP4 Urban Design and Urban Character
- Policy DM4 Development Croydon Town Centre, and District and Local Centres.
- SP4 Urban Design and Local Character.
- DM10 Design and Character.
- DM11 Shopfront Design.
- DM13 Refuse and Recycling.
- DM16 Promoting healthy communities
- DM18 Heritage Assets and Conservation.
- SP6 Environment and Climate Change
- SP8 Transport and Communication.
- DM29 Promoting Sustainable Travel / Reducing Congestion.
- DM30 Car and Cycle parking in new development.
- DM39 Crystal Palace and Upper Norwood.

Emerging New London Plan

- 7.8 Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The Mayor's Intend to Publish version of the New London Plan was submitted to the Secretary of State who has now issued a direction and one awaits to hear how the London Mayor responds. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, significant weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.
- 7.9 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The 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. Residential amenity for neighbours
 4. Impact of the development on parking and the local highway network.
 5. Other planning matters

Principle of Development

- 8.2 Policy DM4.2 of the Croydon Local Plan 2018 states that "Within Croydon Metropolitan Centre and the borough's District and Local Centres development

proposals and changes of use on the ground floor must accord with Table 5.3 (set out below).

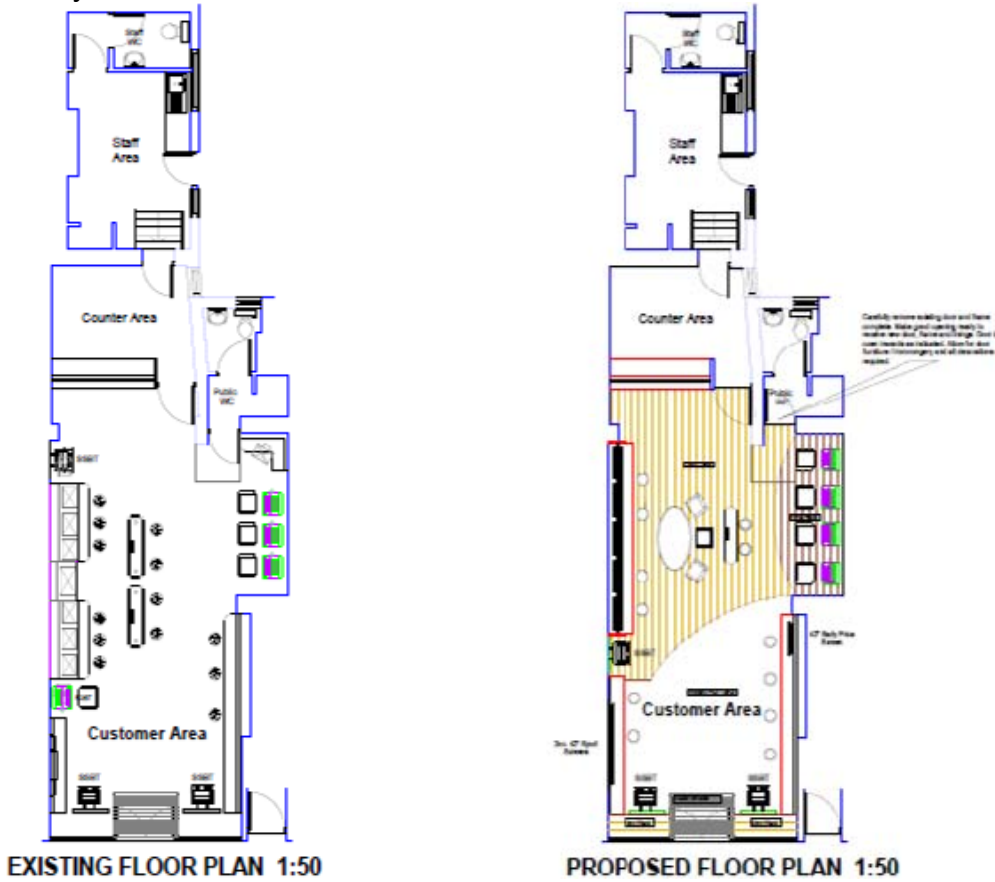
Table 5.3 New development proposals and changes of use in Croydon Metropolitan Centre and District and Local Centres

