

Planning 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** which you are hereby summoned to attend, will be held on **Thursday, 2 July 2020** at **6:00pm**. 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
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Michelle Ossei-Gerning
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www.croydon.gov.uk/meetings
Wednesday, 24 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

1. Apologies for absence

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

2. Minutes of Previous Meeting (Pages 7 - 10)

To approve the minutes of the meeting held on Thursday 18 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 11 - 12)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 13 - 16)

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

**6.1 19/05984/FUL Wrenwood Court, 38 Hermitage Road,
Kenley, CR8 5EB (Pages 17 - 44)**

Erection of two/four storey side extension and one/two storey rear extension to provide 8 apartments. Reconfiguration of parking forecourt to provide 4 additional spaces and relocation and enlargement of bin store.

Ward: Kenley
Recommendation: Grant permission

**6.2 19/05428/FUL 1 Addington Road, South Croydon, CR2 8RE
(Pages 45 - 68)**

Demolition of buildings and construction of 60 bed care home for the elderly (C2 use) including car parking and refuse store. Provision of new access on to Sanderstead Hill (closure of existing vehicle access) and associated landscaping.

Ward: Sanderstead
Recommendation: Refuse permission

6.3 20/00350/FUL 170 Whitehorse Road (Pages 69 - 90)

Erection a two storey building (with basement and roof space accommodation) comprising 8 flats on land adjacent to Tugela Road, together with associated amenity space, waste/cycle stores, and other works.

Ward: Selhurst
Recommendation: Grant permission

**6.4 19/05373/FUL 10 Willett Road, Thornton Heath
(Pages 91 - 116)**

Demolition of existing buildings, erection of 5 storey building with a basement comprising 40 flats (2 x 1 bedroom, 26 x 2 bedroom, and 12 x 3 bedroom) and provision of associated basement car and motorcycle parking, and provision of associated refuse storage and cycle storage, and provision of associated landscaping and amenity areas, formation of a vehicle access and a pedestrian access from Grove Road.

Ward: West Thornton
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 117 - 118)

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

8.1 Weekly Planning Decisions (Pages 119 - 170)

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

9. Exclusion of the Press & Public

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

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

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Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 18 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 Paul Scott (Vice-Chair);
Councillors Joy Prince, Jason Perry, Ian Parker and Felicity Flynn (In place of Chris Clark)
- Also Present:** Councillor Simon Brew
- Apologies:** Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Joy Prince, Scott Roche and Ian Parker

PART A

117/20 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 4 June 2020 be signed as a correct record.

118/20 **Disclosure of Interest**

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

119/20 **Urgent Business (if any)**

There was none.

120/20 **Development presentations**

There were none.

121/20 **Planning applications for decision**

122/20 **20/00665/FUL 71-73 Pampisford Road, Purley, CR8 2NJ**

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

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

Mr Simon Grainger, 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.

The substantive motion to **REFUSE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Jason Perry. This was seconded by Councillor Ian Parker.

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

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of 71-73 Pampisford Road, Purley, CR8 2NJ.

123/20 **19/04216/FUL 1 Higher Drive, Purley, CR8 2HP**

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

Ward: Purley and Woodcote

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

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

Councillor Simon Brew 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 **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Felicity Flynn. This was seconded by Councillor Joy Prince.

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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 1 Higher Drive, Purley, CR8 2HP.

124/20 **Items referred by Planning Sub-Committee**

There were none.

125/20 **Other planning matters**

126/20 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 7.06pm

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.

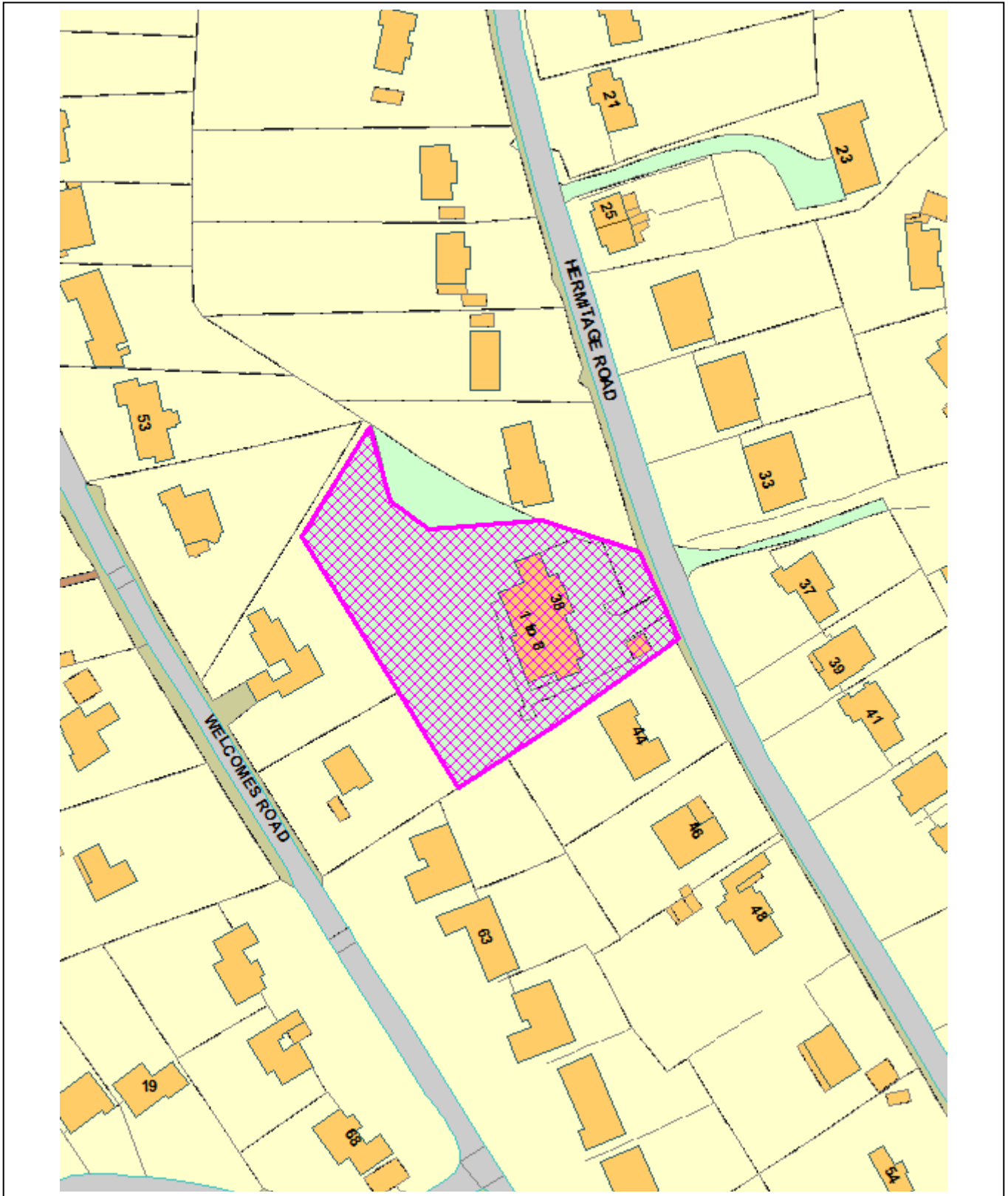
8. BACKGROUND DOCUMENTS

- 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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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/05984/FUL
 Location: Wrenwood Court, 38 Hermitage Road, Kenley, CR8 5EB
 Ward: Kenley
 Description: Erection of two/four storey side extension and one/two storey rear extension to provide 8 apartments. Reconfiguration of parking forecourt to provide 4 additional spaces and relocation and enlargement of bin store.
 Drawing Nos: 257-D-00 Rev A, 257-D-01, 257-D-02 Rev C, 257-D-03 Rev B, 257-D-04 Rev B, 257-D-05 Rev B, 257-D-06 Rev C, 257-D-07, 257-D-08 Rev B, 257-D-09 Rev A, 257-D-10 Rev B, 257-D-12 Rev A, 257-D-13, 257-D-14 Rev A, 257-D-15 Rev A, 257-D-16 Rev A, 257-D-17, 257-D-18 Rev A, 257-D-19 Rev B, 257-D-20, 257-D-21 Rev A, 257-D-22, 257-D-23, 257-D-24, 257-D-25, 257-D-27 Rev C, 257-D-35.
 Applicant: Mr Justin Owens
 Agent: N/A
 Case Officer: Samantha Dixon

	1 bed	2 bed	3 bed	4 bed	5 bed
Existing					
Proposed flats	2	5	1		

All units are proposed for private sale

Number of new car parking spaces	Number of cycle parking spaces
4	16

1.1 This application is being reported to committee because the ward councillor (Councillor Steve O’Connell) has made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission subject to the completion of a S.106 Agreement to secure the following heads of terms:

- A financial contribution of £12,000 per unit towards highway management measures and the delivery of sustainable transport initiatives in Kenley.

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.

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

Conditions

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan to be submitted
4. Details of site specific SuDS and flood risk measures to be submitted
5. Submission of Biodiversity Enhancement Strategy prior to any above ground works
6. Details of external materials to be submitted
7. Hard and soft landscaping including boundary treatment, retaining walls and maintenance to be submitted including details of sedum roof
8. Waste management strategy to be submitted
9. Full details of cycle storage to be submitted
10. Details of electric vehicle charging point to be submitted
11. Details of screening to existing Flat 11 (and maintenance of) to be submitted
12. Bathroom window to Unit 6 in flank elevation to be obscurely glazed
13. Submission of wildlife sensitive lighting scheme prior to first occupation of the building
14. Details of children's playspace to be provided
15. Accordance with Arboricultural Method Statement and Tree Protection Plan
16. Accessible units to be provided – 7 x M4(2) and 1 x M4(3)
17. Car parking provided as specified
18. No other openings in flank elevations
19. Accordance with Ecological Assessment recommendations and enhancements
20. 19% Carbon reduction
21. 110litre Water usage
22. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Two storey rear extension to create 8 residential units and replacement communal terrace
- Side extension to form lift shaft and access to new units and communal space
- Reconfiguration of parking forecourt to provide 4 additional parking spaces
- Relocation and enlargement of bin store for existing and new units
- Provision of associated cycle store

3.2 During the course of the application amended plans have been received as follows:

- Amended parking layout
- Reduced width of ground and first floor accommodation to increase distance from southern boundary
- Change in material of brick work to ground floor elevation
- Provision of additional transport information

Site and Surroundings

3.3 The proposal relates to Wrendale Court, a residential development located to the west side of Hermitage Road, Kenley. The number of residential units at the site has incrementally grown and currently there are 11 properties. There is off street parking in the front of the site for 16 vehicles. There is also a detached bin storage building to the front. Land levels fall significantly from front to rear, the existing building set notably lower than the highway. To the rear the communal garden is steeply sloped and is accessed from a staircase to the southern side of the building.

3.4 There are no specific Local Plan policies relating to this site. A number of trees on the site are protected by TPO (No.17, 2001). The site is located in a critical drainage area.



Figure 1 Aerial view highlighting the proposal site within the surrounding area



Figure 2 Front and rear elevation of existing building

Planning History

- 3.5 89/02608/P Erection of detached double garage with storage area. Granted 27.09.1989
- 3.6 02/01548/P Demolition of existing building; erection of 3 five bedroom detached houses with detached double garages and formation of vehicular accesses. Refused 22.08.2002
- 3.7 02/02394/P Demolition of existing building; erection of part two storey and part three storey building with accommodation in roofspace comprising a total of 8 two bedroom flats; formation of vehicular access and provision of associated parking. Refused 04.10.2002
- 3.8 02/03375/P Demolition of existing building; erection of part two storey and part three storey building with accommodation in roofspace comprising a total of 8 two bedroom flats and 8 integral garages; formation of vehicular access and provision of associated parking. Refused 23.12.2002 and appeal dismissed.
- 3.9 03/03498/P Demolition of existing building; erection of two storey storey building with two floors of accommodation in roofspace comprising a total of 8 two bedroom flats and 8 integral garages; formation of vehicular access and provision of associated parking. Refused 03.12.2003
- 3.10 04/00292/P Demolition of existing building; erection of two storey storey building with two floors of accommodation in roofspace comprising a total of 8 two bedroom flats and 8 integral garages; formation of vehicular access and provision of associated parking. Refused 24.03.2004 and appeal allowed.
- 3.11 11/03011/P Alterations and formation of a 1 bedroom maisonette by conversion of 2 existing garages and erection of a 1st floor extension above garages; relocation of parking spaces from garages and formation of 1 additional parking space within existing parking forecourt. Permission refused 21.12.2011.
- 3.12 12/01744/P Erection of an extension to building to provide an additional 1 bedroom flat and provision of associated parking. Permission granted 21.09.2012

- 3.13 12/03623/P Demolition of double garage; erection of an extension over three levels to provide 1 two bedroom, 1 one bedroom and 1 studio flats. Permission granted 15.03.2013.
- 3.14 16/03154/DT Demolition of double garage; erection of an extension over three levels to provide 1 two bedroom, 1 one bedroom and 1 studio flats (amendment to planning permission 12/03623/P). Approved 21.07.2016
- 3.15 19/01621/PRE Proposed erection of a new two storey rear extension to provide 6x 2B 3P Apartments & 3 x 2B4P flats. Provision of new access and bin and bike store. Advice summarised as follows: Further residential development of the site is acceptable in principle, however as submitted, concern is raised with regard to the impact on the amenity of the existing occupiers of the site, potential light and outlook for the new units and also lack of on-site parking provision. The plans should be amended to address these concerns.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The proposal creates 4 family sized units
- The proposed building/extension sits mainly to the rear of the existing building and as such has no adverse impact on the visual amenities of the area.
- There is no objection to the loss of poor quality trees on site and an equal number of replacement trees are proposed
- On balance the proposals would have no harmful impact on the amenity of existing occupiers of Wrenwood Court
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by 25 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 49 Supporting: 0 Comment: 0

- 6.2 The neighbours were renotified with regard to the amended plans and representations received from neighbours in response are as follows:

No of individual responses: Objecting: 58 Supporting: 0 Comment: 0

6.3 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>Design and appearance</i>	
Gross overdevelopment of the site/high density	Addressed in Section 8.14 of this report.
Not in an area of focussed intensification	Planning policies and the Suburban Design Guide advocate infill development for new residential units in the suburbs. There is no objection to the principle of flatted development in this area.
This area of Kenley is already overcrowded	Planning policies and the Suburban Design Guide advocate infill development for new residential units in the suburbs. There is no objection to the principle of flatted development in this area.
Out of keeping in local area	Addressed in Sections 8.8 – 8.15 of this report.
Out of keeping with existing building	Addressed in Sections 8.11 of this report.
The existing building is already out of keeping in the area.	Addressed in Section 8.8 of this report.
Excessive in size, bulk, overbearing	Addressed in Sections 8.8 – 8.15 of this report.
The bulk will be visible from the west	Addressed in Sections 8.8 – 8.15 of this report.
Extra parking and bin store will be an eyesore in street	There is no restriction as existing in terms of vehicles parking on street. Bin store addressed in Section 8.13 of this report.
Loss of mature trees to front will urbanise and change the character of the area	Addressed in Sections 8.13 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Overbearing and intrusive impact on and loss of light and privacy to neighbouring properties	Addressed in Sections 8.21 - 8.534 of this report.

Extra pollution and noise disturbance. Noise level increase in quiet semi-rural location. Increase in smells.	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.
Loss of views	This is not a material planning consideration.
Total disruption of day to day life's of existing residents	Addressed in Sections 8.22 - 8.30 and 8.48 of this report.
Harm to amenity of existing occupiers. Loss of enjoyment of existing site, use and outlook of communal garden. Loss of all current usable green space	Addressed in Sections 8.27 - 8.29 of this report.
No room for children to play	Addressed in Sections 8.27 - 8.29 of this report.
Loss of privacy to existing rear balconies	Addressed in Sections 8.22 - 8.26 of this report.
Lower house and letting values	This is not a material planning consideration.
Unacceptable disruption during construction works – noise, dirt and dust. No garden or parking whilst works take place.	The construction works will inevitably have an impact on the existing residents however this will be controlled as far as possible through the Construction Logistics Plan, details of which will be secured by condition.
Damage to foundations of existing building and homes on Welcomes Road	This is not a material planning consideration.
<i>Trees/Ecology/Environment</i>	
Loss of mature trees including TPOs	Addressed in Sections 8.16 – 8.19 of this report.
Loss of wildlife habitat/green corridor	Addressed in Section 8.20 of this report.
Increase the carbon footprint of the area. Lack of low carbon features	Conditions will be imposed to ensure carbon emissions are compliant with policy and Building Regulations. Addressed in Section 8.49 of this report.
Overdevelopment of this nature contravenes the objective of maintaining air quality (DM23).	Conditions will be imposed to ensure carbon emissions are compliant with policy and Building Regulations. 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.
Increase flood risk on Kenley Lane – removal of trees will increase run-off	Policy DM25 requires all development to incorporate sustainable drainage techniques. A condition will be imposed requiring site specific SuDS to be provided. Addressed in Section 8.50 of this report
<i>Transport and parking</i>	
Existing inadequate parking on site and inadequate proposed parking causes parking on narrow lane. Affected access to existing driveways and 'T' junction opposite.	Addressed in Sections 8.39 – 8.43 of this report. Hermitage Road is 5.5m-6m in width which is adequate for vehicles to park on one side and for vehicles to pass on the other.
Parking stress survey not accurate. Hermitage Road is narrow and parking on it will prevent access to existing driveways	Hermitage Road is 5.5m-6m in width which is adequate for vehicles to park on one side and for vehicles to pass on the other.
Parking on Hermitage Road has the potential to affect emergency access	Hermitage Road is 5.5m-6m in width which is adequate for vehicles to park on one side and for vehicles to pass on the other.
Access only via Kenley Lane which is dangerous with no pedestrian pathways and is very narrow. Extra traffic will exacerbate existing traffic problems	Addressed in Section 8.44 of this report.
Site not suitable for access by bike/public transport	Cycle parking is shown to be provided in accordance with London Plan requirements.
Transport Statement fails to assess cumulative impact with development at No.13	Addressed in Section 8.43 of this report
Inadequate refuse storage	Addressed in Section 8.47 of this report
No access for emergency vehicles on site or essential maintenance	The access to the site is wide enough to enable emergency vehicles to access. Maintenance of the building is a private matter for the landowner and not a material planning consideration.
How will construction vehicles/machinery access the site?	Addressed in Section 8.48 of this report

<i>Amenities of future occupiers</i>	
View and light to new units compromised	Addressed in Section 8.35 of this report
Insufficient information regarding disabled access to the new development	Addressed in Section 8.38 of this report
Set precedence for other such developments in the area	There is no objection to the principle of infill residential development in this area. The proposal provides family housing in a residential area in accordance with Local Plan policy.
No affordable housing	No policy requirement for affordable housing in a scheme of this scale.
Would all these properties have been approved if submitted in a single go?	Addressed in Section 8.6 of this report
No infrastructure to support additional inhabitants in the area	The application is CIL liable. Addressed in Section 8.51 of this report.
Developer greed. No benefit to anyone else	Not a material planning consideration
How can the long term maintenance recommendations contained in the specialist Arboricultural and Flood Risk reports be carried out annually as recommended?	Such details would be secured by condition.
The London Plan housing targets approved by Mayor Khan have been significantly lowered and there is now no need to build in back gardens	Addressed in Section 7.7 of this report

6.4 The following Councillor has made representations:

- Cllr Steve O'Connell (Kenley Ward Councillor) Objecting:
 - Excessive massing
 - Rear aspect too dominant
 - Negative affect on neighbouring amenity
 - Lack of parking
 - Lack of amenity

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with

the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

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

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

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

7.4 Consolidated London Plan 2015

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

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 7.7 below.

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character

- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

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

7.7 Emerging New London Plan

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

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

It is important to note 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.

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Trees, landscape and ecology
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Transport and parking
7. Sustainability and environment
8. Other matters

Principle of Development

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.3 The "Places of Croydon" section of the CLP (2018) identifies Kenley and Old Coulsdon as an area of sustainable growth of the suburbs, with some opportunity for windfall sites will see growth mainly by infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.
- 8.4 The Croydon Suburban Design Guide (2019) has recently been adopted, which 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.
- 8.5 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 respects existing residential

character and local distinctiveness, and accords with all other relevant material planning considerations, the principle of development is supported.

- 8.6 It is noted that there have been previous incremental extensions and alterations to the original building increasing the number of residential properties on the site and this proposal represents a further addition. In 2004 permission was granted at appeal for the demolition of the single dwellinghouse on site and the erection of 8 units. (04/00292/P). In 2013 permission was granted for the erection of 3 additional units to the northern side of the building. The current scheme proposed the erection of 8 additional units at the site, which would bring the total number of units on site to 19. Since the previous permissions, the need for additional housing in the borough has become far more apparent and is clear as outlined in the policy requirements above. The Council welcomes infill development and has produced the Suburban Design Guide (2019) which outlines how intensification of sites can be achieved. The proposal for further incremental additions to this site have come about over time and as a result of the policy changes and the current Council's stance on such infill development.
- 8.7 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. CLP policy goes on to say that within three years of the adoption of the plan, an element may be substituted by two-bedroom (four person) homes. The application proposes 1 x 3 bedroom units and 3 x 2 bedroom 4 person unit. Overall, the proposal provides a net gain in family accommodation (50%) and contributes towards the Councils goal of achieving a strategic target of 30% three bedroom plus homes.

Townscape and Visual Impact

- 8.8 This site itself is somewhat of an anomaly in the current street scene. As is evident from the photos above and below, the majority of surrounding buildings are single detached dwellinghouses in large plots. The application site is notably larger than the adjacent plots and the existing building comprises flats and has a greater footprint and massing. That said, the building sits entirely comfortably within the existing street scene, set well back from, and at a lower level than, the highway, appearing as a two storey building with pitched roof over. There are significant level changes from the front to the rear of the site so that from the rear the building sits on a substantial plinth with two full storeys above and then two levels of accommodation within the roof space. The communal open space to the rear of the building is a steeply sloped grass bank with an area of decking along the rear wall of the building. This area is accessed via a steep flight of external stairs to the southern side of the building.



Figure 3 Aerial photo of the site in comparison to surrounding properties

8.9 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; and c) the appearance, existing materials and built and natural features of the surrounding area.

8.10 The application proposes a two storey extension to the rear/side of the existing building. This extension would sit below the level of the existing residential units on site, abutting the building and utilising the significant fall in land levels. Whilst the building would expand across the width of the plot, given its siting to the rear and at the lower ground level, it would not be visible within the Hermitage Road street scene. The mature belt of trees to the rear boundary of the site would be retained which would screen views of the building from the western aspect.



Figure 4 Existing and Proposed rear elevations



Figure 5 Sloped garden to rear of existing building

8.11 In order to have minimal impact on the amenity of the existing units, the extension has a flat roof that would sit at the floor level of the existing ground floor units. This roof would be a sedum green roof and there would be rooflights in it to provide better light to the new units below. The elevations would be largely glazed with timber panelling and the upper storey would have a light brick finish which would reference the light coloured render and cladding to the existing building. The lower floor would have a red brick finish. Strong horizontal sections of brickwork respond to the proportions of the proposal. Whilst the extension would have a notably different appearance to the existing building, officers consider that it has been well conceived, with a modern form that addresses the context of the site whilst having a minimal impact on the wider appearance of the area.



Figure 6 Visualisation of the rear elevation

8.12 In order to access the new units, a side extension is proposed to the building. From the front, this would appear as a single storey storey flat roof addition. At this level a lift and staircase would be provided which would create access to the new units as well

as the remaining communal garden. To the front of the access a new bin store would be attached which would provide combined storage for the existing and new units. This store would protrude to the front of the existing building but would replace the existing bin store which is located further forwards in the site. Like the existing structure it would have timber cladding to the elevations with an aluminium trim to the roof edge. It would be no more dominant within the existing street scene than the existing structure.



Figure 7 Existing bin store and view from Hermitage Road and proposed bin store

8.13 To the front of the site it is proposed to reconfigure and extend the parking court to create additional parking bays. The hardstanding would be extended forwards which would reduce existing soft landscaping and some mature trees (further assessment of which is outlined below). From the street the existing front boundary wall would be retained and a new privet hedge planted behind it. The hardstanding would be located at a lower level to the road and therefore would not be overly prominent in the street scene. New trees would be planted between the parking bays. All bar one of the mature trees to the southern side of the vehicular access would be retained (the removed tree would be replaced). Overall, the green character along Hermitage Road would be maintained.



Figure 8 Existing and proposed layout at front of site

8.14 The site has a suburban/semi-rural setting with a PTAL rating of 1B and as such the current London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha) are appropriate. The proposal would be within this range at 177 hr/ha. It is also important to note that the London Plan further 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. The application site is a large plot within

an established residential area. As outlined above, the proposal would overall result in a development that would not harm the appearance of the street scene.

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

Trees, landscaping and ecology

- 8.16 Several of the trees on site are protected by TPO (No.17, 2001). Overall, 9 individual trees would be removed, which includes two trees protected by the TPO – a hornbeam to the rear and a Horse Chestnut to the front.

- 8.17 The removal of the protected Hornbeam tree to the rear of the site is acceptable given its location so close to the existing building and that it is not visible in the public realm. There are a significant number of other mature trees in the rear of the site that are not protected but do provide a strong verdant character and visual screen to the site. The majority of these trees would be retained and protection measures are proposed to ensure they would not be harmed during construction.



Figure 9 Photo of protected Hornbeam to rear of building and mature tree screen to rear boundary

- 8.18 To the front of the site in order provide a greater number of parking bays within the site and provide adequate vehicular access it would be necessary to remove 4 trees, 3 which have a Grade C category and one with a Grade B category. This includes a protected Horse Chestnut. Given the overall quality of these trees there is no objection to their removal subject to an appropriate replacement tree planting scheme being proposed.



Figure 10 Photos of trees to front boundary of site

8.19 It is proposed to retain the existing front boundary wall and plant a privet hedge behind. Within the parking court it is proposed to plant 5 new mature trees (field maples) which would have 25cm wide girths. 4 replacement trees are also proposed to the rear garden/northern side boundary. Overall, there would be no net loss in terms of number of trees on site.



Figure 11 Landscaping masterplan

8.20 With regards to ecology, this is a semi-rural area and there are numerous mature trees and landscape features on the site. The applicant has provided a Preliminary Ecological Appraisal which has been reviewed by the Council's Ecological consultant. The consultant has no objection to the proposal subject to securing biodiversity mitigation and measurement by condition. These conditions are recommended to be attached to any permission granted.

Residential Amenity for Neighbours

8.21 The main properties that would be affected by the proposed development are the existing Units in Wrenwood Court, 36 and 44 Hermitage Road, 57 and 59 Welcomes Road.



Figure 12 Proposed Block Plan highlighting the relationship with the adjoining occupiers

Existing occupiers of Wrenwood Court

8.22 The upper roof of the proposed building would sit directly under the floor level of the ground floor units in the existing building (directly under the existing balconies). The proposal would sit lower than the floor level of the lowest flat to the northern side of the site. Given this relationship, the proposal would cause no harmful loss of light to the existing units or provide any visual obstruction to their internal spaces. The majority of the proposed windows face the rear of the site and therefore cause no loss of privacy of the existing units.

8.23 The view out from the existing flats would be significantly altered by the development, particularly those situated at the lower levels. The view is currently of the rear sloped communal grassed area and mature trees beyond to the site boundaries. The proposed view out would be that of the roof of the new building with the trees in the background. The majority of the proposed new roof would be sedum, details of which would be secured by condition. Whilst this aspect would be affected for existing residents, it is noted that loss of a view is not a material planning consideration. Whilst the existing view would be altered, the proposal would not harm outlook from or be unduly overbearing on the existing properties.

8.24 Existing unit Flat 11 sits at a lower level than the rest of the existing building. The northern element of the proposed extension (being single storey) sits under the ground floor level of this unit whilst the upper level sits to the side of Unit 11. It is acknowledged that the proposal would restrict view out to the southern aspect, however views to the west and north would not be affected. This element of the building would sit 1.9m higher than the internal floor level of Unit 11 and 2.4m higher than the external terrace. Whilst the depth of the extension is noted, given its height above the floor level of Unit 11, it is not considered that the proposal would be harmfully overbearing or cause any significant loss of outlook or light; it is comparable in height to a typical boundary fence.

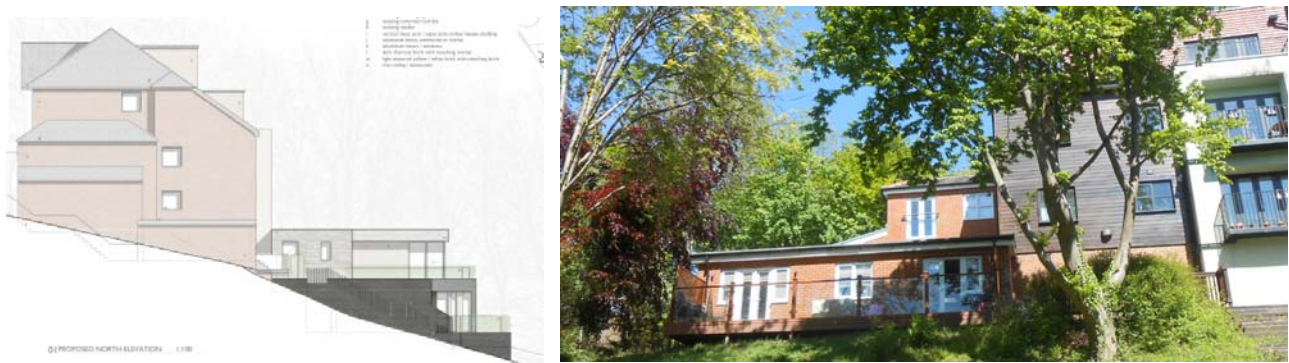


Figure 13 Proposed side elevation / cross section and photo showing existing Flat 11 and proposed upper floor at similar level

8.25 The windows in the side of proposed Unit 6 would not cause any harmful loss of privacy to Flat 11. The closest window serves a bathroom and would be conditioned to be obscurely glazed. The bedroom window would be situated at an oblique angle and would be screened by the defensible planting around the private terrace of the new unit.

8.26 The new communal terrace and access to it would be 1m lower than the internal floor level of Flat 11 (0.5m lower than the terrace of Flat 11). The plans show that a screen would be provided to the southern side of the terrace adjacent to the access to the communal space and planting provided to the rear of the terrace (1.5m in height). This would create defensible space around the terrace of Flat 11 which would protect amenity and restrict overlooking of it. It is noted that this terrace is already visible from the existing communal garden and therefore with the above measures in place the impact of the development would not be significantly worse than the existing situation.

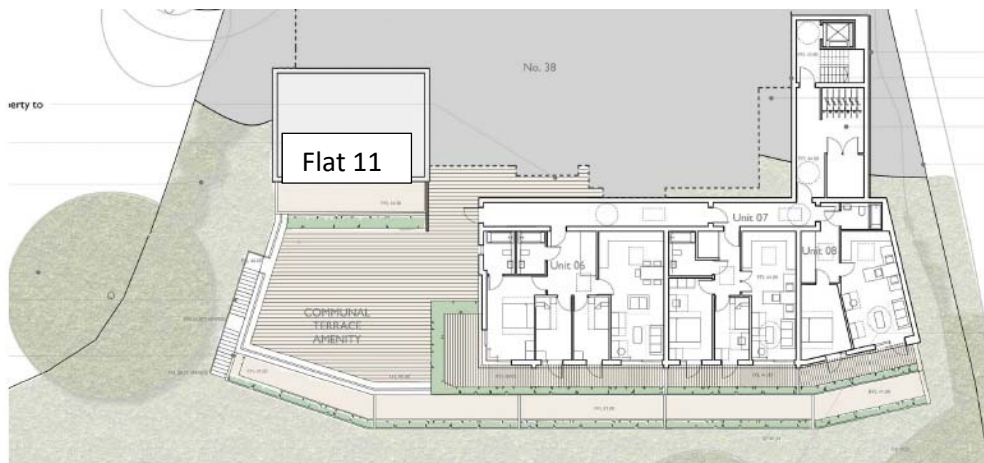


Figure 14 Communal amenity terrace and Flat 11

- 8.27 It is noted that the existing communal garden that serves the flats would be significantly affected by the proposed development. The applicant has commented that the existing flats have no legal right over use of the garden and that each has a private balcony. Access to the current garden is via a steep flight of steps to the southern side of the building, which leads to a strip of decking that sits along the rear of the building. The garden beyond is heavily sloped and therefore its usability is questionable. Responses from existing residents mostly raise concern that the proposal would disrupt existing outlook, wildlife and trees, rather than commenting on the loss of use of the space. It is noted that a few of the respondents have noted that the proposal would cause a lack of space for children to play. Concerns regarding outlook, views, impact on wildlife and trees are all discussed above.
- 8.28 The proposed scheme leads to the loss of the majority of the existing sloped grassed area within the site. An area of approximately 700sqm of the existing garden would remain however it is noted that the majority of this area is covered in trees or shrub. The new communal terrace to the rear would provide 100sqm of shared amenity space for the existing and new residents which is arguably more usable than the existing space. The communal area would be accessible through the new development. The existing external steps would be replaced with internal stairs and a lift which would make the space more accessible than the existing situation. Local Plan policy DM10.5 requires proposals for new flatted development to incorporate high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive. Whilst the communal garden would be significantly smaller than existing, it would be more accessible, inclusive and usable. On balance, weighing these issues up, officers find the proposals acceptable in terms of the amenity space provided.
- 8.29 An area of informal children's playspace is shown to be provided within the garden. The plans indicate that the play equipment would be mainly timber to blend with the natural surroundings and a slide proposed that would take advantage of the site's natural terrain. A planted embankment would be provided to enable the play area to be levelled off. Full details of this area would be secured by condition.
- 8.30 It is clear that existing amenity would be altered, however overall and on balance, it is considered that the development would not have such a harmful impact on existing residents that the application should be refused for this reason.

36 Hermitage Road

- 8.31 This large detached two-storey dwelling is situated to the north of the application site. The current building on site extends approximately 10m beyond the rear of this dwelling. The proposed extension is situated at a significantly lower ground level. At its closest point the new building would be 7m from the shared boundary with No.36 and the upper level would be a minimum of 19m from the boundary. Given the location and layout of the proposed development, there would be no adverse impact on No.36 by way of causing any loss of light, outlook or privacy. It is also noted that 4 additional trees are proposed to be planted adjacent to this shared boundary to provide additional screening.

44 Hermitage Road

- 8.32 This detached two-storey dwelling is located to the south of the site and there is a mature belt of trees along the shared boundary which prevents views of this property

which is largely to be retained. The above ground element of the proposed side extension would be mostly to the side of No.44 and would not encroach over a 45 degree angle rearwards. The remainder of the development is situated at a significantly lower ground level and there are no windows proposed in the southern side elevation. Given the orientation of the sites and the location and layout of the proposed development, there would be no adverse impact on No.44 by way of causing any loss of light, outlook or privacy. The proposed balconies face rearwards and are located over 19m from the rear elevation of No.44. Given the distance and level change, it is not considered necessary for privacy screens to be erected on the southern side of the building.

Dwellings to the rear of the site on Welcomes Road

- 8.33 No's. 57 and 59 Welcomes Road are located directly to the rear of the application site and are situated on a significantly lower ground level. As existing, you can only glimpse marginal views of these dwellings from within the application site. The proposed building would be between 9m – 14m from the rear site boundary and the belt of mature trees to the rear boundary would be retained.
- 8.34 No.59 has a rear garden of approximately 15m long. No.57 is currently being redeveloped to provide flats and the rear elevation of the building would be 12m from the rear boundary. The proposal would be a minimum distance of 24m from the rear elevation of No.59 and 26m from the rear elevation of No.57. Given these gaps and the mature boundary screening, the proposal would not cause any harmful loss of light, outlook or privacy to these properties to the rear.

Housing Quality for Future Occupiers

- 8.35 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). All units are single aspect and west facing. To the west of the development are mature trees that would be located in close proximity to the openings of the new development. A Daylight/Sunlight Assessment has been undertaken of the lower ground units which finds that with the presence of the trees, all units meet with and exceed the minimum BRE requirements in terms of Average Daylight Factor.
- 8.36 All of the units all have private amenity spaces that exceed the required standards.
- 8.37 Provision of communal amenity and children's play space is addressed at Paragraph 8.40-8.41 above.
- 8.38 In terms of accessibility, the existing topography of the access to the site from the highway does not provide for wheelchair access. However, within the site, a lift is proposed which means that step-free access is provided to all new units and to the communal terrace from the car park. The Design and Access Statement states that all 8 units are set out internally to comply with Building Regulations Part M4(2) and that Unit 06 can provide Part M4(3) requirements as the family unit. This would be secured by condition.

Transport and Parking

- 8.39 The site has a PTAL rating of 1B which means that it has very poor access to public transport links.
- 8.40 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit. Therefore the maximum requirement for this development would be 8.5 spaces. 2011 Census data estimates that car parking demand from the proposed development will generate a demand of 7 spaces.
- 8.41 The site currently comprises of 10 external parking spaces and 6 internal garage spaces. Of the 10 external spaces, 5 are allocated to existing apartments with the remaining 5 spaces used for visitors. It is proposed to reconfigure and extend the existing external car park layout to provide 4 additional spaces, thereby offering 50% provision of parking on site for the proposed development.
- 8.42 The applicant has undertaken an on-street parking survey to recognised Lambeth methodology. This survey shows that in Hermitage Road within 200metres of the development site, the observed parking stress on the road averaged at 15% (91 available spaces out of 109). Given the low parking stress in the area, it is not considered that the additional of 3-4 extra vehicles parking on street would have a significantly harmful impact on highway parking capacity in this instance.
- 8.43 The applicant has also considered the cumulative impact of this development alongside other developments schemes within 200m of the site. In January 2019, planning permission was granted for a residential development at 13 Hermitage Road approximately 170 metres north of the site. This scheme included nine flats with six on-site parking spaces. This scheme would generate up to three vehicle requiring parking on-street. Three vehicles would not have any material effect on the on-street parking stress, increasing the cumulative demand to 19.3% (21 vehicles parked out of a capacity of 109 spaces).
- 8.44 Whilst there is sufficient parking on site and on street to serve the proposed development, consideration of access to the site and sustainable travel options should still be promoted in accordance with policy requirements. This is of particular relevance to Kenley and this specific site, taking into account the characteristics of Hermitage Road and the access road to it, Kenley Lane. Hermitage Road has to be accessed via Kenley Lane which is very narrow (circa 3.75m), steep and does not have any footways. Although the vehicle flow is relatively light (circa. 80 vehs/hr in the peaks) and the road has a low pedestrian footfall (circa. 30 peds/hr in the peaks) there are few places where pedestrians can safely step aside for passing vehicles, leading to a risk of vehicles striking pedestrians. The Kenley Transport Study concluded that an increase in housing will exacerbate the existing issues in Kenley Lane due to the increase of pedestrian-vehicle interactions brought about by additional traffic and pedestrians using it. The study recommends a number of proposed measures and interventions to resolve the problems in Kenley including Kenley Lane and recommends the pooling of Section 106 contributions to fund these improvements in order to mitigate the exacerbation of existing issues caused by new development. Therefore a contribution is recommended of £12,000 to fund improvements to Kenley Lane required to mitigate the exacerbation of existing issues caused by new development

- 8.45 The existing vehicular access would be slightly narrowed however tracking information has been provided to demonstrate that vehicles could pass one another. In terms of the proposed layout of parking bays within the site, swept path analysis has been provided that demonstrates all bays can be accessed and egressed in forward gear. Two wheelchair accessible bays are to be provided as well as a motorcycle bay. Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. Details and provision of the EVCP will be conditioned.
- 8.46 Cycle storage areas would be provided for the proposed development in line with Draft London Plan requirements. The proposed flats would generate a demand for 15 cycle bays. Secure storage areas within the building envelope would provide space for 2 cycles per unit and would be accessed by the lift. Full details of these storage areas will be secured by condition.

Refuse storage/collection

- 8.47 A new bin store would be attached to the front of the new building which would provide combined storage for the existing and new units. This store would replace the existing bin store which is located further forwards in the site and an area for bulky waste is also shown to be provided within the site. The applicant has outlined that as part of the overall management of the building, private collection would be undertaken for household waste and recycling (for all residents – existing and new). Private contractors would be able to access the site and collect the rubbish from the store itself which would negate the need for council operatives and residents to wheel their bins up and down the access ramp. Full details of the waste management plan would be secured by condition.
- 8.48 The site is heavily constrained and as such a Construction Logistics Plan will be secured by condition to ensure that construction has no harmful impact on existing residents or on the wider road network.