Part of the town centre	Use	Expansion of existing uses or newly proposed uses
Main Retail Frontage	A1	Acceptable in principle
	A2 – A4	Acceptable in principle as long as it does not result in more than 60% of the ground floor of units falling outside the A1 Use Class ³⁷
	A5	Acceptable in principle as long as it does not result in more than 60% of the ground floor of units falling outside the A1 Use Class and does not result in two or more adjoining A5 units ³⁷
	All Other Uses	All changes of use to a non Class A ground floor space within Main Retail Frontages will be refused. Expansions of existing non Class A uses will be refused unless it relates to a Community Use
Secondary Retail Frontage	A1 – A4 and Community Uses	Acceptable in principle with a ground floor limit on Community Uses in these locations of 250m ² (gross)
	A5	Acceptable in principle as long as it does not result in two or more adjoining A5 units at ground floor
	B1	Acceptable in principle as long as it results in an active frontage and does not undermine the retail function of the frontage
	All Other Uses	Unless it relates to a Community Use proposals involving an increase of existing non A Class ground floor space within Secondary Retail Frontage will be refused
Outside a Frontage but within Primary Shopping Area	All Uses	Acceptable in principle subject to the requirements of Policy DM4.3
Rest of Centre	A1	See Policy DM8: Development in edge of centre and out of centre locations
	All Other Uses	Acceptable in principle subject to the requirements of Policies DM4.3 and SP3.2

- 8.3

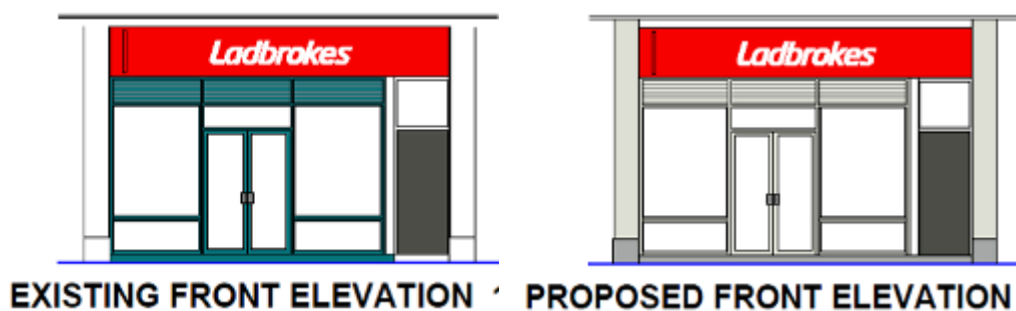
The application site is located within a Secondary Retail Frontage. It is noted that Policy DM4.2 does not support the creation of new Sui Generis use classes within such designations. However, in this instance the current use of the application site is a betting shop which has a Sui Generis use class and it is proposed to change the betting shop to an adult gaming centre which would also have a Sui Generis use class.
- 8.4

The application scheme would therefore not result in an increase of existing non A Class uses within this designated parade and is therefore in accordance with this Policy.



Townscape and Visual Impact

- 8.5 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to pay special attention to the desirability of preserving the character and appearance of a Conservation Area.
- 8.6 Paragraph 126 of the National Planning Policy Framework recognises the value of 'sustaining and enhancing heritage assets' and paragraph 64 states that 'permission should be refused for developments of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.
- 8.7 Croydon Local Plan (2018) SP4 concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Policy SP4.12 of the Croydon Local Plan (2018) states the Council and its partners will respect, and optimise opportunities to enhance Croydon's heritage assets, their setting and the historic landscape, including through high quality new development and public realm that respects the local character and is well integrated.
- 8.8 The application scheme would include the cleaning and repair of the shop front making good and redecorating the existing pilasters which would have a positive impact on the setting, character and appearance of the application building and the conservation area.
- 8.9 No other external works are proposed with the majority of the works being internal. The internal works would include the repairing existing ceiling, making good and redecorating wall panels and skirtings', removing the redundant headers and replacing with new style non illuminated headers. The scheme would also include the laying down of new Karndean plank vinyl flooring (to the main body adjacent counter and window displays).
- 8.10 The external alterations would be minor in detail and the internal alterations would not have any impact on Character and setting to the Conservation Area, the streetscape and the character of the area, with the result that the application scheme would comply with Policy DM18 of the Croydon Local Plan 2018. Any new signage would need to be subject to a separate application for advertisement consent



Residential amenity for neighbouring occupants

- 8.11 It is proposed that the proposed unit would be open to the general public from 0800 hours to 23:00 hours.
- 8.12 A number of the residential objections received against the application express concern about noise and disturbance resulting from the proposed unit. Since these concerns have been raised the applicant's agent has agreed to limit the opening hours to that stated at the above.
- 8.13 It is noted that several businesses in the area have opening or closing times similar to the application scheme's hours. Examples include:

Address	Occupier	Permitted Opening hours (according to the original planning permission)
72 Westow Hill, London SE19 1SB	The French House	Monday to Sunday - 08.00am to 11.00pm
70 Westow Hill, Crystal Palace, London SE19 1SB	Pizza at the Place	Sunday to Wednesday - 11.00am to 11.00pm Thursday and Saturday - 11.00am to Midnight
66 Westow Hill, London SE19 1RX	Porte Nuovo	Monday to Saturday – 09:00am to 11:30pm Sunday - 09:00am to 10:30pm
64 Westow Hill, London SE19 1RX	500 degrees	10.00am to 11.30pm

- 8.14 The proposed opening hours would be acceptable for a District Centre location and the hours are similar to other business in the area and are therefore acceptable.
- 8.15 With regard to noise emanating from the activity within the adult gaming centre, the proposed use is similar in nature to the betting shop and it is therefore considered unlikely to increase impacts on nearby residents. Furthermore the amenities of the neighbouring occupants could be further protected by the imposition of a condition to ensure that the proposed unit would be open to the general public from 0800 hours to 23:00 hours.
- 8.16 It is considered that as the unit would occupy the ground floor of the building that no adverse effect upon the amenities of the neighbouring occupants would result from the development in terms of loss of privacy, loss of light, or loss of outlook.



Impact of the development on parking and the local highway network.

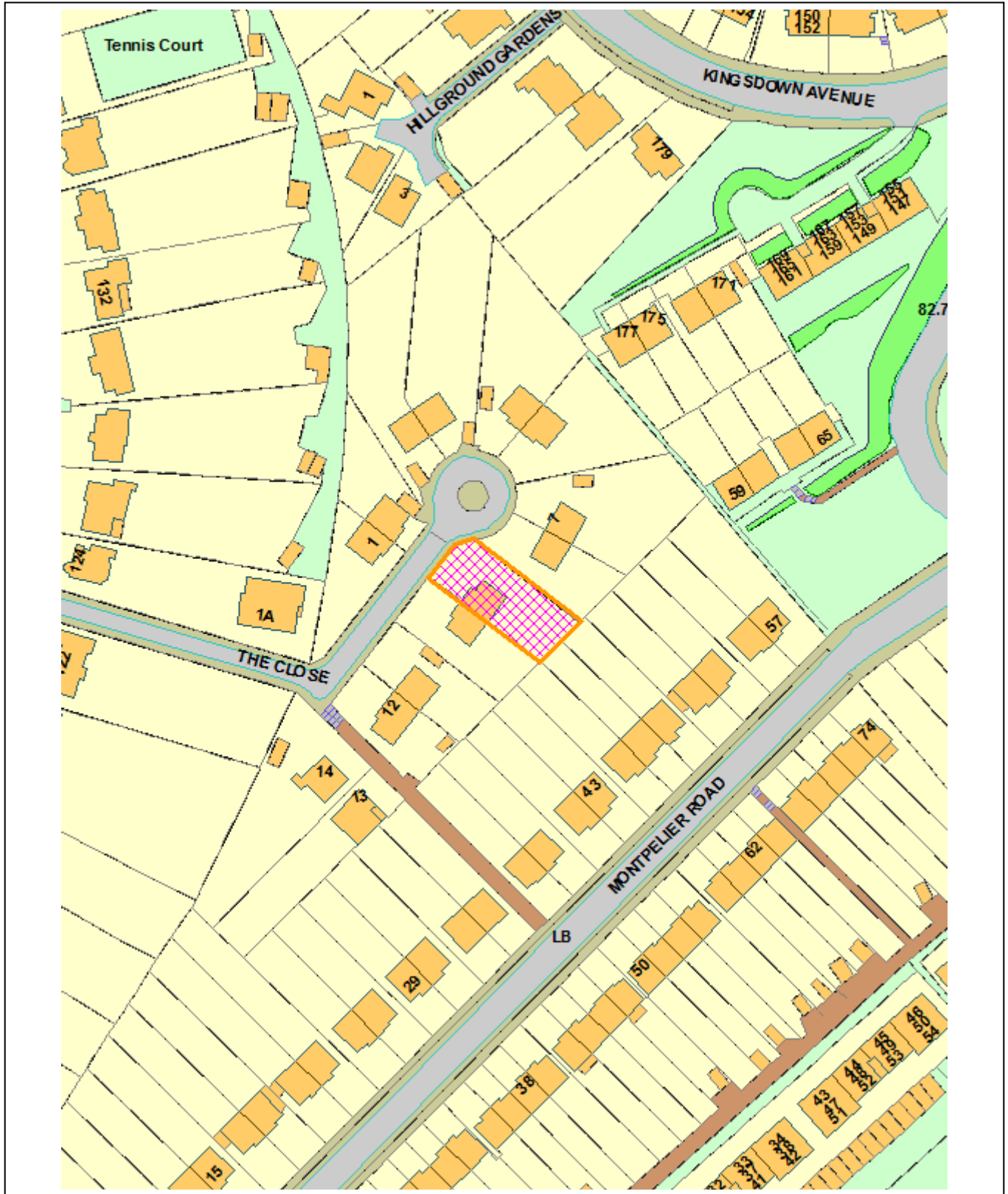
- 8.17 Policy aims to actively manage the pattern of urban growth and the use of land to make the fullest use of public transport and co-locate facilities in order to reduce the need to travel. It also encourages car free development in areas with good access to public transport. Development must not have a detrimental effect on highway safety.
- 8.18 The site has a PTAL rating of 6a (good) and no off-street parking is proposed. In view of the site's location and the proposed use, the development would not generate significant levels of traffic or generate significant parking demand.