Environment and sustainability

- 8.49 Conditions will be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.50 The site is located in a critical drainage area with very low risk of surface water. A Drainage Strategy has been submitted as part of the application which outlines the risks of flooding at the site. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The report outlines that infiltration is likely to be a viable on site SuDS measure and promotes the use of soakaways for the scheme. There is an existing soakaway on site that would need to be relocated as a result of the proposal and a new soakaway would be provided for the existing and new development. This however would be subject to infiltration testing on site. The Report outlines that the detailed design of the scheme must include the full catchment, including the existing hardstanding and roof areas as part of the existing soakaway diversion. This cannot be completed until geotechnical testing has been undertaken. Green roofs are also promoted due to the flat roof available and there may also be opportunity for small scale bespoke SuDS elements (such as planters and filtration beds) to be included as part of the landscaping proposals which should be considered

fully before construction commences. The report also highlights that the Croydon SFRA does not give a clear indication of the potential groundwater risk and therefore geotechnical investigations are required to examine the potential groundwater level for the site, which should be completed as part of the recommended BRE testing. Further onsite investigation is required and therefore a condition requiring site specific flood risk reduction measures would be imposed on any planning permission.

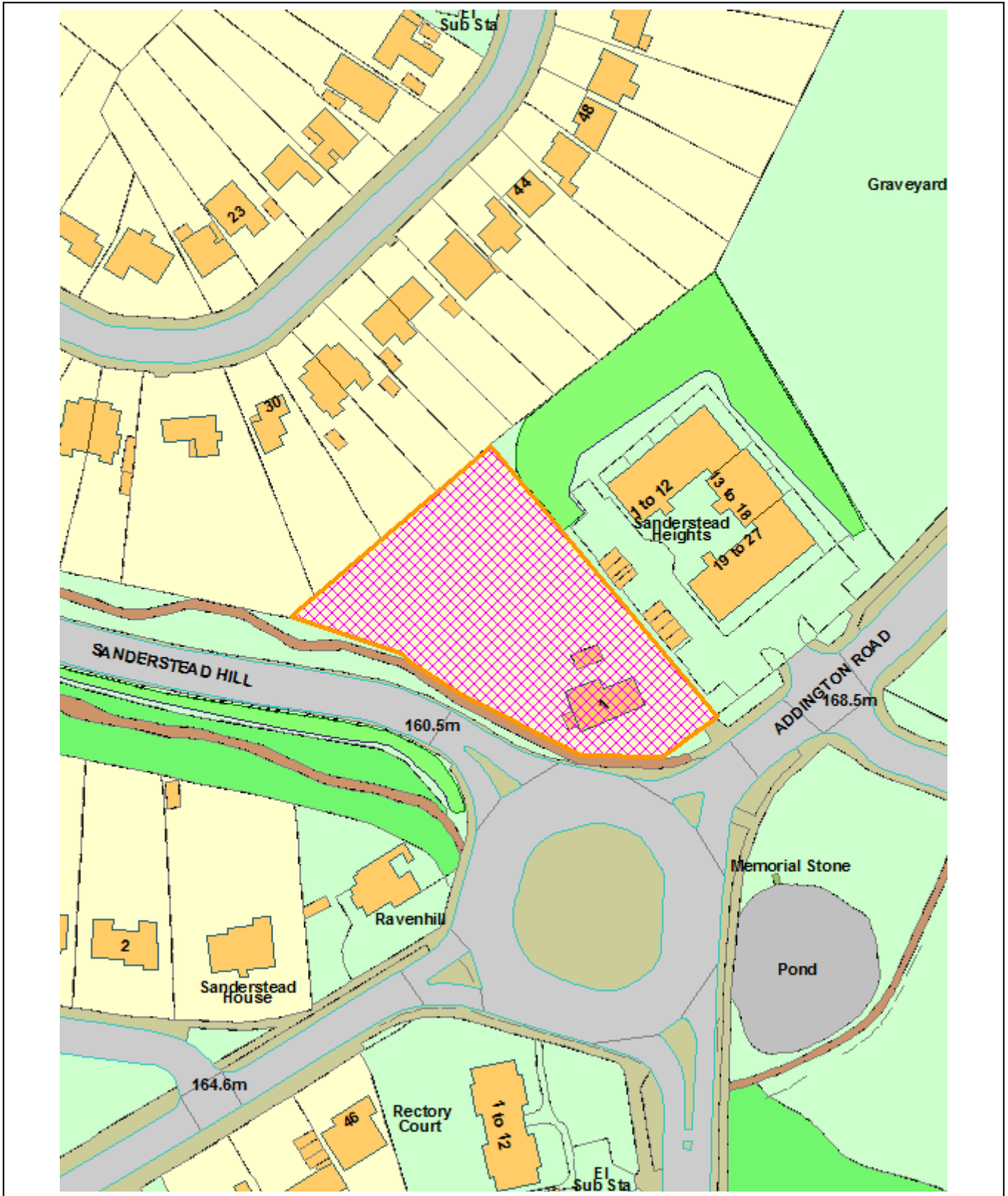
Other matters

- 8.51 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area.

Conclusions

- 8.52 The principle of residential development is considered acceptable in this area and the scheme would provide 4 new families sized units. The proposed scheme deals responsively to the challenging topography of the site. The proposal would have no harmful impact on the visual amenities of the area and would provide an acceptable amenity for the new occupiers. It is appreciated that the development would have an impact on the existing occupiers of Wrenwood Court however on balance, it is not considered that this impact would be so harmful that permission should be refused for this reason. Access to an arguably more usable (albeit considerably smaller) communal terrace and children's playspace would be provided as part of the scheme and the quality of the existing residential units would not be unduly harmed. Whilst some trees would be lost as a result of the development an equal number are proposed to be reprovided alongside other landscaping and biodiversity enhancements. The impact of this development on the highway network would not be so severe that permission should be refused for this reason, there being adequate availability on street for any overspill parking. Overall and on balance, the proposal is considered to be accordance with all relevant policies.
- 8.53 All other relevant policies and considerations, including equalities, have been taken into account.

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1 APPLICATION DETAILS

Ref: 19/05428/FUL
 Location: 1 Addington Road, South Croydon, CR2 8RE
 Ward: Sanderstead
 Description: Demolition of buildings and construction of 60 bed care home for the elderly (C2 use) including car parking and refuse store. Provision of new access on to Sanderstead Hill (closure of existing vehicle access) and associated landscaping
 Drawing Nos: See Appendix 2
 Applicant: Astonbury Limited
 Case Officer: Laura Field

Number of car parking spaces	Number of cycle spaces
9 spaces plus 3 blue badge spaces (12 in total)	10

1.1 The application is being reported to Planning Committee because the Ward Councillor Lynne Hale has made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

2.1 DM2.1 states that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting the care of residents of Croydon. Croydon has a very high number of nursing and residential care homes compared to other London boroughs. The policy therefore seeks to address the current over-provision and supply this type of accommodation only where there is an identified need. The proposal is for a care home for the elderly and would not provide care for an identified need within Croydon and thereby conflicts with policy DM2.1 of the Croydon Local Plan (2018).

2.2 The proposal would result in an overdevelopment of the site and would result in poor layout, design, landscaping, communal space and quality of accommodation for future residents and would be detrimental to the appearance of the street scene by reason of massing and detailing.

2.3 The proposal would have an acceptable impact on the residential amenity of surrounding occupiers, both in terms of daylight and sunlight levels, privacy and outlook for existing surrounding residents.

2.4 The proposed planting, tree retention and ecological strategies would be acceptable and the detail of which would be conditioned.

- 2.5 The proposal would have an acceptable impact on highway safety and transport matters. Details of which could be conditioned.
- 2.6 The proposal would be acceptable in flooding impact, details of which could be conditioned.
- 2.7 Suitable planning obligations and conditions have been recommended in order to ensure that the proposed development does not have an adverse impact upon either air quality and sustainability and were the recommendation for approval these issues would be satisfactorily resolved.

3. RECOMMENDATION

3.1 That the Committee resolved to REFUSE planning permission for the following reasons:

- 1) The proposal would not provide care for an identified need within Croydon and thereby conflicts with policy DM2.1 of the Croydon Local Plan (2018)
- 2) The proposal would result in an overdevelopment of the site and would result in poor layout, design and quality of accommodation including external communal areas for future residents and would be detrimental to the appearance of the street scene by reason of massing and detailing and would thereby conflict with Policies DM2.1, SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and 3.8, 7.1, 7.4 and 7.6 of the London Plan (2016)

Informatives

- 1) Site notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4. SITE LOCATION AND PROPOSAL DETAILS

Site and surroundings



Figure 1 Site and surroundings

- 4.1 The application site lies on the north western side of Addington Road and is currently occupied by a two storey detached property- The Vicarage. The existing property sits in an elevated position from Addington Road with the land sloping down towards the north west of the property and towards the rear gardens of properties located in The Woodfields.
- 4.2 The surrounding area is typically residential in character comprising large detached dwellings varying in design and character. Most properties are sited within generous plots benefitting from large quantities of established soft landscaping. Land levels slope down from the south east to the north west and therefore the properties on the north-western side of Woodfields are typically substantially lower than the application site. To the north east of the application site is “Sanderstead Heights” – a development of 27 flats. Opposite to this, is the Grade 1 Listed Building- All Saints Church.
- 4.3 The application site is located in an area at low risk of surface water flooding. The site has a PTAL rating of 1b and has poor access to public transport. It is also located within an Archaeological Priority Area. Sanderstead Hill, the A2022, is a classified road. Tree Preservation Order 7, 1985 protects the trees to the rear of the site.

Planning history

- 4.4 The following application is relevant:

18/00144/FUL: Conversion of dwelling house in 3 x 1 bedroom units, 1 x 2 bedroom unit and construction of 4 x 4 bedroom terraced houses. Granted and not implemented.



Figure 2 Site plan of the 18/00144/FUL planning permission



Figure 3 Bird's Eye view of the 18/00144/FUL planning permission

Proposal

4.5 The application seeks full planning permission for the:

- Demolition of 1 Addington Road;
- Erection of a 2 to 4 storey building comprising 60 bed care home for the elderly

- Provision of new access on to Sanderstead Hill (closure of existing vehicle access)
- Associated parking, refuse and cycle stores;
- Associated hard and soft landscaping works.

4.2 The applicant submitted further information during the course of the application and this included:

- Further information on transport and highway impact
- Further information on drainage and flooding
- Further justification on the layout of the proposed care home and the need
- Further justification on the design concept of the scheme and slight design tweaks to the windows and elevations

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Lead Local Flood Authority (Statutory Consultee)

5.3 They have stated they have no objection to this planning application with respect to provision of an appropriate drainage strategy in line with LLFA requirements. [OFFICER COMMENT: Conditions would be recommended were the application approved]

Historic England (Archaeology) (Statutory Consultee)

5.4 The site lies within an archaeological priority area and is adjacent to the convergence of several historic roads. No objection subject to conditions in relation to archaeology. [OFFICER COMMENT: Conditions would be recommended were the application approved]

Thames Water

5.5 Thames Water states that with regard to foul water sewerage network infrastructure capacity, they would not have any objection to the above planning application, based on the information provided.

Commissioning and Procurement Adults Health and Integration Team

5.6 The team have reviewed the submission and confirmed that there is no need for this form of care. The area where the care home is proposed has other residential care homes nearby. The current residential needs can be met by the current stock. The applicant's analysis assumes that people with dementia will automatically need residential care but the team try and support people in their own homes where possible.

6 LOCAL REPRESENTATION

6.1 A total of 55 neighbouring properties were notified about the application and invited to comment and the application was also advertised by site notice and in the local press.

The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 69 Objecting: 17 Comment: 1 Supporting: 51

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

Summary of Objectors Concerns	Officer's Response
Creating a further junction so close to roundabout, pedestrian crossing and brow of hill is dangerous	See paragraphs 8.24 to 8.28
Lacking of parking	See paragraphs 8.24 to 8.28
Increased traffic and more congestion	See paragraphs 8.24 to 8.28
Loss of privacy and visual amenity	See paragraphs 8.18 to 8.20
Loss of sunlight	See paragraphs 8.18 to 8.20
Overlooking and details on boundary treatment required	See paragraphs 8.18 to 8.20
Noise and disturbance	See paragraphs 8.18 to 8.20
Construction impact on surrounding area	See paragraphs 8.20
Impact on air quality	See paragraph 8.32
Lack of sustainability credentials including details on drainage	See paragraphs 8.30 to 8.32
Loss of 5 bedroom family home	See paragraph 8.2
Capacity in area for care homes (44 care homes in 1.5 mile radius and places unfilled)	See paragraphs 8.2 to 8.6
Overdevelopment	See paragraphs 8.7 to 8.17
Scale, height and massing out of character	See paragraphs 8.7 to 8.17
Out of keeping with pond and listed church	See paragraphs 8.7 to 8.17
Summary of Supporting Comments	Officer's Response
Well thought out and much needed care home for expanding elderly residents	See paragraphs 8.2 to 8.6

Need for specialist and good quality care homes in local area	See paragraphs 8.2 and 8.6 and design sections
Design in keeping with area	See paragraphs 8.7 to 8.17
Attention to protection wildlife	See paragraphs 8.20 to 8.23
Limited parking but close to bus stops	See paragraphs 8.24 to 8.28
Site fallen into disrepair and rector in different residence- site requires redevelopment	See paragraphs 8.7 to 8.17
No impact on surrounding residents given distance, design and planting	See paragraphs 8.16 to 8.18

6.3 The Ward Councillor for Sanderstead (Cllr Yvette Hopley) raised the following points of support:

- There is a need for this type of care and would be asset to Sanderstead
- Wildlife has been considered
- The development would be in keeping with the area
- It would free up larger family housing

6.4 The Ward Councillor for Sanderstead (Cllr Lynne Hale) raised the following points of support:

- There is a need for specialist care home accommodation which will deliver dementia care in Sanderstead and in the local area
- There has been good local support for the scheme
- It will release a large family home
- The site will deliver 60 dwellings towards the borough's housing target
- The design is sympathetic to its surroundings

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations 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). Details of the relevant policies and guidance notes are attached in Appendix 1.

National Guidance

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

- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places

Development Plan

- 7.3 The Development Plan comprises the London Plan 2016, the Croydon Local Plan 2018, and the South London Waste Plan 2012. The relevant policies to this proposed development have been listed in Appendix 1 of this report.
- 7.4 A replacement Draft London Plan is in the final stages of adoption. The current 2016 London Plan is still the adopted Development Plan. The Draft London Plan is a material consideration in planning decisions at present and policies which have not been objected to or suggested for modification can carry substantial weight. Of particular relevance is Policy H13 (specialists older persons' housing) which recognises care home accommodation (C2) including for dementia care (C2) is an important element of the suite of accommodation options for older Londoners. It also states that there is currently no clear evidence identifying the best method of provision of dementia care or accommodation, and it is likely that a range of solutions will continue to develop. In Policy H1 (increasing Housing Supply), paragraph 4.1.9 states that net non-self-contained accommodation for older people (C2 use class) should count towards meeting housing targets on the basis of a 1:1 ratio, with each bedroom being counted as a single home.

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
- 1) Principle of development and the established need for care homes for the elderly
 - 2) The impact on the townscape and the visual impact
 - 3) The impact on the residential amenity of adjoining occupiers
 - 4) The impact of the development on ecology and protected trees
 - 5) Transportation considerations
 - 6) Other planning matters

Principle of Development and the established need

- 8.2 The application sites lies within an established residential area and while the proposed development seeks consent for C2 (residential institutions- including care homes), the nature of this use would not affect the established residential character of this part of Sanderstead. Croydon Local Plan Policy SP2.1 and SP2.7 seeks to provide a choice of homes for residents including provision of specialist and supported housing for elderly and vulnerable people.
- 8.3 Policy DM2.1 is more detailed and relates specifically to care homes and states that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting the care of residents of Croydon. According to Croydon's Market Position Statement there are

ample care and nursing home bed spaces within the borough to satisfy demand up to 2031. The policy therefore seeks to address the current over-provision and support this type of accommodation only where there is an identified need.

- 8.4 Croydon has a very high number of nursing and residential care homes compared to other London boroughs. Analysis of changing needs for services supplied by the nursing and residential care home market evidences a 'saturation point' has been reached for some customer groups or categories of people in need. At the same time there is a greater public policy focus on supporting people to remain living at home safely whenever possible. It is therefore necessary that Croydon plans to enable care provision to meet current and future needs. Services provided by care homes within the borough however do not fully meet the needs of Croydon residents with more specialised or urgent needs. In summary therefore, there is an ample supply of general care and nursing home bed spaces but a need for specialist services for those needing specialised or urgent need. As such, the policy allows for carehomes only where they would meet these needs.
- 8.5 The application would be registered to provide care to the elderly, offering a mix of residential and nursing care (including care to clients with dementia). The scheme would be able to provide nursing and dementia care for patients as they age within the Care Home to minimise the need to relocate to alternative facilities. This is acknowledged, however, this is not a specialist care home, which is not a point of dispute between the applicant and the Council.
- 8.6 With regard to the specific location of this proposal the Council's Social Care Team have confirmed that Croydon does not have a need for older people's residential care in this area. The Needs Assessment submitted with the application assumes that people with dementia will automatically need residential care whereas the Council aim is to support people in their own homes where possible. The Council's view is that the area where the care home is proposed has other residential care homes nearby and the current residential needs can be met by the current stock.
- 8.7 The applicant states that proposal would free up existing family sized local housing stock through the residents moving into the care home, and that to facilitate this Councils can also count the care home bedrooms as part of their housing land supply. This is supported in the Croydon Plan and the Draft London Plan which counts each bed in a care home to the equivalent of one residential unit (C3). Whilst this could be the case and is a benefit of the scheme, this does not outweigh concerns that the provision is not required. It is noted that there is planning permission for a residential development on this site and this could then be implemented, in itself counting towards housing numbers. The Market Position Statement and policy requirements outweigh the representations received and benefits of the proposal.

Design, layout, townscape and Visual Impact

- 8.8 The existing property is not protected from demolition. As such, it could be demolished under existing permitted development rights through the prior approval process without planning permission.
- 8.9 The Vicarage has a historic link with All Saints Church which is a Grade I Listed Building. The Vicarage is not considered to be curtilage listed due to its age and location at some significant remove from the Church, nor is it on the Local List. The

Vicarage has a historic association with the Church, but does not form part of its setting due to the intervening road and separation of the sites.

- 8.10 The proposal would have a limited impact on views of the church and the historic character of Sanderstead and as such the scheme is not considered to have a detrimental impact on the setting of the Listed Building.

Layout, quality of accommodation and massing

- 8.11 The Croydon Local Plan Policies SP4.1, SP4.2 and DM10 requires development to be of high quality which respond positively to the townscape and enhances social cohesion and wellbeing. London Plan policies 3.8, 7.1, 7.4 and 7.6 also requires development that provides high quality indoor and outdoor spaces and integrates well with the surrounding streets and open spaces.
- 8.12 The applicant has provided more information about the proposals and how the care would operate. Officers have carefully considered this. The scheme proposes a single massing that dominates the site, pushing all the outdoor communal amenity spaces to the edges, rather than providing an external communal area that is protected from the effects of traffic noise and pollution, and is better connected with the protected landscaped spaces beyond. There is a general lack of variety, quality, and size of the communal and shared spaces. Apart from outdoor areas which will likely see little active use, the indoor communal spaces are disproportionate in size for the number of bedspaces, concentrated in one part of the building and are small in number. The connection to the internal spaces and the outdoor spaces would also be poor, for example, to gain access to the outdoor spaces; this would only be through the main entrance.
- 8.13 Any development on this site should provide a landscape-led solution and the applicant should consider how the design could provide a comfortable domestic scale so that older residents could form smaller groups within a wider later living complex. Types of functions and space, which add to the quality of life for residents, are absent.

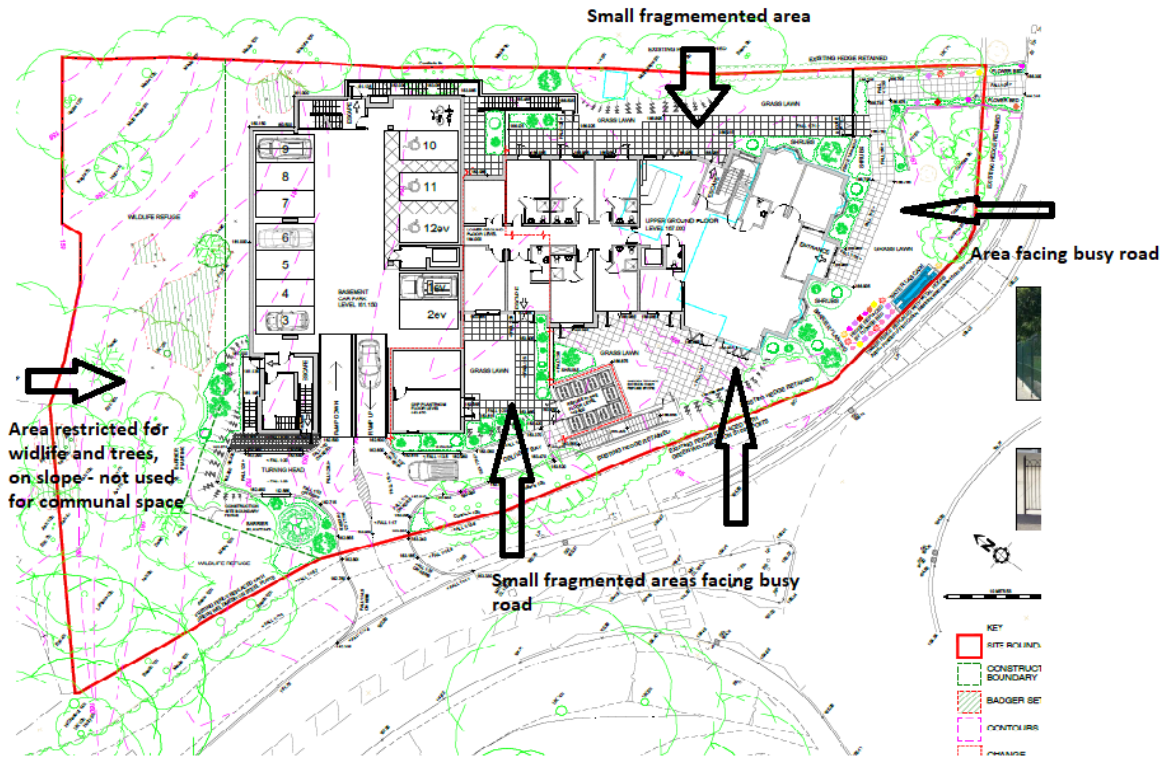


Image 4: Site layout showing limited outdoor communal areas

8.14 The quality of the internal communal and private spaces is generally unacceptable. This is due to poorly resolved circulation with overly long and dark corridors, accommodation design and shared spaces. The applicant has provided additional information on how those corridors could be used and that is positive, however, this should be detailed on plans and in supporting documentation. Nearly all of the bedrooms are single aspect, even those situated on the corners.

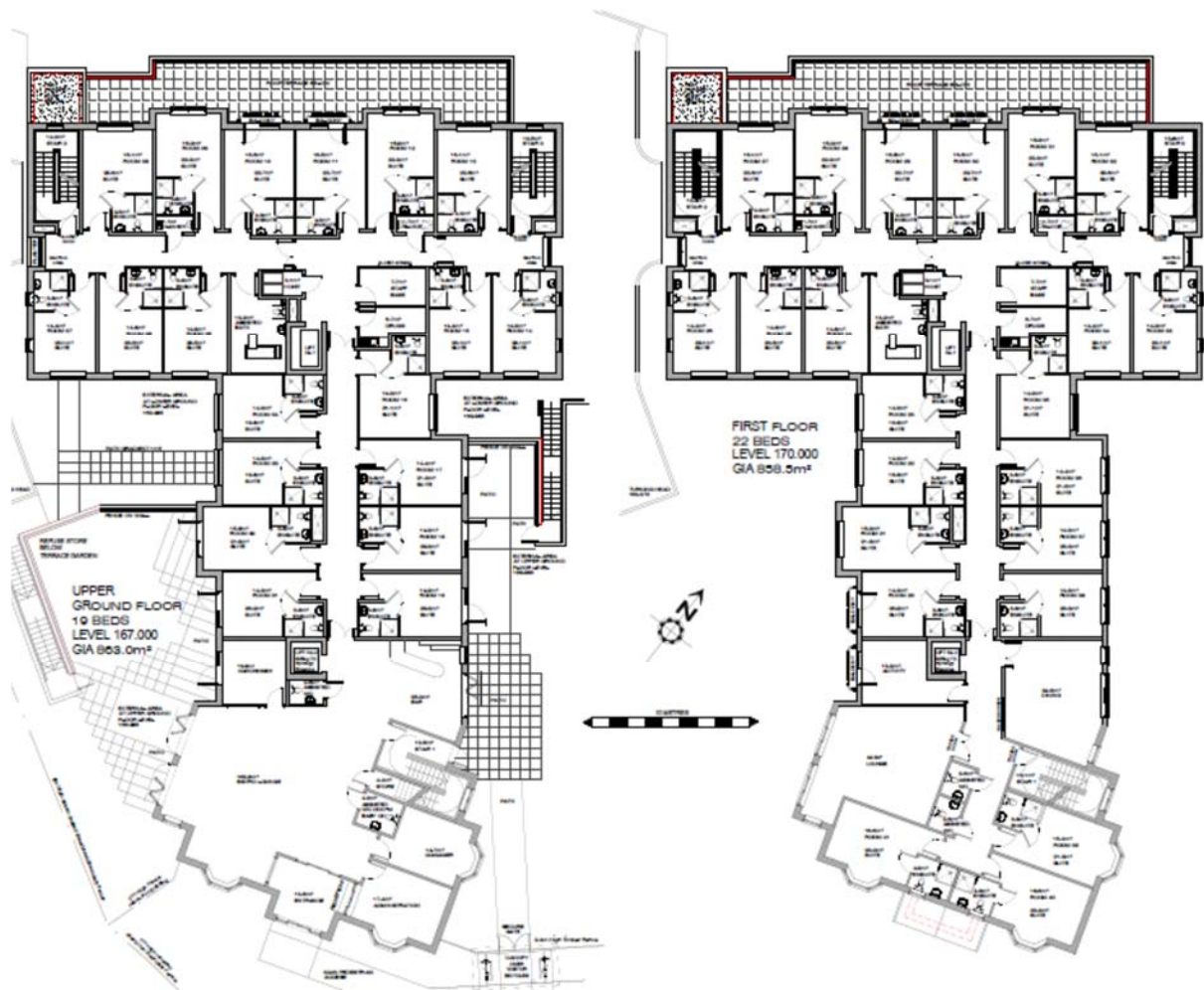


Image 5: Showing upper floor and first floor layouts

8.15 The care home proposed has a level ridge with two semi-basements resulting in a building ranging from 2½ to 5 storeys in height. The sloping site would alleviate some of the impact of the scale of the development, however, the increase in massing to five storeys at the rear of the proposal is not considered appropriate to the rear of the site and the surrounding area. This would appear overly bulky and dominant particularly in the context of the character of Sanderstead Hill. It is acknowledged that Sanderstead Heights is a mix of 2-4 storeys in height but is not in such a prominent setting, not as visible from the road and more appropriately follows the topography of the site. No buildings in the local area are of 5 storeys in height. Whilst planting along the boundary would provide some screening, it is considered that the height of the proposal would still be visible along Sanderstead Hill and would be out of keeping with the character of the area.

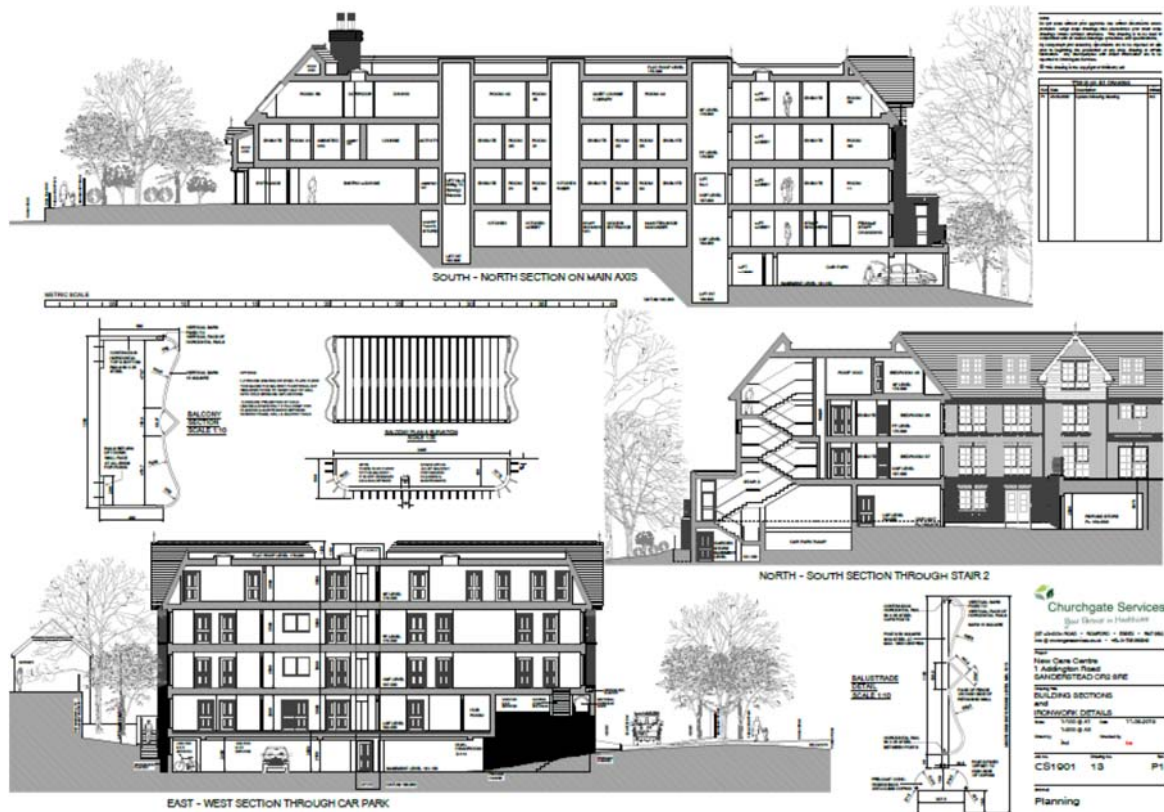


Image 6: Site sections

Architectural Resolution and Materials

8.16 The design of the building follows a 'sympathetic and faithful' approach as outlined in the Council's Suburban Design Guide. The materials and character of the design is generally supported, however, the design approach is considered more appropriate for a building of a smaller scale and render is not supported. The applicant has made minor amendments to the proposal to align some windows in the south western elevation.



Image 7: Elevations

8.17 The positioning of windows, overall, on the roof and some elevations remain badly resolved, resulting in random positions on the roofscape which continues down the rest of the building.



Image 8: View from the roundabout



Image 9: View from Sanderstead Hill

- 8.18 Whilst the applicant has stated there is a need for good quality elderly care and this is possible through a new build development, overall the layout would not provide a good quality internal living environment or communal space.
- 8.19 Therefore, the proposal would result in an overdevelopment of the site and would result in poor layout design and quality accommodation for future residents and would detrimental to the appearance of the street scene by reason massing and detailing and would thereby conflict with Policies DM2.1, SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and policies 3.8, 7.1, 7.4 and 7.6 of the London Plan (2016).

The impact on the residential amenity of adjoining occupiers

- 8.20 The north-west site boundary faces the rear gardens of the large detached properties in The Woodfields, and the east boundary with the retirement flats at Sanderstead Heights (3 Addington Road). The new development would have generous separation distances of approximately 46 metres to the dwellings in The Woodfields. As such, with the retention of the existing vegetation the development is not considered to appear visually intrusive or lead to a loss of privacy or light to either of these neighbouring properties.
- 8.21 The proposed new development would follow the topography, so it would be lower than the properties at Sanderstead Heights, and given the separation distance of approx. 17m (at the closest point) to the properties at Sanderstead, the impact is considered to be minimal. No other occupiers would be significantly affected.



Image 9: Relationship with surrounding properties

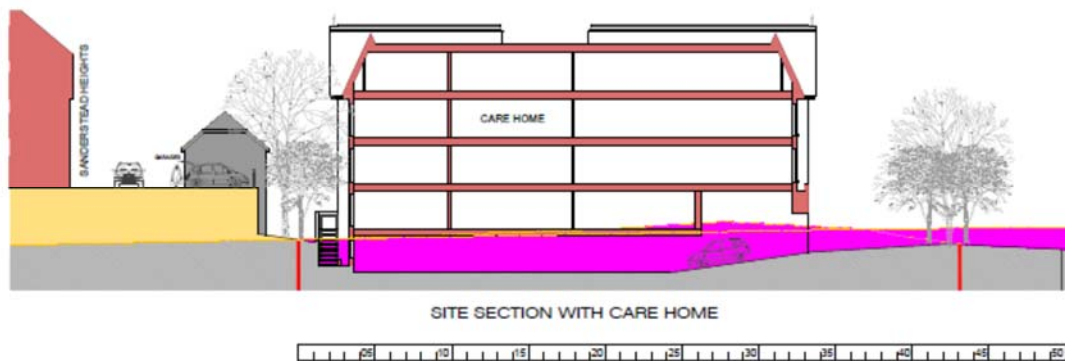


Image 10: Site section with Sanderstead Heights

Other Impacts

8.20 Given that the building is a care home, there are no concerns that the proposed building would cause noise and disturbance levels that would be incompatible with the surrounding existing uses. Whilst concerns have been raised regarding the impact of construction; such impacts would only be temporary and should only be afforded limited weight. In order to ensure that any such impacts are minimised as far as reasonable possible, a condition requiring the submission of a detailed Construction Management Plan/Construction Logistics is recommended.

Trees, Landscaping and Ecology

- 8.21 Whilst not subject of any formal designations, the overgrown nature of parts of the site lend itself to being potentially biodiverse. A preliminary ecology survey and bat survey has been undertaken which has confirmed that the majority of the vegetation, whilst overgrown, is not itself biodiverse or of particular value apart from the trees, which are discussed below. The likelihood of protected species has also been assessed and the scheme is only considered likely to potentially impact on badgers, bats, hedgehogs and nesting birds. The latter can be resolved by ensuring by condition that clearance does not occur at certain times of year and mitigation measures are put in place.
- 8.22 An additional badger survey has been undertaken which shows that badgers left the site in 2015 and are no longer present. Badgers do however move sites relatively frequently, so a condition is recommended to require a survey prior to commencement of works and a scheme of mitigation agreed if necessary. This approach is considered adequate to conclude that no undue harm to biodiversity would occur from the development; the detailed badger works would be controlled through a license by Natural England as well. A bat survey has also been undertaken and confirms a single common pipistrelle bat was seen re-entering the eaves of the existing house during the dawn survey only. Therefore, this is likely to be a day roost only. A bat licence will be required before the house is demolished. Mitigation measure would be required such as the provision of temporary roost locations (bat boxes) during demolition and construction phases and potentially permanent replacement of roosting opportunities within the site. The Council's Ecologist has reviewed the information submitted and concluded there is no objection to the scheme subject to securing conditions on a bat licence, construction environment management plan, lighting and biodiversity mitigation and enhancement measures.
- 8.23 A number of trees are protected by a Tree Preservation Order. All protected trees are to be retained. The proposal would result in the felling of a number of other trees, including a small belt of yew trees towards the centre of the site. Appropriate mitigation is proposed by replacement tree planting near the proposed entrance, to reinforce existing landscaping in this area. All of the A and B category trees are to be retained and protected throughout the development. All of the trees proposed for removal are in the lower two categories, C and U, and are not of a quality that should represent any constraint to development. All trees shown to be removed were consented to be removed as part of a recent planning application for this site (18/00144/FUL).
- 8.24 Subject to conditions to secure replacement planting, protection of trees during construction and details of methods of construction within root protection areas, the impact on trees is considered acceptable. The Council's Tree Officer assessed the tree protection methods submitted for the protected tree and has confirmed these are an acceptable.

Transport, Parking and Highways

- 8.25 The site has a PTAL rating of 1b which indicates poor accessibility to public transport and a new access is proposed from Sanderstead Hill. The existing crossover (onto Addington Road) will require removal and restoration.
- 8.26 The car park would be situated in the basement and would provide 9 spaces plus 3 blue badge spaces (12 in total). The car park being provided is small for the use and there would be a number of different users who will place a demand on use of the car park. Due to this, an additional Transport Note was submitted by the applicant to justify the car parking number. TRICS database has been reviewed to calculate the projected

parking accumulation at the care home. This approach is agreed with the Council's Strategic Transport Team. Comparable care home sites have been selected, and these are based on the same criteria used within the submitted Transport Statement to calculate the level of traffic generation. This shows that the maximum parking accumulation for the care home is likely to be in the region of 7 vehicles. This occurs for a 2 hour period between 0900 and 1100 and again for a 1 hour period between 1300 and 1400. The provision of a 12 space car park at the proposed care home is therefore sufficient to accommodate the likely demand for parking spaces. As such, there will be no overspill parking on the local highway network and therefore no requirement to undertake a parking stress survey. A car park management plan would be subject to a condition were the proposal recommended for approval.

- 8.27 Cycle parking provided within the secure basement car park is accepted as appropriate. The provision of these cycle parking spaces should be secured by condition. However the application would benefit from the provision of the visitor cycle parking outside of the main entrance to the care home, in a highly visible, covered location with passive surveillance. This would be subject to a condition. Refuse storage is positioned within 20m of the back of the public highway, and the applicant has provided a vehicle waiting and manoeuvring area for refuse collections. Further details would be conditioned.
- 8.28 Sightlines and visibility splays have been demonstrated and would be conditioned. These should be provided at this stage and cannot be secured through a condition. The Council's Highways Team have stated that a banned right turn from the development onto Sanderstead Hill is also required and a Road Safety Audit has now been undertaken by the applicant. The Council's Highways Team have confirmed the overall scheme is acceptable.
- 8.29 A contribution to sustainable transport improvements in the local area would be required, particularly on the basis the applicant has stated that all employees will be from the local area and will travel to the site by walking, cycling and public transport. This would support pedestrian improvements on routes to local bus stops and to the local centre to the south of the site. A travel plan, pooled car club contributions and highways s278 works would also be covered in a legal agreement. Construction Logistic Plan and Service and Delivery Plan, Electric Charging points would subject to condition.

Other Planning Matters

Flooding

- 8.30 The site sits within Flood Risk Zone 1 (and thus is considered to be at a low risk of fluvial flooding) and the site is at a low risk of flooding from surface water and has the potential of groundwater flooding to occur at the surface. The site is within a groundwater source protection zone. Infiltration SuDS techniques would be employed to deal with the excess run-off from the post developed site. The surface water run-off from the post developed site will be managed using precast ring soakaways. The proposed strategy reduces the risk of surface water flooding as far as it reasonably practicable. The LLFA have stated there is no objection to the scheme.

Sustainability

- 8.31 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be Zero Carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with any remaining CO2 emissions to be offset through a financial contribution and the development must achieved BREEAM excellent. Whilst the applicant has not submitted a detailed report, such matters are capable of being secured through condition and as such are acceptable.
- 8.32 In regards to land contamination, the site has been reviewed by the council's Land Contamination Officer whom has confirmed further sampling would be required and an intrusive land contamination condition is required.
- 8.33 London Plan Policy 7.14 (B) states that developments should minimise increased exposure to existing poor air quality and seek to contribute to addressing local air quality problems and Croydon Local Plan (2018) requires development to positively contribute to improving air, land, noise and water quality by minimising pollution. The proposal has been reviewed by the Council's Pollution Team and considered acceptable subject to the imposition of conditions including submission of; a noise assessment, sound insulation, ventilation, lighting details of boilers, delivery and service plan and construction environmental management plan. In addition in order to be acceptable a financial contributions for air quality and local education training strategy are required to be secured via S106 agreement.

Archaeology

- 8.34 The site lies within an archaeological priority area and is adjacent to the convergence of several historic roads. Historic maps show a footpath running directly through the site, which may be a precursor to Sanderstead Hill. Archaeological remains and artefacts were discovered very close to the site around Sanderstead Pond. The site has not been developed previously therefore if archaeological remains are present they are likely to be well preserved. Whilst the applicant has not submitted an archaeological desk-based assessment Historic England have recommended a condition to protect any archaeological remains.

Conclusions

- 8.34 The proposed development would create a 60 bed care home that could make a contribution to the borough achieving its housing targets. However, this is given minimal weight due to the fact there is no identified need for a care home for elderly residents. To add to this the development does not provide a good quality design or environment for future residents. This together is not outweighed by the benefit to housing supply and biodiversity or the contributions to local employment and training, air quality or carbon setting.
- 8.35 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above and details of the decision are set out in the RECOMMENDATION.