Other Planning Matters

- 8.19 The plans do not show the location of bin storage. However, it is expected that the bin storage be kept in the courtyard to the rear of the application site. A management plan for collection of refuse can be secured by condition.

9.0 Conclusions

- 9.1 The proposed development would bring a vacant unit back into use in an accessible District Centre location. The alterations would be sensitive to the conservation area and would improve the existing appearance of the building. There would be no adverse effect on the amenity of nearby residential occupiers.
- 9.2 All other relevant policies and considerations, including equalities, have been taken into account.



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PART 5: Planning Applications for Decision

Item 5.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/03845/HSE
 Location: 9 The Close Pampisford Road Purley CR8 2QD
 Ward: Purley Oaks And Riddlesdown
 Description: Alterations and erection of a two storey side extension, single storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace
 Drawing Nos: 00442408-D26157; FD/TCP/19-01; FD/TCP/19-02; FD/TCP/19-03; FD/TCP/19-04; FD/TCP/19-S05D; FD/TCP/19-06A; FD/TCP/19-07C; FD/TCP/19-08D; FD/TCP/19-09B; FD/TCP/19-10; FD/TCP/19-11; FD/TCP/19-12B
 Applicant: Mr Olufemi Osiuguwa
 Case Officer: Ryan McMinn

- 1.1 This application is being reported to Planning Sub-Committee as 14 objections have been received, which is above the threshold set out in the Committee Consideration Criteria.

2.0 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 That the Direction of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:
- 1) In accordance with the approved plans.
 - 2) Proposed material to match the existing.
 - 3) Installation of a sustainable drainage water butt.
 - 4) Roof not to be used as a balcony.
 - 5) Development to be implemented within three years.
 - 6) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Requirement for the new dropped kerb.
- 2) Any informative(s) considered necessary by the Director of Planning and Strategic Transport

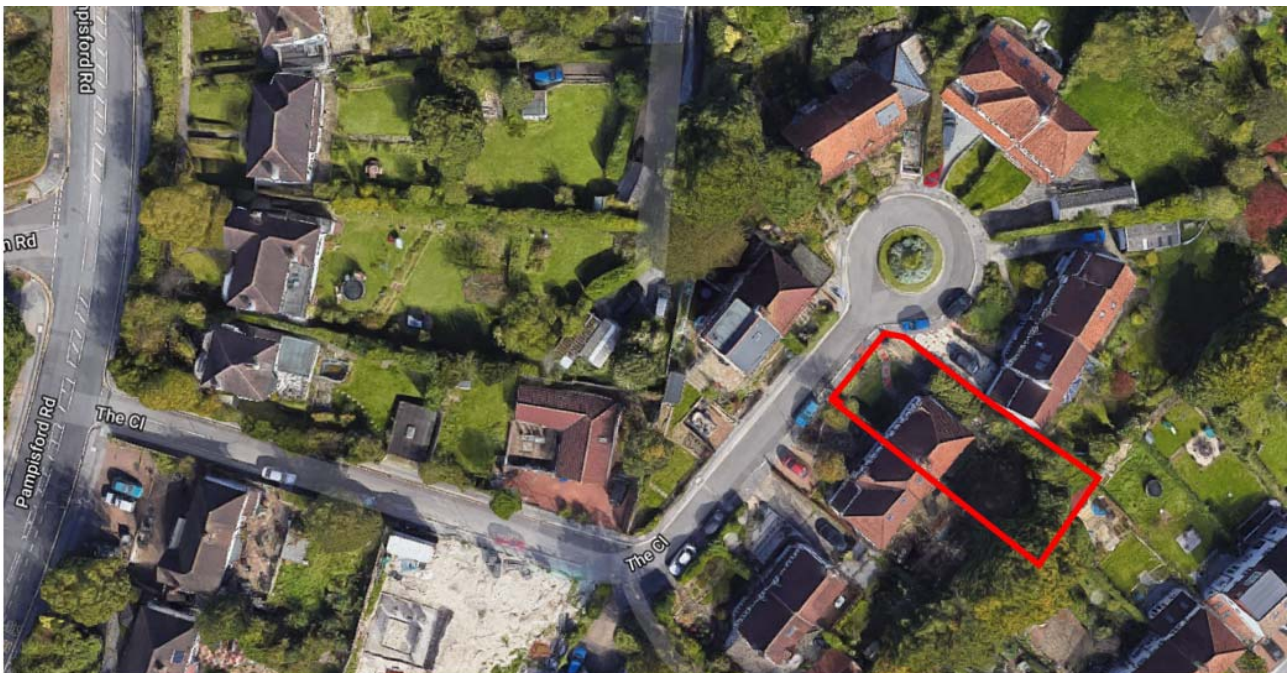
3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Planning permission is sought for alterations and erection of a two storey side extension, single storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace.