Appendix 1: Planning Policies and Guidance

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

London Plan

Policy 3.17 Health and Social Care Facilities
Policy 3.8 Housing Choice
Policy 4.12 Improving Opportunities for All
Policy 5.2 Minimising Carbon Dioxide Emissions
Policy 5.3 Sustainable Design and Construction
Policy 5.4A Electricity and Gas Supply
Policy 5.7 Renewable Energy
Policy 5.9 Overheating and Cooling
Policy 5.10 Urban Greening
Policy 5.11 Green Roofs and Development Site Environs
Policy 5.12 Flood Risk Management
Policy 5.13 Sustainable Drainage
Policy 5.14 Water Quality and Wastewater Infrastructure
Policy 5.15 Water Use and Supplies
Policy 5.17 Waste Capacity
Policy 5.21 Contaminated Land
Policy 6.1 Strategic Approach
Policy 6.3 Assessing Effects of Development on Transport Capacity
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.1 Lifetime Neighbourhoods
Policy 7.2 An Inclusive Environment
Policy 7.3 Designing Out Crime
Policy 7.4 Local Character
Policy 7.5 Public Realm
Policy 7.6 Architecture
Policy 7.8 Heritage Assets and Archaeology
Policy 7.14 Improving Air Quality
Policy 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes
Policy 7.19 Biodiversity and Access to Nature
Policy 7.21 Trees and Woodlands

The Mayor of London has published and adopted Supplementary Planning Guidance, of which Sustainable Design and Construction SPG is of relevance.

Croydon Local Plan (CLP)

The Croydon Local Plan was adopted on the 27th February 2018 and the main relevant policies to this application are as follows:

SP2 Homes
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
 SP5 Community Facilities
 SP6 Environment and Climate Change
 DM23 Development and Construction
 DM24 Land Contamination
 DM25 Sustainable Drainage Systems and Reducing Flood Risk
 SP7 Green Grid
 DM27 Protecting and Enhancing our Biodiversity
 DM28 Trees
 SP8 Transport and Communication
 DM29 Promoting Sustainable Travel and Reducing Congestion
 DM30 Car and Cycle Parking in New Development

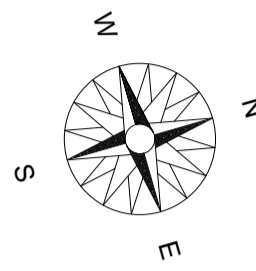
Suburban Design Guide (2019)

Appendix 2: Drawing Nos

PLANNING DRAWINGS				
01	Location Plan	A4	1:1250	#
02	Existing Site Plan	A1	1:125	P3
03	Proposed Site Plan	A1	1:125	P11
04	Basement & LGF Plans	A1	1:100	P6
05	UGF & First Floor Plans	A1	1:100	P6
06	Second Floor & Roof Plans	A1	1:100	P7
07	Elevations Sheet 1	A1	1:100	P4
08	Elevations Sheet 2	A1	1:100	P4
09	Block Plan	A1	1:250	P3
10	Colour Site Plan	A1	1:200	P5
11	Site Sections 1	A1	1:250	P2
12	Site Sections 2	A1	1:150	#
13	Building Sections	A1	1:100	P1
14	Existing Building	A1	1:100	#
15	Visuals Sheet 1	A1	1:750	#
16	Visuals Sheet 2	A1	NTS	#
17	Contextual Photographs	A1	NTS	#
18	Visitor Cycle Parking / Gate	A1	1:20	#
19	External Amenity Areas	A1	1:125	P1
20				
21	UGF Furniture Layout	A1	1:75	P1
22	FF Furniture Layout	A1	1:75	#
23	SF Furniture Layout	A1	1:75	#

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- NOTES:
1. These plans are subject to Planning and Building Regulation Approval or any other statute in law before building work commences.
 2. Drawings to be read in conjunction with relevant engineer's drawings and are subject to a qualified civil/structural engineers calculations before building work commences.
 3. All drawings marked 'Preliminary' or 'Draft' are not to be built or manufactured from.
 4. Only local Authority Planning departments may SCALE dimensions from the drawings.
 5. Any discrepancies or ambiguities found in these drawings should be reported immediately to the architect prior to construction or fabrication. No alterations to the design or specification may be made by the Contractor even if directly instructed by the Client without prior written consent by Aura Homes Ltd to protect both the Clients and Contractors interests. Any alterations should be approved by Aura Homes Ltd and Building Control before being implemented. Aura Homes Ltd will not be held responsible for work that has not been carried out in strict accordance with these drawings unless otherwise approved in writing.
 6. The Client is to ensure all Party Wall Agreements are in place before starting works.
 7. These drawings should be read in conjunction with the relevant 'Construction Specification' produced by Aura Homes.



LEGEND:

- Property Boundary Line
- Application Site Line

PLANNING

REV.	DESCRIPTION	BY	CHK
B	Site Boundary Line amended	FP	BR
A	First Issue	FP	BR



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CLIENT The Momentum Group

PROJECT Whitehorse Stables
170 Whitehorse Road,
London,
CR0 2LA
United Kingdom

DATE 31/01/20

SCALE 1 : 200 @A1

ISSUE PLANNING

TITLE New-built - Existing Block Plan

JOB	DRAWING	REVISION
18084	PL18	B

Agenda Item 6.3



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1.0 APPLICATION DETAILS

Ref: 20/00350/FUL
 Location: 170 Whitehorse Road
 Ward: Selhurst
 Description: Erection of a two storey building (with basement and roof space accommodation) comprising 8 flats on land adjacent to Tugela Road, together with associated amenity space, waste/cycle stores, and other works.
 Drawing Nos: PL09 Rev H (Received 22/06/2020), PL10 Rev H (Received 22/06/2020), PL10 Rev G (Received 20/04/2020), PL18 Rev C (Received 31/01/2020), PL13 Rev F (Received 20/04/2020), PL09 Rev G (Received 20/04/2020), PL15 Rev C (Received 20/04/2020), PL17 Rev C (Received 20/04/2020)
 Agent: None
 Applicant: Mr D Farrow
 Case Officer: Paul Young

	studio	1 bed	2 bed	3 bed	4 bed (+)
Existing	0	0	0	0	0
Proposed		1	4	3	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
1	17

1.1 This application is being reported to committee owing to the receipt of objection letters which number in excess of the threshold set out in the Croydon Constitution.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission, subject to a S106 Legal Agreement:

- 1) Precluding future residents of the development from obtaining parking permits.
- 2) A financial contribution towards highway improvement measures.

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) Commencement time limit of 3 years
- 2) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 3) Samples of external materials to be submitted
- 4) Submission of hard and soft landscaping plan
- 5) No additional windows in any flank elevations above ground floor without consent
- 6) Details of boundary treatments and privacy screens to terrace areas (where applicable)
- 7) Submission of Construction Logistics Plan (CLP)
- 8) Submission of contamination 'verification' report
- 9) Requirement for 19% Carbon reduction and 110 litre Water usage (sustainability)
- 10) Details of site specific SUDS to be submitted
- 11) Implementation of waste/recycling facilities prior to occupation of units
- 12) Implementation of cycle parking facilities prior to occupation of units.
- 13) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

- 1) Community Infrastructure Levy
- 2) Highway/Crossover Works
- 3) Compliance with Building/Fire Regulations
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Clearance of the existing site
- Erection of a 2.5/3 storey building with roofspace and lower ground/basement accommodation to provide 8 residential units (comprising 1 x 1 bed, 5 x 2 bed and 2 x 3 bed flats) complete with balcony/terrace areas and communal space.
- Excavation of part of the front rear of the site to provide for lower ground accommodation and private gardens/terraces to units 1 and 2.
- Provision of new boundary treatments, waste and cycle stores, pathways and other areas of hard and soft landscaping

Site and Surroundings

3.2 This application concerns an area of land (approximately 0.04 ha) in area situated on the western side of Tugela Road. This part of land originally formed part of a larger site known as 170 Whitehorse Road. This wider site is irregular

in shape and consists of a number of container units and open storage areas which have historically been in commercial use, principally for Use Class B1 (c) light industrial purposes, with associated office space and a workshop.

- 3.3 The remaining part of this site is in the process of being converted into residential units (understood to be the scheme approved in 19/04211/GPDO)
- 3.4 The site has a Public Transport Accessibility Level (PTAL) of 4 (good), and is lies within a Controlled Parking Zone (CPZ). It has a medium risk of surface water flooding (1 in 100 year).
- 3.5 The site is not characterised by any noticeable gradients/land slopes
- 3.6 A current aerial photo of the site (red outline is not 100% accurate) is shown below:



Planning History

- 3.7 The relevant planning history of the site is set out under the following table:

Reference	Description	Decision	Date
49/102	Use of the building on site for light engineering purposes	Permission Granted	1949

89/02779/P	Retention of porta cabin for use as office	Permission Granted	13.11.1989
92/00046/P	Retention of porta cabin for use as office	Permission Refused	09.03.1992
95/00115/P	Re-siting of porta cabin for use as office	Permission Refused	20.03.1995
95/01288/E	Use of land and buildings for civil engineering	Certificate Granted	28.08.1995
19/00864/GPDO	Change of use from Light Industrial (B1c) to Residential (C3) to create 6 flats.	Prior Approval Granted	12.04.2019
19/02727/GPDO	Change of use from Light Industrial (B1c) to Residential (C3) to create 16 Flats	Permission Granted	02.08.2019
19/04019/FUL	Part demolition of existing building. Installation of external staircase, rooflights and roof inserts, external lighting, bin and cycle stores, car parking/manoeuvring area and landscaping/amenity space.	Permission Granted	18.10.2019
19/04211/GPDO	Change of use from Light Industrial (B1c) to Residential (C3) to create 13 Flats.	Prior Approval Granted	25.10.2019
19/05537/FUL	Part demolition of existing building. Installation of external staircase, rooflights and roof inserts, external lighting, cycle stores, car parking/manoeuvring area and landscaping/amenity space to facilitate change of use approved in 19/04211/GPDO.	Permission Granted	14.01.2020

3.8 As noted in the table above, there are a number of prior approvals for residential units in the existing buildings on the site and associated external alterations to facilitate these.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the proposed residential (re)development is acceptable given that the use of the site has already been approved/changed under prior approvals 19/04211/GPDO, 19/00864/GPDO and 19/00864/GPDO

- The design and appearance of the development is of a suitably high quality, and would not harm the character of the surrounding area.
- Subject to conditions, the living conditions of adjoining occupiers would be protected from undue harm.
- The mix of accommodation is acceptable/encouraged and living standards of future occupiers would comply with National, Regional and Local standards.
- Subject to the suggested conditions and legal agreement, the proposed development would not unduly increase parking pressure, would not harm highway safety and would not
- Subject to a suitable landscaping scheme (secured via conditions), the development would introduce additional green space and would not therefore harm biodiversity.
- Subject to conditions, suitable sustainable energy, water and drainage measures can be secured.

5.0 CONSULTATIONS

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

6.0 LOCAL REPRESENTATION

6.1 Neighbour notification: 33 local addresses have been notified. These addresses were re-notified by letter following amendments made to the plans on 20/04/2020. Written objections have been received from 20 different addresses.

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

(Planning Related) Objection	Officer comment
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Paragraphs 8.8-8.13 of this report.
Out of character/harmful to the area due to its bulk/siting and design	Addressed in Paragraphs 8.8-8.18 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Loss of light, outlook and privacy to neighbouring properties	Addressed in Paragraphs 8.28-8.41 of this report
Change in access results in additional disturbance to Tugela Road residents	Addressed in Paragraph 8.53 of this report

Extra pollution and noise	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.
<i>Landscape/Trees</i>	
Loss/Harm of trees, vegetation and natural habitat	Addressed in paragraph 8.48 of this report.
<i>Transport and parking</i>	
Insufficient parking provision	Addressed in paragraphs 8.42-8.44 of this report
Adverse impact on highway safety	Addressed in paragraphs 8.42-8.44 of this report.
<i>Other matters</i>	
Strain on public services/infrastructure	If granted permission and implemented, the development would be liable for CIL payments and the units would generate Council Tax payments which could fund infrastructure/services.
Increase in Flood Risk	Addressed in paragraph 8.46-8.47 of this report
Disruption during Construction	A Construction management plan will be secured via planning condition

6.3 Note that a number of non-planning related concerns (eg impact on utilities, setting a precedent, loss of property value, conflict with land covenants etc) have also been raised.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

Consolidated London Plan 2016 (LP):

- 3.3 Increasing Housing Supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.14 Existing Housing
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 8.13 Community Infrastructure Levy

Croydon Local Plan 2018 (CLP):

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

Supplementary Planning Documents/Guidance

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 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 and 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 whilst the Secretary of State has not supported 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 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 relevant in the assessment of this application are as follows:

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

Principle of development

8.2 Until recently, the site known as 170 Whitehorse Road was owned and occupied by a small light industrial engineering company (M Flannery Construction Ltd), and so fell within a B1(c) use, and was designated as a Tier 4 “scattered employment site” within Policy SP3 of the 2018 Croydon Local Plan.

8.3 Policy SP3 offers protection to these type of sites for industrial uses, unless it can be demonstrated that:

- There is no demand (through marketing evidence)
- Residential use does not harm the wider location’s business function
- Opportunities for employment and skills training will be considered via Section 106 where applicable

8.4 However, recently the use of the site at 170 Whitehorse Road (including the area which forms part of this application fronting Tugela Road) has been subject to a number of applications which sought to change the use of the site from Light industrial to residential. These application have been approved under the Prior Approval system under references 19/04211/GPDO, 19/00864/GPDO and 19/00864/GPDO. The lawful use of the site is now therefore residential and there is no current conflict with Policy SP3.

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

- 8.6 Similarly, the London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting overall demand and thus helping to address overcrowding and affordability issues.
- 8.7 Given the above, the principle of proposing residential development on the site is therefore considered acceptable (and is indeed encouraged) by adopted planning policies and guidance.

Townscape and visual impact

- 8.8 Policy SP4.1 of the 2018 Local Plan 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.
- 8.9 Similarly, Policy DM10.1 of the 2018 Local Plan states that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect:
- 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; the Place of Croydon in which it is located.
- 8.10 In relation to density, Policy 3.4 of the London Plan indicates that in urban areas with PTALs of 4-6, an appropriate density equates to between 200–700 habitable rooms per hectare (hr/ha).
- 8.11 The proposed development would provide 26 habitable rooms on a site of 0.04ha, which equates to a density of around 650 hr/ha. This lies within this density range and as such, the proposal is not considered to represent an overdevelopment of the site.
- 8.12 Looking at the wider site, and taking on board the 16 unit scheme approved in 19/02727/GPDO, there would be a maximum provision of around 58 habitable rooms on a site area of 0.144ha. This would equate to a density of around 403 hr/ha, which again would fall within the recommended density range within the London Plan.
- 8.13 In terms of overall bulk and scale, it would be slightly taller in height than the terraced dwellings at either side (numbers 13 and 23). However, it would maintain at least a 1.7m visual gap from these dwellings which would ensure that this slight raise in height would not appear unduly prominent within the streetscene, whilst still meeting the 3 storey minimum requirement of Policy

DM10.1. Similarly, the proposed development would respect the established building along this side of Tugela Road. Part of the proposed site plan of the development is shown below:



8.14 In terms of design, the design approach taken for the proposed development is considered be a contemporary reinterpretation approach. The building has two distinct front and rear facades, both which combine some more traditional forms and materials (such as dual pitched gable ended roof forms and stock bricks) with more contemporary materials and forms (such as projecting bays, steel panels, zinc cladding, louvred roof forms and irregularly shaped fenestration). The proposed front (Tugela) and rear (Whitehorse) elevations are below:



8.15 The overall approach has similarities to that shown/encouraged on page 86 of the Council's 2019 SPD (pasted below)



8.16 It is noted that the proposal would result in lightwells fronting onto Tugela Road. Whilst these would not be common features, they would reflect the more modern character/design of the terrace, and they would not be unduly large or

visually intrusive within the streetscene, in line with the guidance set out in the Suburban Residential Design SPD (2019).

8.17 In general, the proposed design is considered to be of a good quality and in compliance with adopted policies and guidance.

8.18 Given the assessment above, and subject to the attached conditions, the application is not considered to harm the character or appearance of the site or the surrounding area.

Mix and Quality of Accommodation Provided

8.19 Policy SP2.7 of the 2018 Local Plan states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes, particularly for small family units. For both market and affordable housing, the Council strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.

8.20 3 of the 8 units would be 3 bedroom units, which would equate to 37.5%, which exceeds this target. It is also noted that the development would provide 2 x 2 bed, 4 person units which could also accommodate small families (as well as 3 x 2b 3p units). As such, the development would provide a good mix of accommodation, and a large number of small family units, which adds some weight in favour of the proposal.

8.21 In relation to the quality of the accommodation provided, Policy 3.5 of the 2016 London Plan states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment. It indicates that the design of all new housing should enhance the quality of local places, taking into account physical context and local character. Policy 3.5 sets out minimum GIA standards for new residential developments.

8.22 In addition to the above, Policy DM10.4 of Croydon's local plan states that all proposals for new residential development will need to provide private amenity space that:

- Is of high quality design, and enhances and respects the local character;
- Provides functional space (the minimum width and depth of balconies should be 1.5m);
- Provides a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter;
- All flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator and as a set out in Table 6.2 below. The calculation will be based on all the equivalent of all units being for affordable or social rent unless as signed Section 106 Agreement states otherwise, or an agreement in principle has been reached by the point of determination of any planning application on the amount of affordable housing to be provided. When calculating the amount of private and communal open space to be provided, footpaths, driveways, front gardens, vehicle circulation areas, car and cycle parking areas and refuse areas should be excluded.

8.23 These standards are set out within table 6.2 within Policy DM10.4. A breakdown of the development in relation to GIA's and Amenity space requirements and provisions of the development are set out in the following table:

Unit No.	Unit Type	GIA		Private Amenity (PA)	
		Required (m ²)	Provided (m ²)	Required (m ²)	Provided (m ²)
1	3b5p	86	100	8	24
2	2b4p	70	80	7	23
3	2b3p	61	67	6	6
4	3b4p	74	74	7	7
5	3b4p	74	75	7	8
6	2b4p	70	71	7	7
7	1b2p	50	52	5	6
8	2b3p	61	65	6	6

8.24 The proposed development would generally meet the standards, and would also provide nearly 70m² of communal space for the residents.

8.25 In relation to the basement units (numbers 1 and 2), the Suburban Residential Design SPD (2019) sets out guidance for the preservation of adequate daylight/sunlight for habitable rooms as shown below

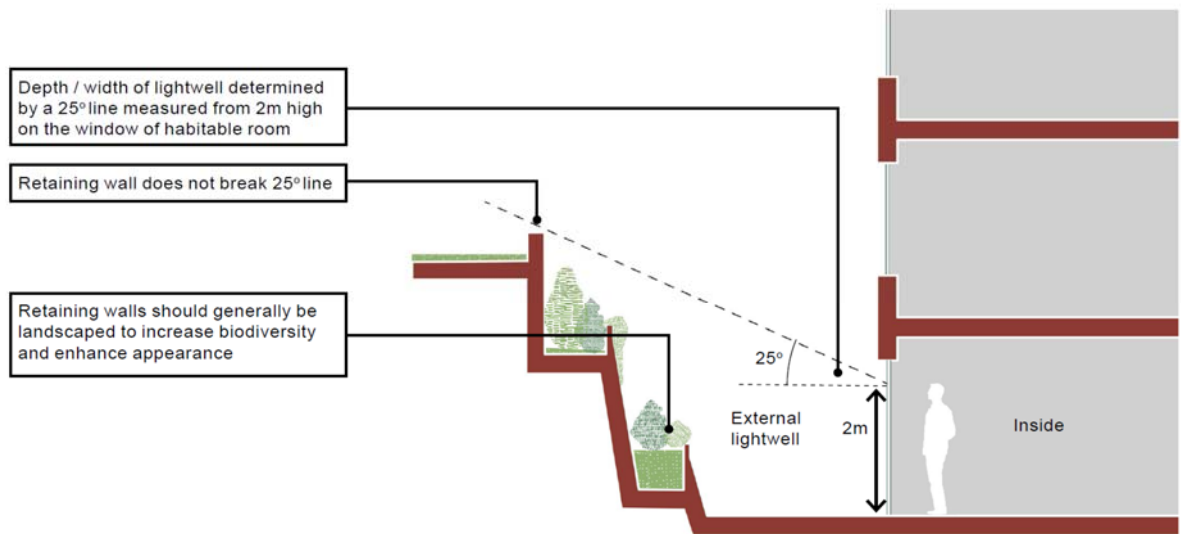
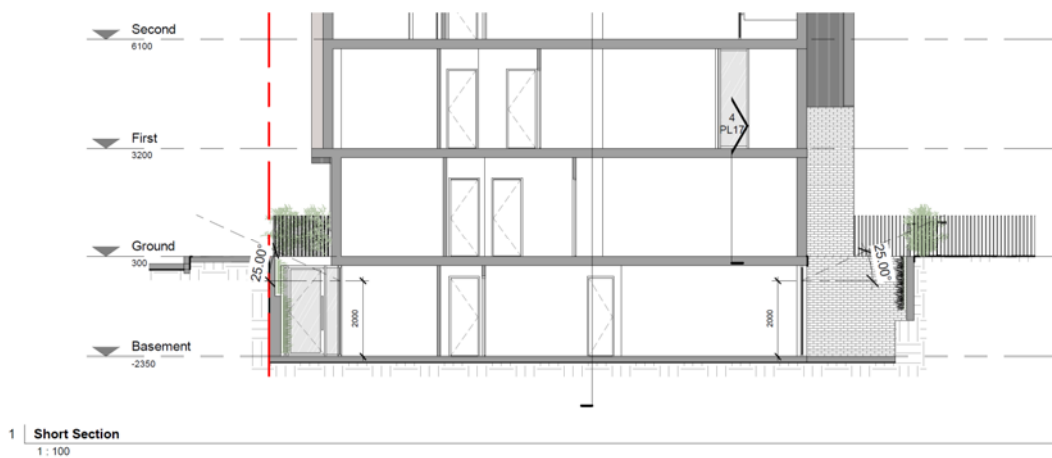


Figure 2.20c: Section showing the design guidance for creating a light well for a basement or lower-ground floor.

8.26 The proposed development would comply with the 25 degree line as shown in the proposed sections below. Additionally, it is noted that these units would have notably greater GIAs and Private Amenity areas are notably in excess of Policy standards.



8.27 As such, in general, the proposed accommodation is considered to be of a good standard and no conflicts with adopted policy or guidance are identified.

Impacts on Neighbouring Residential Amenity

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

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

8.29 The nearest properties to the proposed building are numbers 13 and 23 Tugela Road, both two storey end of terrace dwellings. Number 13 displays a rear dormer roof extension and has a single storey extension which extends along the shared boundary with the application site.

8.30 The applicant has submitted a British Research Establishment (BRE) Sunlight and Daylight assessment which assesses the impacts of the development on the nearby occupiers.

Vertical Sky Component (VSC)

8.31 According to BRE guidance, dwellings lit by windows with a VSC of less than 27% or less than 0.8 times its former value are likely to appear more gloomy and electric light will be needed more of the time.

8.32 All windows pass VSC guidelines save for 3 ground floor flank windows serving number 23 Tugela Road. However, it is noted that the test only measures light falling on a single point, and therefore does not take into account the size of a window or the benefit of other windows serving the same room. In this case, whilst there are no up to date ground floor plans for number 23, plans of the surrounding terraced dwellings indicate that these windows likely serve a kitchen and WC/bathroom area (ie non-habitable rooms).

8.33 The VSC test also does not consider the size or the room any window serves. Therefore the following Daylight Distribution/No Sky Line is considered to be a better indicator of the impact in this case

Daylight Distribution/No Sky Line (NSL)

- 8.34 When comparing existing buildings against that proposed following development, British Research Establishment (BRE) guidelines state that if the no-sky line moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its former value, then this will be noticeable to the occupants, and more of the room will appear poorly lit.
- 8.35 The submitted BRE assessment indicates that all the neighbouring windows would pass.

Annual Probable Sunlight Hours (APSH)

- 8.36 Annual probable sunlight hours (APSH) is a measure of sunlight that a given window may expect over a year period. BRE guidance recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period.
- 8.37 The submitted BRE assessment indicates that all windows pass, save for a single flank facing ground floor window serving number 23 Tugela. However, this would only be during winter time, and as noted in the VSC section, this appears to be one of two windows serving a kitchen area (a non-habitable room). The other window serving this room would pass, and so overall it is considered that there would be no material harm.
- 8.38 Overall, given the above, it is considered that there would be no undue/material harm to neighbouring amenities in terms of daylight or sunlight.

- 8.39 In terms of overlooking/privacy, there are no opportunities for direct overlooking into habitable room windows serving either numbers 13 or 23, but conditions requiring privacy screens for some of the amenity areas are recommended where overlooking could potentially occur. To the rear (west), the rears of the properties along Whitehorse Road would be at least 30m away, which is far in excess of the 18m minimum distance set out in the Council's 2019 SPD (Suburban Residential Development) and so no material harm would result. Some additional windows facing the properties opposite on Tugela Road (numbers 6-14) would be introduced, but this reflects the established/existing distance/relationships between the two facing sets of terraces and so is deemed acceptable
- 8.40 The proposed development would introduce additional activity and lighting in and around the site. However, this activity would be residential in nature, within a residential area, and adopted planning policies and guidance encourage intensification of residential use in principle (subject to a full planning assessment). As such, it is not considered to result in undue harm in this regard.

Access, Parking and Highway Safety

- 8.41 Policy SP8.15 of the Croydon Local Plan states that the Council will encourage car free development in Centres, where there are high levels of PTAL and when a critical mass of development enables viable alternatives, such as car clubs (while still providing for disabled people). Detailed car parking standards are contained within the Croydon Local Plan's Detailed Policies and Proposals.
- 8.42 The site has a Public Transport Accessibility Level (PTAL) of 4 (good), and the site lies within a Controlled Parking Zone (CPZ). One accessible parking space is proposed to the rear of the site, accessed from the existing vehicular access in Whitehorse Road. Whilst this would be an under provision of parking, the applicant has agreed to sign a Unilateral Undertaking to preclude future residents of the development from applying for car parking permits, and as such, they would not be able to park in neighbouring roads. As such, subject to this, no increase in parking pressures within surrounding roads would result from the development.
- 8.43 In terms of cycle parking, the London plan would require 15 secure and covered cycle parking spaces for the proposed development (1 space for the 1 bed unit, 2 spaces for the other units). Space for 17 bicycles would be provided in excess of these standards in a secure cycle storage area. As such, no conflicts with adopted Policy would occur.

Sustainability and Flood Risk

- 8.44 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.45 The site is located within a critical surface water flooding area. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS).
- 8.46 It is noted that the site currently consists of impermeable hardstanding. The proposed development would introduce some new (permeable) green space to the rear. This, combined with a condition requiring additional site specific SuDS measures (eg rainwater collection/recycling, green roofs/walls etc) and a suitable soft landscaping scheme should result in a (limited) reduction in terms of surface water flood risk in the local area. As such, there would be no conflict with adopted Policy.

Trees, Biodiversity and Ecology

- 8.47 No materially significant trees/vegetation lies on or close to the proposed development, but there are some in reasonable proximity (such as the nearby street tree on Tugela road) which would need to be protected during construction (which can be secured in a condition requiring a CMP). The proposed site does also allow for some limited planting and soft landscaping, the fine details of which can be secured via condition.

Waste/Recycling Facilities

- 8.48 The guidance set out in the Council's Suburban Design Guide (2019) advises that waste storage areas should be within 30m of the entrance of each residential units and within 20m of the public highway.
- 8.49 The application proposes a secure and covered waste storage area close to the entrance to the site (well within the 20m distance) which is of a suitable size to accommodate the development.

Contamination

- 8.50 The applicant has submitted a site investigation/contamination report in relation to the site. This sets out a number of recommendations, such as a clean cover system for the private gardens and areas of soft landscaping, protection of incoming water supply pipes, gas protection measures achieving 3.5 points of protection (in accordance with BS8485) in all buildings and vapour protection measures etc. It is noted that similar contamination reports were submitted as part of the GPDO approvals on the site.
- 8.51 As such, a condition requiring a validation report requiring evidence of all remedial works (as recommended by the submitted Phase II site investigation report) that have been carried out is recommended. Subject to this, no issues are raised.

Other matters

- 8.52 Concerns have been raised in submitted neighbour representations about the proposed access (which has been changed during the course of the application from Whitehorse Road to Tugela Road). The original access/layout (from Whitehorse) did not comply with the Council's waste collection requirements and so would not have been deemed acceptable. Additionally, this access would have led to greater direct overlooking of a number of habitable room windows to the rear on the ground and first floors of the building, in addition to their private amenity areas, as well as a reduced (and less secure) communal amenity area. It therefore resulted in a much poorer quality of accommodation for the occupants. Finally, the new layout allows for 2 x accessible units to be provided on the ground floor.

Conclusion/Planning Balance

- 8.53 The proposed development would provide 8 new residential units, a large percentage of which would be suitable for small families. It also would result in a decrease in the level of hardstanding coverage with an increase in permeable/semi – permeable surfacing and therefore some minor reduction in surface water flood risk. Together, this adds a fair amount of weight in favour of the proposal. Subject to the recommended conditions, the development would not result in any material harm in terms of the character or appearance of the site or surrounding area, the amenities of surrounding residents, biodiversity, flood risk or sustainability. As such, the development is considered acceptable and is therefore recommended for approval.



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Officer Report:**PLANNING COMMITTEE AGENDA**

2nd July 2020

PART 6: Planning Applications for Decision**Item 6.4****1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/05373/FUL
 Location: 10 Willett Road, Thornton Heath
 Ward: West Thornton
 Description: Demolition of existing buildings, erection of 5 storey building with a basement comprising 40 flats (2 x 1 bedroom, 26 x 2 bedroom, and 12 x 3 bedroom) and provision of associated basement car and motorcycle parking, and provision of associated refuse storage and cycle storage, and provision of associated landscaping and amenity areas, formation of a vehicle access and a pedestrian access from Grove Road.

Drawing Nos: WIL-EX-1 ; WIL-PR-1C ; WIL-PR-2C ; WIL-PR-3C ; WIL-PR-4C ; WIL-PR-5C ; WIL-PR-6C ; WIL-PR-7C ; WIL-PR-8C ; WIL-PR-9C ; WIL-PR-10C ; WIL-PR-11C ; WIL-PR-12C ; WIL-PR-13C ; WIL-PR-14C ; WIL-PR-15C ; WIL-PR-16C ; WIL-PR-17B.

Applicant: Foxley Holt Ltd
 Agent: Peter Pendleton & Associates
 Case Officer: Dean Gibson

Proposed Residential Accommodation

	1 bed	2 bed	3 bed	Total
Proposed	2 (5%) (1x1bed/1person) 1x1bed/2person	26 (65%) (23 x 2bed/3person) (3x2 bed/4person)	12 (15%) (7x3bed/5person) (5x3bed/6person)	40

Car Parking, Motor Cycle and Cycle Storage Provision

	Total Number of car parking spaces	Number of Disabled Spaces	Number of motorcycle spaces	Number of cycle parking spaces
Residential	19 car spaces (18 in basement and 1 at ground level)	5 car spaces (4 in basement and 1 at ground level).	7 (in basement)	96 (86 in basement and 10 at ground level).

- 1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) 50% Affordable housing – (60% Affordable rent (London Affordable Rent) and 40% Shared Ownership)
 - b) Local Employment and Training contribution
 - c) Financial contribution towards air quality
 - d) Financial contribution and provision (including membership) of car club space on Grove Road.
 - e) Financial contribution towards sustainable transport mitigation.
 - f) Restriction of car parking permits in any future CPZ.
 - g) Financial contribution for Carbon off- setting.
 - h) Monitoring fees
 - j) And any other planning obligations considered necessary
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. The development shall be begun with 3 years of planning permission.
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Details and samples of materials to be submitted and detailed elevational drawings (Scale 1:10) showing window reveals for approval.
4. Details of Landscaping and Boundary treatments to be submitted for approval.
5. Details of children's play-space to be submitted for approval.
6. Details of following to be submitted for approval : Finished floor levels ; visibility splays to vehicle accesses ; security lighting ; privacy screens to balconies ; privacy screens to roof-top communal area ; electric vehicle charging points for cars , electric vehicle charging points for cycles ; bulky storage area for refuse.
7. Inclusive access M4(2) and M4(3).
8. Car parking layout and cycle storage provision to be provided as specified.
9. Details of car parking ramp to be submitted for approval.
10. Details of signal control lights to ramp to be submitted for approval.
11. Construction Logistics Plan to be submitted for approval
12. Full Travel Plan to be submitted for approval.
13. Full Delivery and Service Plan to be submitted for approval.
14. Minimum 35% Carbon Reduction to be achieved.
15. 110litre Water usage.
16. Accord with mitigation outlined in Noise Assessment
17. SuDS details (In accordance with Flood Risk Assessment submitted) and requiring further clarification on: i) attenuation tank invert and cover levels and ; ii) An ownership plan to accompany the submitted site-specific maintenance management plan for proposed SuDS.
18. Contaminated Land report and remediation strategy to be submitted
19. Details of connection to foul and/or surface water drainage system to be submitted
20. No infiltration of surface water drainage into the ground

21. No piling or any other foundation designs using penetrative methods without consent of the LPA.
22. Public art details to be submitted for approval.
23. Secure By Design details to be submitted for approval.
24. Re-instatement of redundant dropped kerbs - Details of S278 agreement to be submitted for approval.
25. Archaeology – Written Scheme of Investigation to be submitted for approval
26. No windows to be provided other than those shown on approved plans
27. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Light pollution
- 5) Requirement for ultra-low NOx boilers
- 6) Nesting birds in buildings
- 7) TfL Informative – Mayor’s Vision Zero initiative.
- 8) Thames Water informative
- 9) 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.

2.4 That if by 3rd October 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal is an application for full planning permission:

3.2 The proposal includes the following:

- Demolition of existing buildings.
- Erection of a 5 storey building with basement parking.
- Provision of 40 residential flats.
- Provision of 18 residential car parking spaces in basement (including 4 disabled spaces).
- Provision of 1 disabled space at ground level.
- Provision of 7 motorcycle spaces in basement.
- Provision of associated cycle storage and refuse storage.
- Provision of communal external amenity space and children's play space

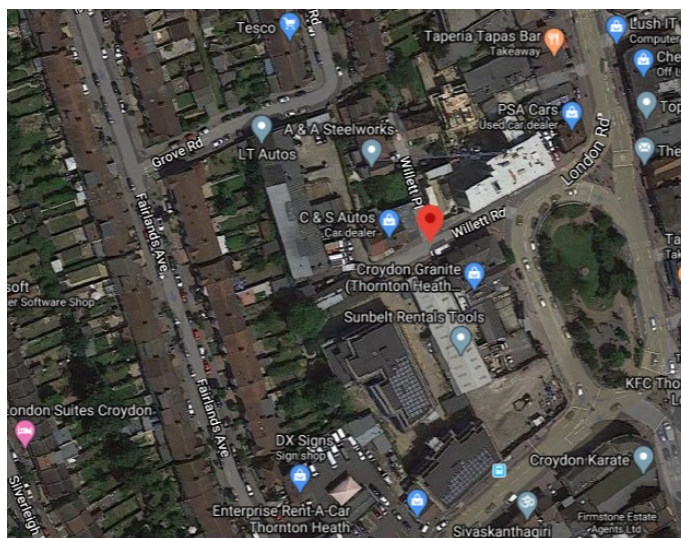
3.3 During the course of the application amended plans have been received. The main alterations to the scheme design have been as follows:

- Stepped footprint streamlined through removal of front triangular and rectangular cantilevers.
- Secondary southern flank balconies removed.

- Secondary rear elevation balconies removed.
- Bin store towards northern side of site sited within fabric of building (rather than being separate structures).
- Private ground floor gardens provided with grass (instead of hardstanding) to assist drainage.
- Corrections made between mix of accommodation of flats shown in floor layouts and tabular accommodation schedules shown in floor layouts to ensure consistent information.
- Raised parapet to roof applied the whole way around the roofline.
- Re-positioning of children's play space from adjacent to southern flank of building to front of building.
- Removal of communal outdoor gym adjacent to southern flank elevation and replacement with one additional off-street parking disabled space and an eco-woodland area.

Site and Surroundings

- 3.4 The site has an area of 0.19ha and consists of a Tier 4 Employment Site and is located at the western end of Willett Road. The site consists of mixed commercial uses. The site has single/two storey buildings and comprises 9 commercial units, with 6 of them occupied and 3 vacant. These include a single storey warehouse style MOT garage (sui generis use) abutting the southern boundary of the site an accessed from Willett Road. There is a two storey linear brick/render warehouse style building with crittel style windows and pitched roof form also accessed from Willett Road. It comprises light industrial and storage B1c and B8 uses, including a furniture storage unit, stove enamellers and steel fabrication unit. It abuts the western boundary of the site. The building has some single storey additions projecting forward of it into the site and there is a concrete ramp leading up to a first floor of one of the units. There is a single storey brick building with corrugated metal roof abutting the northern boundary of the site, which appears to have accommodated an ancillary office use, and there is also another MOT garage facing onto and accessed from Grove Road. The surface of the site is all hardstanding and has informal off-street parking. There are high boundary walls to the perimeter of the site.
- 3.5 The site is bounded to the east by the rear gardens of two storey houses at 3 Willett Road and 1 to 9 Willett Place, although there is an alleyway behind 3 and 5 Willett Place. The site is bounded to the west by the rear gardens of two storey houses at 14 to 32 Fairlands Avenue, although there is an alleyway behind all those houses except 32 Fairlands Avenue (which has a garage at the end of its rear garden). The site is bounded to the south by a recently completed new major residential development (50 flats) in 2 four storey buildings at 7 Willett Road/2-12 Thornton Road. Further to the east of the site is a construction site, also for a new major development (30 flats) in a three to six storey building at 777 London Road, facing directly south onto Thornton Heath Pond.



3.6 The site is adjacent to Local Centre and Primary Shopping Centre and it is subject to the Place Specific Policy DM48 – Thornton Heath of the Croydon Local Plan 2018. The site is near to London Road (A23) which is classified as a part of the Transport for London Strategic Road Network (Red Route) and there are local on-street parking restrictions in the vicinity. It has Public Transport Accessibility Level (Ptal) Rating of 3, so it is considered as moderately accessible by public transport. The site is within an Archaeological Zone and is within an area of low flood risk from fluvial flooding and surface water flooding.

Relevant Planning History

3.7 19/00519/Pre – A pre-application for the re-development of the site was submitted in 2019.

3.8 Planning History for Adjacent and Nearby Sites

Planning Permission	Site Address	No. of Storeys	No. of Flats
15/02507/P 12/02479/P	7 Willett Road / 2-12 Thornton Road	4	50
16/05085/FUL	Surrey Van 777 London Road.	3 / 4 / 6	30
17/05266/FUL	755-757 London Road	4	7
17/00663/FUL	Wheatsheaf Pub 757 - 759 London Road	5	13

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The loss of employment use is acceptable in the context of the scheme.
- The principle of a residential development is acceptable given the national and local need for housing and the brownfield status of the land.
- The proposal includes 100% on site affordable housing provision.
- The proposal includes a significant number of family units.
- The scheme has been amended so that the design and appearance of the development is appropriate. Whilst acknowledged that the mass of built form is significantly greater than the existing structures of site, the massing and height of the development would be in context with the recent transitions in the surrounding built environment.

- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.
- Secure by Design principles can be secured subject to condition.

5.0 CONSULTATION RESPONSE

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

Lead Local Flood Authority (LLFA) (Statutory Consultee)

5.2 The LLFA have no objection to the proposed drainage strategy subject to further clarification on i) attenuation tank invert and cover levels and ; ii) an ownership plan to accompany the submitted site-specific maintenance management plan for proposed SuDS.

5.3 The approved drainage strategy and issues of clarification can be secured by condition.

Transport for London (TfL) (Statutory Consultee)

5.4 No objection from TfL, although they recommend conditions to secure a Construction Management Plan and a Delivery and Servicing Plan.

5.5 The conditions as recommended by TfL are listed in the schedule of proposed conditions.

Historic England (Archaeology) (Statutory Consultee)

5.6 They advise *the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. They further advise although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that it is considered a two stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.*

5.7 A condition as recommended by Historic England is listed in the schedule of proposed conditions.

Thames Water

5.8 Thames Water raise no objection to drainage, surface water, or waste water issues. Advice they give on these matters can be added as an informative.