Site and Surroundings

- 3.2 The application site is located on the south eastern side of The Close, which is a small cul de sac to the east of Pampisford Road. The site is currently occupied by a semi-detached two storey property with a detached garage to the north side and is located near the circular end of The Close.
- 3.3 The surrounding area is predominantly residential comprising of mainly two storey semi-detached houses. The Close has 16 dwellings which front it. Most of the dwellings within the cul de sac are of a mock Tudor style.
- 3.5 The site is located in a critical drainage area.



Planning History

- 3.3 There is no relevant planning history on this site.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application site comprises a family dwelling house with a single storey side garage which would be replaced with a two-storey side extension.
- The proposed scale, siting, material and appearance are satisfactory and acceptable in term of the visual amenity.
- The proposed development would not have a detrimental impact on any neighbouring amenities in the vicinity of the application site.

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 A total of 12 neighbouring properties were notified about the application and invited to comment by the way of letter. 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: 15 Objecting: 15

- 6.2 The following issues were raised in representations that are material to the determination of the application, which are addressed in substance in the next section of this report:

Objections

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	Addressed in the report at paragraphs 8.1 – 8.2
Potential HMO	Addressed in the report at paragraphs 8.1 – 8.2
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.3 – 8.8
Harm of character of the original dwelling	Addressed in the report at paragraphs 8.3 – 8.8
Excessive massing	Addressed in the report at paragraphs 8.3 – 8.8
Visual impact on the street scene (not in keeping)	Addressed in the report at paragraphs 8.3 – 8.8
<i>Amenities</i>	
Adverse impact neighbouring amenities	Addressed in the report at paragraphs 8.9 – 8.12
Disturbance (noise, pollution etc.)	Addressed in the report at paragraphs 8.9 – 8.12
<i>Traffic & Parking</i>	
Negative impact on parking, access and traffic in the area	Addressed in the report at paragraphs 8.13
<i>Other matters</i>	
Impact on trees	Addressed in the report at paragraphs 9.1

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 Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan 2012.

- 7.2 Government guidance is contained in the National Planning Policy Framework (NPPF), revised in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.
- 7.3 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:
- Policy 7.4 Local Character
 - Policy 7.6 Architecture
- 7.4 The new Draft London Plan is nearing adoption. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry some weight but does not have a particular bearing on this scheme.

Croydon Local Plan (2018)

- 7.5 The new local plan was adopted on the 27th February 2018. The main relevant policies to this application are as follows:

- SP4: Urban Design and Local Character.
SP4.1 High quality development that responds to local character
- DM10: Design and Character.

DM10.1 High quality development respecting:

- a. The development pattern, layout and siting;
- b. The scale, height, massing, and density;
- c. The appearance, existing materials and built and natural features of the surrounding area;

DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.

- DM28: Trees

Supplementary Planning Document: Suburban Design Guide (April 2019)

- 7.6 The SDG (2019) forms a material planning consideration. This document provides guidance for suburban residential developments, development in Areas of Focussed Intensification and extensions and alterations to existing homes across the borough. It is a Supplementary Planning Document to the Croydon Local Plan (2018) and provides technical design guidance that seeks to both limit any negative impact on

places, including the amenity of existing residents, and frame opportunities where increased densities can enhance places and bring benefits to communities.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee need to consider are listed below:

1. Principle of development.
2. Impact on the appearance of the site and surrounding area.
3. Impact of the development on neighbouring properties' living conditions.
4. Impact of the development on parking and the highway.
5. Impact of the development on trees.
6. Impact of the development on flooding.
7. Impact of the development on archaeology.