Crime Prevention Officer

- 5.9 The development is suitable to achieve Secured by Design accreditation, so a 'Secured by Design' condition should be attached to any permission that may be granted in connection with this application and that the wording is such that the development will follow the principles and physical security requirements of Secured by Design.
- 5.10 A condition as recommended by the Crime Prevention Officer is listed in the schedule of proposed conditions.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 32 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.

6.2 The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 24 Objecting: 24 Supporting: 0

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

Summary of Objection Comments

Objection	Officer Comment
Townscape	
1. Overdevelopment	See paragraph 8.14 below.
2. Height out of character	See paragraphs 8.13 and 8.18 below.
Amenity of Adjacent Residents	
3. Loss of outlook 4. Loss of privacy 5. Loss of light	See paragraphs 8.28 to 8.32 below.
6. Increased noise	See paragraph 8.33 below.
7. Increased anti-social behaviour	See paragraph 8.34 below.
Transport and Highways	
8. Increased traffic 9. Increased parking	See paragraphs 8.36 to 8.41 below.
10. Adverse effect of construction works	See paragraphs 8.33 and 8.49 below.
Other Matters	
11. Effect of cumulative developments 12. Affect on local services	See paragraph 8.21 below.
13. Loss of employment use	See paragraphs 8.5 to 8.7 below.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

Emerging New London Plan

- 7.2 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.
- 7.3 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.
- 7.4 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.
- 7.5 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.
- 7.6 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 7.2 to 7.5 above.
- 7.7 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:

- Achieving sustainable development;
- Making effective use of land;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

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

7.9 Consolidated London Plan 2016

- 3.1 Ensuring equal life chances for all
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Childrens/young peoples play & informal recreation areas
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 4.4 Managing industrial land and premises
- 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

7.10 Croydon Local Plan 2018

- SP1 The Places of Croydon
- DM48 Thornton Heath
- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP3 Employment
- SP3.2 Innovation, investment and enterprise
- SP4 Urban design and local character

- DM10 Design and character
- DM13 Refuse and recycling
- DM14 Public art
- DM15 Tall buildings
- DM16 Promoting healthy communities
- DM18 Heritage assets and conservation (relevant to Archaeology)
- DM16 Promoting healthy communities
- SP5 Community facilities
- DM19 Protecting and providing community facilities
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- SP7 Green grid
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

7.11 There is relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of Development

- **New 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. 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 Thornton Heath, which is identified in the 'Places of Croydon' section of the CLP (2018) as being an area for '*Moderate residential growth with some opportunity for windfall sites*'. 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 residential development providing new and additional homes within the borough, which the Council is seeking to provide. 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 is supported.

- **Employment Use**

8.5 The application site is designated as a Tier 4 scattered employment site. It therefore provides protection for existing industrial activities and support uses that fall within the B1b/B1c, B2, B8 and sui generis Use Classes.

8.6 In order to demonstrate that there is no demand for a scheme comprised solely of B1b/B1c, B2, B8 and sui generis Use Classes uses in Tier 4 locations, the Council would usually require marketing evidence that there is no demand for continuing employment uses on the site. Generally, these type of employment sites are afforded the least protection by policy, as it is preferential for employment uses to be retained/provided either within specific industrial estates (Tier 1 and Tier 2 locations) or District Centres (Tier 3 locations) and away from existing residential areas.

8.7 The total gross internal floor area of the employment uses on site is 1546 square metres. In this case, 882 square metres (57%) of the employment floorspace is in a sui generis use (i.e. used for car repairs, MOT and car storage). This type of employment use is not specifically protected by the employment policy. The first storey of the main building on site are not in use as the ramp and floor are considered unsafe. Therefore, only 196 square metres (12%) of the employment floorspace is used for light industrial uses. The remaining 468 square metres (31%) of floorspace is vacant or unusable. Marketing of the site for employment purposes was undertaken by a local chartered surveyor company and national commercial listings website in February 2018 and August 2018. No expression of interest for the site for a continued employment purposes was received. As advised above the area is one in transition as many of the nearby former commercial sites have been re-developed for residential use. Taking into account these circumstances it is considered

the applicant has demonstrated there is likely to be no continuing demand for employment use on the site. Therefore, there is no objection to the loss of employment floorspace that would result from the proposal. In this particular case the loss of the employment use would also make provision for much needed affordable housing provision on site. Furthermore, future employment opportunities for local people at the construction phase of the development would be captured as part of a Local Employment training Strategy in a Section 106 legal agreement.

- **Community Use**

- 8.8 The marketing of the site for employment purposes, as referred to above, and a pre-consultation exercise undertaken by the applicant with the local community elicited no expressions of interest from local community groups in taking on the site for community uses.

Affordable Housing and Housing Mix

- 8.9 The CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified. CLP Policy SP2.5 requires a minimum provision of affordable housing to be provided either:

- As preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;
- As a minimum level of 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 and construction costs are not in the upper quartile.

- 8.10 The proposal is that 100% of the units would be provided as affordable housing. The Council would seek to capture 50% of habitable rooms on-site affordable housing provision as a minimum. The tenure would be 60% Affordable rent (London Affordable Rent) and 40% Shared Ownership). Based on the above finding the proposed affordable housing is acceptable and would meet policy requirements. The proposed affordable housing and review mechanisms can be secured through Section 106 legal agreement.

- 8.11 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In urban locations with a PTALs of 3 such as this, the requirement is for 60% 3+ bedroom units. The policy goes on to say that within three years of the adoption of the plan, where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two-bedroom (four person) homes.

- 8.12 The development proposes a unit mix comprising of 2 x 1 bedroom (5%), 23 x 2 bedroom/3 person (57%), 3 x 2 bedroom/4 person (8%) and 12 x 3

bedroom (30%). When including the two-bedroom (four person units), the scheme would provide 38% family sized units. The proposal provides a net gain in family accommodation. While it falls short in terms of the provision of family accommodation this is as a result of the specific accommodation requirements of the housing association involved in bring the scheme forward. On that basis the proposed amount of family units would be acceptable.

Townscape and Visual Impact

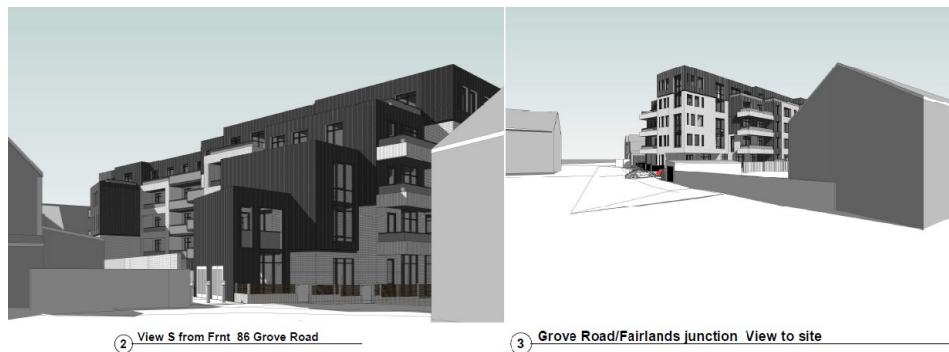
- 8.13 In Thornton Heath the relevant Place Policy DM48.2 of the CLP makes provision for the development of new buildings between 3 storeys and up to a maximum of 6 storeys in height while ensuring a balance is struck between strengthening and enhancing the character and facilitating growth.



- 8.14 The scheme would have a density of 604 habitable rooms per hectare. Emerging London Plan policy does not set out specific density ranges for new residential development. Instead, it advises that it is particularly important to scrutinise the qualitative aspects of the proposed built form, massing, site layout, external spaces, internal design and ongoing management of a proposed residential development through a design-led process.
- 8.15 The existing buildings on the site have a functional industrial appearance and are of little architectural or historic importance. There is no objection to their demolition.
- 8.16 The proposed layout would provide a linear form on a north-south axis. Its frontage would face east. It would have an articulated frontage of four storeys with a setback fifth storey. One vehicle access, principally for service vehicles, would be provided from Willett Road, while the other vehicle access from Grove Road would lead directly to the basement car park. There would be extensive soft landscaping, including a childrens' play area in the front of the building and a pedestrian route through the site linking Willett Road to Grove Road.



8.17 The massing of the building would be acceptable and articulated in a manner that would respect the urban grain and modulation of the residential house plots on the adjacent roads.

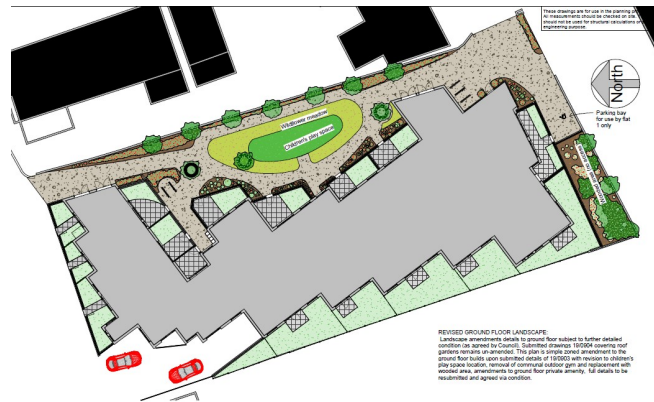


8.18 It is considered that its 5 storey height would be in context with the series of 4 to 6 storey buildings that have recently being constructed around and near to the Thornton Heath Pond roundabout. For example, the scheme under construction at 7 Willett Road is up to 4 storeys in height and the scheme at the former Surrey Van Centre plot to the east of the site is up to 6 storeys in height. Views towards the proposed 5 storey building from London Road would be largely obscured by the existing built form and those nearby sites under construction. The proposed block would be positioned away from the boundaries of Grove Road and Willett Place and its stepped footprint and setbacks would provide generous spaces around the built form. Therefore, the proposed massing and overall of the buildings on site would be acceptable in the context of the site and surroundings. The proposed built form would have a contemporary appearance, yet the elevations would reflect local character and create visual interest. The buildings would be formed principally of red bricks (Claydon Red) and metal grey seamed cladding. Laser cut bronze metal balustrades would be used to good effect for the balconies. The quality of the bricks and other external finishes can be further secured by condition. Variety in the articulation of the elevations would be achieved through the proposed set backs. The mix of recessed balconies and cantilevered balconies is also supported and would again add to the visual interest of

the building. The appearance of the development would therefore accord with the Place Policy for Thornton Heath which requires new development around the Thornton Heath Pond and its environs to complement the existing predominant building heights of 3 storeys up to a maximum of 6 storeys and incorporate red multi-stock brick as the predominant facing material.



8.19 A very positive part of the scheme is that it would provide a connected public route from Willett Road through to Grove Road. The proposal would result in an active frontage to that route and the overall appearance of the ground floor frontage would align well with the upper floors of the block. Effectively, the route through the site would provide a new public realm that would be soft landscaped and attractive and safe for pedestrians to walk or cycle through. The full details of the landscaping can be secured by condition as well as a maintenance plan.



8.20 The site would be laid out to reflect its proposed residential use and a landscape plan has been submitted in support of the application. There would be one pedestrian route through the site and it would connect Willett Road to Grove Road. This connecting route through the site would have landscaping specifically designed to prevent motor vehicles using it as a short-cut between the roads. An off-street parking area for one delivery and servicing vehicle would be provided at ground level towards the southern end of the site. A ground level communal garden of 88 square metres area with provision made for a wildlife meadow, which could provide native and wildlife friendly planting would also be provided.

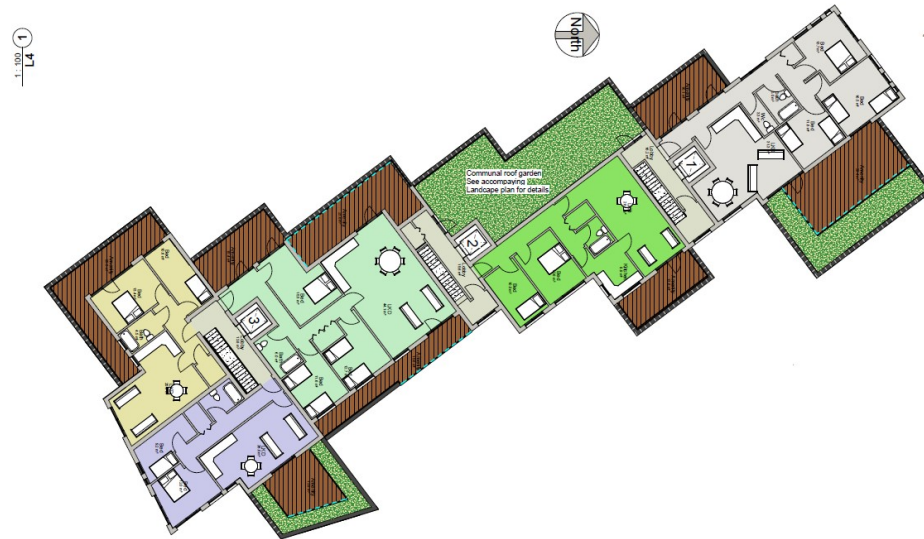
garden would also include childrens' play space of 33 square metres and its position to the front of the block would provide natural surveillance over it. The ground floor communal amenity area would also be supplemented by a communal residential roof terrace at 4th floor.

- 8.21 The application site is within an established residential area and one which there is an evident transition of high-density flatted development around Thornton Heath Pond and its environs. Its footprint is comparable in size to other new flatted development that has recently come forward in the locality and its individual and cumulative impact on local character is considered to be acceptable as assessed above. The impact of the development on the neighbouring highway network (including on and off street car parking capacity) is acceptable as considered further on in this report. The proposal would result in a development that would have an acceptable impact on the appearance of the street scene and accords with the national and local requirements to intensify the development potential of sites and to optimise the delivery of additional housing in a sustainable manner. It is also in a location that is accessible to local shops and services.
- 8.22 Therefore, having considered all of the above, against the backdrop of employment provision, community use provision, and housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.
- 8.23 As a major development the scheme would need to make provision for a public art installation within the grounds of the site. This matter can be secured by condition.

Housing Quality for Future Occupiers

- 8.24 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All would have private external amenity spaces in the form of private garden area or balconies to meet minimum space standards. There would provision made for communal amenity spaces to be provided at ground level adjacent to the park and in a communal roof terrace. Children's play space would be provided within the ground floor communal amenity area.
- 8.25 A total of 39 out of the 40 flats would have dual aspects. The only single aspect flat would be on the ground floor and in mitigation it has a southern facing aspect, so it is acceptable in that respect. The flats proposed at ground floor would feature enlarged glazing to accommodate restricted levels of natural light, due to the geometry and proximity of the surrounding buildings. For daylight and sunlight targets are set out in the British Standard Code of Practice for Daylighting and Appendix C of the BRE Guidelines. A daylight and sunlight analysis report was submitted with the application and demonstrates the average daylight factor that would be achieved within the proposed habitable rooms in the new dwellings would be acceptable. It therefore demonstrates that the future occupants of those habitable rooms would have acceptable daylight amenity. Officers concur with the findings of the report. Overall the internal layout and arrangement of the proposed flats would make the best use of available floor space and all of the flats would have private garden or

balcony spaces to meet minimum amenity standards, aswell as access to the communal garden areas to ground level and to the roof terrace.



8.26 The proposed block would be divided in three separate stair cores. Each stair core would have step free pedestrian access. In terms of accessibility, the London Plan sets requirements for 10% of homes to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. 4 flats (10%) have been designed as wheelchair accessible flats. These are Flat 1 (2B/3P), Flat 2 (1B/2P), Flat 5 (2B/3P), and Flat 7 (1B/2P). The wheelchair accessible flats are all located at ground floor to maximise the opportunity for independent use by disabled persons. Flat 1 would also have a surface level disabled parking area directly adjacent to it, while Flats 2, 5 and 7 would located directly adjacent to the three respective lift cores in the proposed block to enable ease of access from the basement parking area, where a further 4 disabled parking spaces would be provided.



8.27 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers. The proposed soft landscaped communal amenity would provide opportunity for plenty of activity on the site and a pleasant public realm. The site is conveniently located with ease of access to public transport and local shops and services. Effectively, a

community within a community could result from the proposed scheme and this type of arrangement in a major development may help to combat climate change.

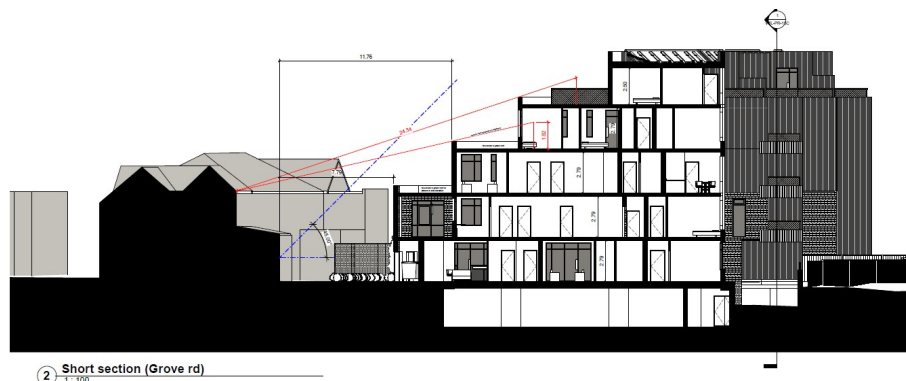
Residential Amenity for Neighbours

8.28 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. It is considered that the position of the site and siting and massing of the proposed building on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in Grove Road. The main properties that could be affected by the proposed development are the adjacent dwellings to the east of the site in Willett Place and Willett Road, and west of the site in Fairlands Avenue.

8.29 The daylight and sunlight analysis report submitted with the application concludes that although there would be several technical transgressions of the BRE Guidelines, none of the shortfalls would be materially below the BRE recommendations for high density built-up urban areas. More importantly, the residual levels of Daylight and Sunlight that have been recorded on an absolute scale demonstrate that all of the existing neighbouring residential properties will continue to receive good levels of natural daylight and sunlight. Those numerical results therefore demonstrate that there would be no unreasonable impact on existing neighbouring amenity. Officers concur with the findings of the report.

- **Willett Place / Willett Road**

8.30 The eastern facing front elevation of the proposed block would have window-to-window distances of between 18.61 metres and 24.39 metres to the western rear elevation windows of the houses at 1 – 6 Willett Place. The proposed block has been angled to face away from the rear windows of 1 to 3 Willett Road and there are no western facing flank windows on the house at 3 Willett Road. The window-to-window distances from the southern flank elevation to the new build development at 7 Willett Road would be between 19.02 metres and 20.66 metres.



- **Fairlands Avenue**

8.31 The western facing rear elevation of the proposed block would have window-to-window distances of between 24.58 metres and 28.23 metres to the eastern rear elevation windows of the houses at 14 to 32 Fairlands Avenue.

8.32 It is considered that no adverse loss of privacy, no adverse loss of outlook, and no adverse loss of light would result to adjacent and nearby residential occupiers. The distances of the proposed built form to the adjacent and nearby residential buildings are generous for a development in an urban environment.

- **Other Amenity Issues**

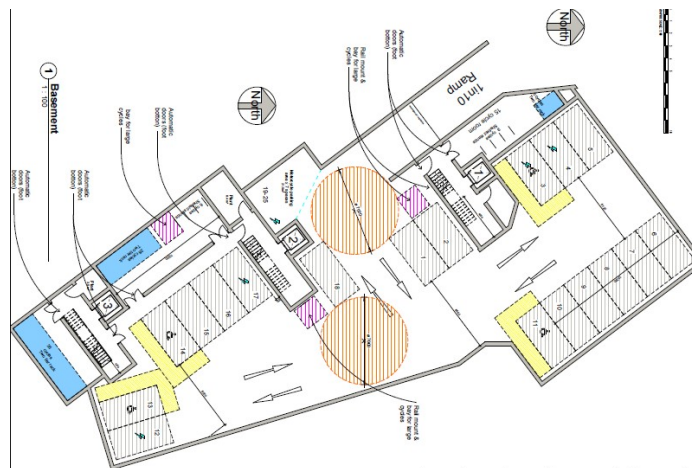
8.33 In terms of noise and general disturbance it is considered that there would be noise and general disturbance result from demolition and construction works. However, a condition is recommended to ensure that a construction logistics plan is submitted for approval to manage and minimise disturbance.