Principle of Development

8.2 The site constitutes a dwelling house in residential use. Policy DM10 and The Suburban Design Guide Supplementary Planning Document 2019 (SDG) set out guidance on residential development, stating that it is acceptable where it respects the character of the area and does not have a detrimental impact on living conditions of neighbouring occupiers. Objections to this application have mentioned that the dwelling could be used as a house in multiple occupation (HMO), however, this could not occur unless further planning permission to change the use of the property to a HMO is granted. The proposal is acceptable in principle, subject to the following considerations.

Impact on the appearance of the site and surrounding area

- 8.3 The character of the area is formed by semi-detached mock Tudor properties.
- 8.4 The proposed two-storey side extension would extend 4.7m to the north side in place of the existing side garage. The extension would project approximately 3.1m to the rear at ground and first floor level while the ground floor would be flush with the front of the existing dwelling with a setback of 1.5m at first floor level. While the ground floor does not comply with the SDG (minimum setback of 215mm from the front), it would not present as an overly wide façade due to the ground level being significantly lower than the street and the articulation at first floor level would break up the façade.
- 8.5 The proposed tiled hipped roof would be lower than the ridge of the original roof and would be consistent with the built form of the original dwelling in line with Policy DM10 and SDG (2019). The rear dormer would not be higher than the ridgeline, it would not be wider than 2/3 of the roof to comply with the SDG and would not cause any harm to the character of the area. The proposed roof windows would not dominate the dwelling while there are other examples of roof windows on neighbouring dwellings which front the street.

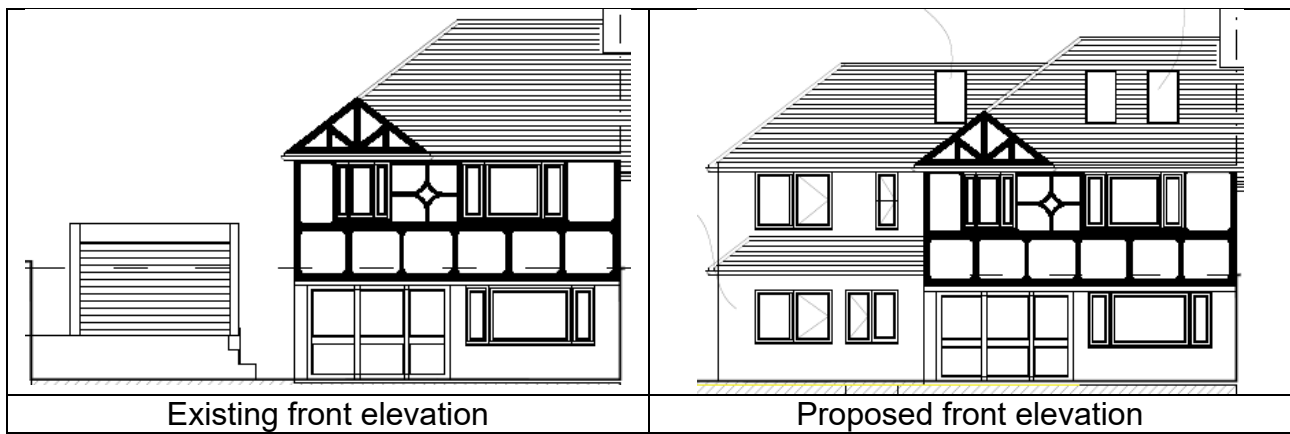
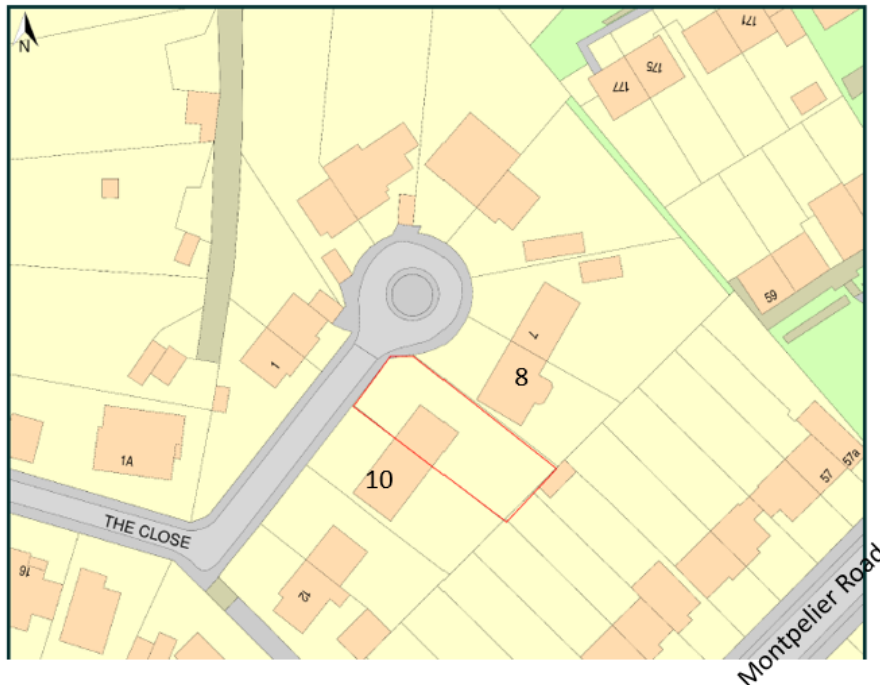


Figure 1: Existing and proposed front elevation

- 8.6 The extension has been designed with materials to complement the host property (render, brickwork, tiles) and the fenestration would respect the established fenestration of the original dwelling.
- 8.7 The addition of a raised car space to the front of the site would not have a detrimental impact on the character of the area as the neighbouring property to the north (8 The Close) has a similar raised car space while the houses in The Close generally have car spaces at the front.
- 8.8 In light of the above, the proposed development, by reason of its proposed scale, siting, design, bulk, form, massing and material, is considered to respect the built form of the original dwelling, local context and appearance of the surrounding area. As such, the proposal is acceptable in terms of the visual amenity.

Impact of the development on neighbouring properties' living conditions



- 8.9 The subject site is attached to a two storey dwelling to the south (10 The Close) while the dwelling to the north (8 The Close) is positioned much deeper into the site than the subject site. The SDG states that two storey rear extensions should not be located on the attached side of the dwelling and they should generally be no wider than half

the width of the existing house and no deeper than 45 degrees (in plan) as measured from the nearest habitable room window on neighbouring properties to both sides of the dwelling. The two storey side extension would not have a significant impact on the rear of the neighbouring dwellings as it would not be as deep as the rear wall of 8 The Close and would not be within a 45 degree angle of a rear window at 10 The Close. Due to the depth of 8 The Close in to the site, it would be in front of first floor windows in a side extension at that property. This is an arrangement which currently exists between the existing building. There would be some impact on these windows, but they would still enjoy good outlook to the front and the impact is so not great as to be unacceptable. The SDG specifies that single storey rear extensions on semi-detached dwellings should not extend more than 3.5m beyond the existing rear wall. The ground floor rear extension would be 3.1m deep and finish flush with the south west boundary shared with 10 The Close and have a flat roof.

- 8.10 The proposed rear deck would extend 4.4m to the rear and would be the width of the dwelling. A high fence is currently located on the south side boundary and it is proposed to add a section of trellis to the top off the fence (approximately 0.75m of additional height) to prevent overlooking. This would not be a significant change to the existing boundary treatment. Screening would be added to the north side of the terrace which would be 1.7m high and would not have a detrimental impact on the amenity of 9 The Close.



Figure 2: Side boundary with a high fence

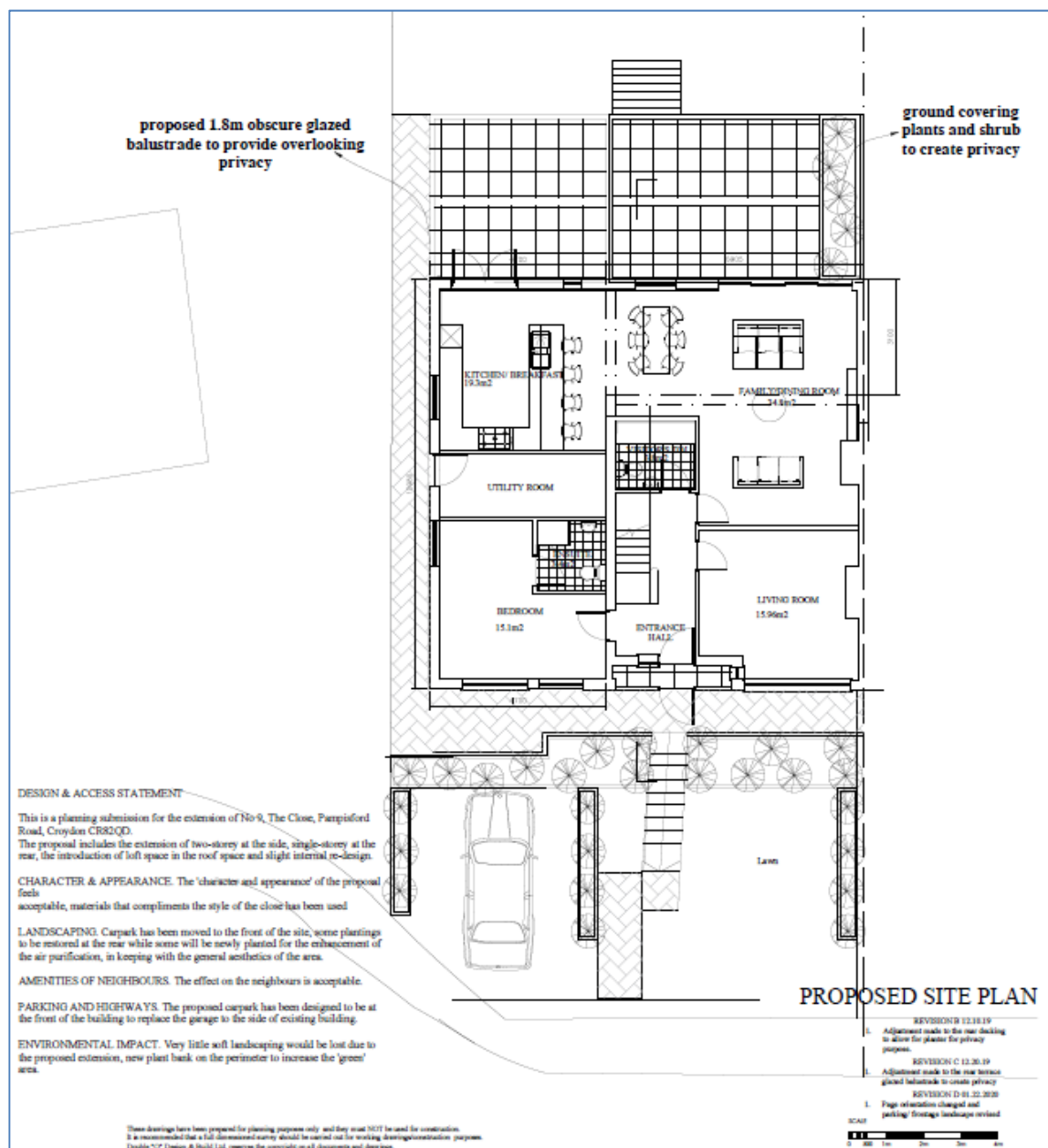


Figure 3: Ground floor and site plan

- 8.11 The two proposed first floor flank widows would serve bathrooms. Therefore the proposal would not result in any greater impact than currently experienced in terms of loss of privacy or overlooking and would not have adverse impacts on amenities in the vicinity of the application site in terms of privacy and overlooking.
- 8.12 In addition, the property would be used solely for residential purposes, and in the context of the area it is not considered this would result in any additional undue harm through noise and disturbance to surrounding occupiers. The development is acceptable in terms of its impact on residential amenities of neighbouring occupiers and amenities in the vicinity of the application site.

Impact of the development on parking and the highway

- 8.13 The proposed car parking area would accommodate one car parking space. From a site visit it was observed that it is unlikely that the current garage and hard standing is used for parking cars. Therefore, it is considered that the loss of the garage is acceptable.



Figure 2 Existing house and garage

Impact of the development on flooding

- 8.14 The site is located in Flood Risk Zone 1 (low). The proposed development is not increasing the risk of flooding to the property as the ground floor level of the extension would be the same as the existing dwelling. However, a planning condition is suggested, which secures the installation of a sustainable drainage water butt to contribute to reducing the impact on the drainage system.

9.0 Other Planning Issues

- 9.1 In terms of wildlife and biodiversity, the site is not in a protected area and there is insufficient evidence especially given the characteristics of the site (residential property with garden) to suggest that there is protected flora and fauna on site. Furthermore, there would be no loss of significant trees as a result of the development.

10.0 Conclusion

- 10.1 The proposed development would not harm the appearance of the original dwelling, The Close streetscene or surrounding area. The development would not have a significant impact on neighbouring residential amenity and would not have an adverse impact on flooding. The proposed development would not result in unacceptable harm to or loss of trees.
- 10.2 All other relevant policies and considerations, including equalities, have been taken into account.

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