8.34 In terms of safety and security, there would be natural surveillance from the proposed flats over the proposed pedestrian link between Willett Road and Grove Road. The pedestrian link would also have natural surveillance from an active frontage to the flats. The basement car park would have a key fob gate to it which would prevent unauthorised access to it. The safety aspects of the proposal have been reviewed by a Crime Prevention Officer and the recommended Secure by Design accreditation will be secured by condition. Furthermore, details of security lighting to the external access and external circulation areas would also be secured by condition.

Parking, Access and Highway Safety

8.35 Transport for London were consulted on the application and had no objection to it subject to cycle storage complying with London Plan standards, and a full constructions logistics plan and full delivery and servicing plan being secured by condition.

8.36 Vehicular access to the site will be taken from Willet Road for deliveries/servicing and from Grove Road for access to a basement car park. A total of 18 car parking spaces and 7 motorcycle space will be provided in the basement. The car parking in the basement makes provision for 4 of the spaces to be for disabled parking. There is also 1 disabled parking space provided at ground level. The parking provision would therefore equate to a car parking provision at a ratio of 0.45 spaces per dwelling. This compares favourably with a 2016 planning permission at the former Surrey Van Centre site (facing Thornton Heath Pond) which provides 7 parking spaces for 30 flats equating to a ratio of 0.23 spaces per dwelling.



- 8.37 A full transport assessment was submitted with the application and included a trip analysis, parking stress survey, a travel plan, and swept-path analysis diagrams. The number of trips expected to be generated by mode by the proposed scheme has been calculated using the TRICS database and examining the National Traffic Survey. The trip generation analysis has indicated that the proposed development would generate a **decrease** of 85 car movements per day than the existing employment activities that are still operating from the site. The transport assessment concludes the expected vehicular traffic flow could be accommodated on the local road network. The availability of on-site parking and a car club space should ensure that there would be no adverse material impact on the parking provision on the local road network.
- 8.38 The site is situated within a short distance of a large number of shops services and general amenities which will be readily accessible on foot and thus reduce the need to travel by private car. There are also 6 bus routes available within 200 metres of the site. A car club space would be provided on Grove Road, and this matter along with a £5050 financial contribution towards its implementation/operation would be secured as part of the S106 legal agreement. The site is within a Controlled Parking Zone and so the Council would seek to restrict the issue residents parking permits for the development, again secured as part of the S106 legal agreement.
- 8.39 While it is acknowledged local roads are heavily parked, as evidenced by the parking survey submitted as part of the Transport Assessment, the proposed amount of off-street parking and proposed car club space indicates it would not adversely impact on the availability of on-street parking capacity on local roads. Also, the site is within close proximity to London Road which is served by numerous bus routes and local shops, which should assist in promoting sustainable travel modes, such as walking use of public transport. Cycle storage provision is also made for each of the dwellings as well as for short-stay visitor cycling.
- 8.40 A Travel Plan statement was submitted (as part of the Transport Assessment). As well as the provision of sustainable travel measures of cycle storage, electric vehicle charging points, and car club provision, it also proposes other measures aimed at encouraging sustainable 'green' travel. These measures include provision of 1 year free membership to Enterprise Car Club and £50 driving credit for all residents of the development to encourage usage of the on-site car club vehicle ; provision of a free Residents Travel Guide for distribution to each household upon occupation which will highlight the location of nearby shops, services, amenities and public transport/sustainable transport access points in proximity to the site; Provision of Travel Guide Posters for display in the lobby areas of the block. The Car Club provision would be secured by the Section 106 agreement. The Council would seeks to ensure a financial contribution of £1500 per unit for sustainable transport mitigation. While the site is not currently in a controlled parking zone (CPZ) it would be prudent to ensure that future residents would be restricted from obtaining parking permits in the event of a forthcoming CPZ coming into effect. These matters would also be secured by the Section 106 agreement.
- 8.41 Given all these circumstances it is considered that the amount of off-street car parking provision would be acceptable.

- 8.42 The Council would seek to ensure that 4 (20%) of the car parking spaces would have electric vehicle charging points and that a further 4 (20%) would have passive provision for electric vehicle as per guidance set out in the London Plan. This matter can be secured by condition.
- 8.43 The existing dropped kerb crossover from Willett Road would be maintained to provide access to the development. The access from Willett Road is approximately 3.2m wide and would be retained to serve pedestrians and a vehicle drop off / pick up area. Swept-path analysis diagrams have been submitted with the application and demonstrates that delivery and refuse vehicles would be able to manoeuvre safely to and from the site in a forward gear from the Willett Road access.
- 8.44 A new pedestrian only access onto Grove Road (measuring 3.2m in width) would be constructed. In addition, the existing vehicle access onto Grove Road would be removed and replaced with a vehicle access to the proposed basement car park. The dropped kerb crossover would be maintained to serve the basement car park access. There would be no through-route for cars between Willett Road and Grove Road or vice-versa.
- 8.45 The vehicle entrance to the basement car park from Grove Road would have an ingress and egress lane with a holding area of 5 metres in length and width. The holding area would therefore fully accommodate a car from the back edge of the pavement, and allow for two cars to pass each other. To further manage traffic movement to/from the basement car park, a fob controlled security gate is proposed at the entrance to the basement car park. The ramp to basement would operate a one-way directional traffic system with passing places at the top and bottom of the ramp. In order to regulate the one-way section of the access, a traffic management system will be installed. This would comprise installation of a compact LED traffic signal system to give priority (green signal) to vehicles entering the site from the adjoining highway. The light would only show red at the entrance if a car has already triggered a sensor from the internal basement car park to indicate that it is emerging up onto Grove Road. The full details of the signal control can be secured by condition. The ramp to the basement car park would have a 1:10 ratio gradient and a minimum 2.6 metre floor to ceiling height to the ramp and the parking area. The ramp would have transitional strips at the top and bottom to a 1:20 ratio gradient. This would make provision for nearly level access to the basement floor and nearly level access holding area at ground level. Cars emerging from the basement would therefore do so at the same grade as the back edge of the pavement. A vehicle swept path illustration has been submitted with the application and demonstrates that two cars will be able to comfortably pass one other in opposite directions at the entrance to the site clear of the highway to Grove Road. The full specification details of the ramp and its access, including pedestrian visibility splays and vehicle sightlines, can be secured by condition.
- 8.46 The Council would seek to ensure that any redundant vehicle crossover strips are re-instated to a full height kerb at the developer's expense. This matter would be secured by condition and relevant minor highways agreement with the Council's Highways department.

- 8.47 In terms of fire safety access, no part of the building would be more than 45 metres distance from either the highway of Willett Road or Grove Road.
- 8.48 A total of 96 cycle parking spaces would be provided, comprising 86 resident (long stay) cycle parking spaces and 10 visitor (short stay) cycle parking spaces for residential use. The 86 resident spaces would be provided in the basement, while the 10 visitor spaces would be provided at ground level. Provision is made within the resident cycle spaces for 3 larger cycle bays, which would make provision for cargo cycles and/or disabled cycles. The cycle storage provision would comply with the minimum standards set out in the London Plan.
- 8.49 A draft construction logistics plan and a draft delivery and servicing plan were all submitted with the application. Full details can be secured by condition. In respect of the construction the proposal would also be subject to a financial contribution of £4000 to monitor air quality, which would be secured through the Section 106 agreement.
- 8.50 Residential refuse storage is proposed in two locations in the site within the envelope of the building frontage. One would be sited towards the southern end of the block and one towards the northern end. The refuse stores would each be sited within 20 metres pull distance of the highways of Willet Road and Grove Road respectively.

Flood Risk

- 8.51 The application was accompanied by a Flood Risk Assessment and the LLFA have no objection to the proposed drainage strategy subject to further clarification on i) attenuation tank invert and cover levels and ; ii) an ownership plan to accompany the submitted site-specific maintenance management plan for proposed SuDS.
- 8.52 The approved drainage strategy and issues of clarification can be secured by condition.

Sustainability

- 8.53 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. An Energy Assessment and Sustainability Assessment has been provided, showing that whilst the minimum 35% on-site CO2 reductions beyond Part L of 2013 Building Regulations can be achieved (meeting local policy requirements) through on-site energy efficiency measures and renewable technologies, zero carbon cannot be achieved on site. The remaining shortfall will therefore be offset through a cash-in-lieu contribution of £60,000, secured through the Section 106 Agreement.
- 8.54 Planning conditions are recommended to finalise the design as well as to demonstrate the CO2 and water use targets have been met following construction.
- 8.55 The development proposes a range of sustainable design and construction features including:
- High performance building fabric and energy efficient lighting, services and equipment.

- Passive window design measures to reduce energy demand for heating, cooling, ventilation and lighting.
- Solar PV Panels.
- Time and zone heating controls.
- Electric Infra-Red heating systems.
- Water saving sanitary fittings and appliances to deliver a water efficient development.

Trees, Landscaping and Biodiversity

- 8.56 There are no trees on the site itself. A wooded area is proposed in the south-western corner of the site and some additional tree planting could be provided within the ground level communal garden area and private garden areas. Full details of tree planting and other planting could be secured as part of the recommended landscaping condition. A wildlife meadow is proposed as part of the communal garden area and further details to promote biodiversity, and assist surface water drainage, and to combat climate change can also be secured as part of the recommended landscaping condition. Sedum roofs are proposed to the building and there would also be an opportunity to provide some greenery to the proposed communal roof terrace.

Archaeology

- 8.57 An archaeological assessment was submitted with the application and Historic England require a written scheme of investigation to be secured by condition in the first instance to ensure the archaeological interest of the site is secured as appropriate prior to the commencement of any development.

Other Matters

- **CIL**
- 8.58 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.
- **Employment and Training Strategy**
- 8.59 An employment and training strategy and contribution would be secured through the Section 106 agreement to ensure the employment of local residents during construction.

Conclusions

- 8.60 Given the significant need for housing within the Borough, the principle of this residential development is considered acceptable within this area. The proposal provides affordable housing with both social rented and shared ownership. The site is partly occupied for employment purposes, but the desirability of the site for continuing and further employment functions is limited as demonstrated by the high number of vacant units on the site. The marketing of the site for employment purposes although somewhat limited, also demonstrates no demand for taking on the site for an employment use. In this particular case the benefits of the proposed scheme, in bringing forward affordable housing development would also provide significant mitigation for the loss of the employment use of the site.

The proposed design would respect the character and appearance of a residential and would represent a sensitive and sustainable intensification of the site. Whilst it is acknowledged that the mass of built form would be greater than the existing structures of site, the proposal would be in context with the transition of the surrounding environment. The proposal offers enhancements to the adjacent park. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission.

- 8.61 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

2nd July 2020

Part 8 Other Planning Matters

Item 8.1

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

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 6th June and 19th June 2020.
- 1.4 During this period the service issued 160 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 9 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 151 decisions issued, 45 were refused (29.8%). Therefore the approval rate for last reporting period was 70.2%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. Notable decisions are listed below
- On the 9th June 2020 Outline Planning Permission was refused (20/01098/OUT) for the demolition of existing outbuildings and alterations to the existing vehicular access with erection of 6 new residential units (1 x 3b4p, 4 x 2b3p and 1 x 1b2p) at the rear with associated landscaping, parking, cycle and refuse storage at 20 Rectory Park South Croydon. The application only sought approval in relation to the proposed layout of the development with all other matter reserved for determination at a later date. However the application failed to comply with a number of development plan policies and was comprehensively refused on a number of grounds relating to its failure to provide an adequate amount of family accommodation, concerns regarding its excessive size in relation to the host building and the streetscene, the impact on the adjoining

occupiers, insufficient communal/child play space, failure to demonstrate the layout would not cause a hazard to pedestrian and vehicles, insufficient information relation to refuse and ecology matter and concerns relating to the removal of trees and vegetation.

- On the 17th June 2020 planning permission was granted (19/04152/FUL) for the Construction of three building blocks with heights ranging between four to five storeys to accommodate 44 flats (13 x 1-bed, 25 x 2-bed and 6 x 3-bed) with associated 32 parking spaces, a new vehicular access, cycle and refuse stores and hard and soft landscaping, following demolition of existing two dwellinghouses at 8-10 Grovelands Road Purley. This application was presented to Planning Committee on the 19th December 2019 subject to the completion of a section 106 legal agreement to secure matters such as Affordable Housing, and contributions towards employment and training, air quality, carbon offsetting and to a car club contribution. Following negotiations the legal agreement was signed and completed and consequently planning permission was granted on the 17th June 2020.
- On the 8th June 2020 a lawful development certificate was refused (20/01649/LE) for the use of the property at Tara on Chisholm Road for a “lawful development certificate – existing use” for use as a House of Multiple Occupation (HMO) for 6 people. In order for this use to have been considered lawful it was necessary for the applicant to provide evidence to demonstrate that the use of the property as an HMO had commenced prior to the introduction of the Article 4 Direction on the 28th January 2020. Officers did not consider that the evidence provided demonstrated that the building had been occupied as an HMO by the 28th January 2020 and the certificate was consequently refused.

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. :	20/01445/FUL	Ward :	Addiscombe East
Location :	47 Northampton Road Croydon CR0 7HD	Type:	Full planning permission
Proposal :	Conversion of house to 4 self-contained flats, demolition of rear garage and outbuilding, erection of rear ground floor single storey extension, extension of rear roof to form rear gable end, alterations, and provision of front and rear terraces and balconies and associated privacy screens, provision of associated communal rear garden, and refuse storage and cycle storage.		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 19.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01734/HSE
Location : 43 Woodside Court Road
Croydon
CR0 6RW
Proposal : Single storey rear infill extension
Date Decision: 15.06.20

Ward : Addiscombe East
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01855/HSE
Location : 275 Addiscombe Road
Croydon
CR0 7HY
Proposal : Erection of first floor side extension to eastern side of property.
Date Decision: 19.06.20

Ward : Addiscombe East
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01864/LP
Location : 275 Addiscombe Road
Croydon
CR0 7HY
Proposal : Erection of single storey side extension
Date Decision: 19.06.20

Ward : Addiscombe East
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01865/LP
Location : 275 Addiscombe Road
Croydon
CR0 7HY
Proposal : Erection of side/rear dormer roof extensions to facilitate loft conversion.
Date Decision: 19.06.20

Ward : Addiscombe East
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01866/HSE
Location : 275 Addiscombe Road
Croydon
CR0 7HY
Ward : **Addiscombe East**
Type: Householder Application
Proposal : Demolition of existing conservatory. Erection of part single, part first floor rear extensions.
Date Decision: 19.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01868/HSE
Location : 275 Addiscombe Road
Croydon
CR0 7HY
Ward : **Addiscombe East**
Type: Householder Application
Proposal : Demolition of existing detached garage building. Erection of single storey front extension.
Date Decision: 19.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02412/LP
Location : 95 Dalmally Road
Croydon
CR0 6LY
Ward : **Addiscombe East**
Type: LDC (Proposed) Operations edged
Proposal : Erection of L-shaped rear dormer, installation of 2 rooflights in front roofslope and removal of chimney stack.
Date Decision: 11.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02482/PDO
Location : 1 - 29 Fisher Close
Croydon
CR0 6QX
Ward : **Addiscombe East**
Type: Observations on permitted development
Proposal : The proposal is for Existing 3 no. VF Antennas to be removed and replaced with proposed 3 no. VF Antennas mounted to new off-set brackets fixed to existing support poles. The addition of ancillary development equipment thereto, including but not limited to, 18 no ERS modules.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 18.06.20

No Objection

Level: Delegated Business Meeting

Ref. No. :	20/00885/FUL	Ward :	Addiscombe West
Location :	Flat 3 30 Clyde Road Croydon CR0 6SU	Type:	Full planning permission

Proposal : Replacement of 3 windows to the front and 1 to the rear of the property (retrospective).

Date Decision: 08.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01634/HSE	Ward :	Addiscombe West
Location :	130 Addiscombe Court Road Croydon CR0 6TS	Type:	Householder Application

Proposal : Alterations; erection of part single/two-storey side extension, installation of 2 rooflights in rear roofslope and 1 rooflight in front roofslope and erection of bin storage.

Date Decision: 15.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01649/LE	Ward :	Addiscombe West
Location :	Tara Chisholm Road Croydon CR0 6UP	Type:	LDC (Existing) Use edged

Proposal : Lawful development certificate (191 existing) for use as a House of Multiple Occupation for 6 people.

Date Decision: 08.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	20/01650/FUL	Ward :	Addiscombe West
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 138 Lower Addiscombe Road Type: Full planning permission
Croydon
CR0 6AF
Proposal : Erection of three bedroom four person house to the rear of 138 Lower Addiscombe Road
Date Decision: 09.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01697/HSE Ward : **Addiscombe West**
Location : 12 Brickwood Road Type: Householder Application
Croydon
CR0 6UL
Proposal : Amendments to Planning Permission (ref 18/01948/HSE) for erection of single/two storey side/rear extension.
Date Decision: 10.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01705/HSE Ward : **Addiscombe West**
Location : 8 Freemason's Road Type: Householder Application
Croydon
CR0 6PB
Proposal : Erection of single storey rear/side extension.
Date Decision: 19.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01727/LP Ward : **Addiscombe West**
Location : 39 Tunstall Road Type: LDC (Proposed) Operations
Croydon edged
CR0 6TY
Proposal : Erection of L-shaped rear dormer, erection of single-storey rear/side extension, erection of single-storey rear extension, erection of outbuilding in rear garden, removal of chimney stack and installation of 3 rooflights in front roofslope.
Date Decision: 11.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01802/PA8 Ward : **Addiscombe West**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : Communication Station
Knollys House
17 Addiscombe Road
Croydon
CR0 6SR

Type: Telecommunications Code
System operator

Proposal : The removal and replacement of 3No. existing antennas, 1No. 600mm diameter dish, 2No. 300mm diameter dishes and 4No. existing equipment cabinets for 6No. upgraded antennas located on new steelwork and 6No. upgraded equipment cabinets located on the rooftop, the relocation of 1No. existing 200mm square dish to be located on a new support pole, and ancillary development thereto.

Date Decision: 18.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01841/LP
Location : 55 Warren Road
Croydon
CR0 6PF

Ward : **Addiscombe West**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a rear dormer including two rooflights to the front elevation.

Date Decision: 11.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02112/NMA
Location : Development Site Former Site Of
30 - 38 Addiscombe Road
Croydon
CR0 5PE

Ward : **Addiscombe West**
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements to amend material detailing to the north and south elevations.

Date Decision: 12.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02138/LP
Location : 82 Northway Road
Croydon
CR0 6JF

Ward : **Addiscombe West**
Type: LDC (Proposed) Operations
edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Proposal : Erection of single-storey rear extension (projecting out 6 metres with a maximum height of 3 metres) in accordance with the Prior Approval given by the London Borough of Croydon on 13/05/2020 (Ref-20/01378/GPDO).

Date Decision: 09.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	20/01538/HSE	Ward :	Bensham Manor
Location :	60 Totton Road Thornton Heath CR7 7QR	Type:	Householder Application
Proposal :	Erection of infill single storey side/rear extension		

Date Decision: 15.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01659/HSE	Ward :	Bensham Manor
Location :	82 Strathyre Avenue Norbury London SW16 4RG	Type:	Householder Application
Proposal :	Erection of first floor rear extension		

Date Decision: 09.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	20/01692/HSE	Ward :	Bensham Manor
Location :	127 Bensham Manor Road Thornton Heath CR7 7AG	Type:	Householder Application
Proposal :	Erection of a hip to gable and rear dormer extension and installation of fire escape stairs to the side of the existing building to serve the roof extension		

Date Decision: 17.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/01724/FUL	Ward :	Bensham Manor
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 268 Melfort Road
Thornton Heath
CR7 7RR
Type: Full planning permission
Proposal : Change of use from a C3 (residential) to a small HMO (C4), for no more than 6 residents.

Date Decision: 11.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01784/HSE
Location : 6 Ecclesbourne Road
Thornton Heath
CR7 7BN
Ward : **Bensham Manor**
Type: Householder Application

Proposal : Construction of a single storey rear and side extension

Date Decision: 18.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02207/LE
Location : 178 Bensham Lane
Thornton Heath
CR7 7EN
Ward : **Bensham Manor**
Type: LDC (Existing) Use edged

Proposal : Use as HMO (C4 Use Class) for up to 6 occupants.

Date Decision: 10.06.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/02325/LP
Location : 72 Langdale Road
Thornton Heath
CR7 7PP
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations edged

Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope

Date Decision: 19.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00930/FUL
Ward : **Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 347 London Road
Croydon
CR0 3PA
Type: Full planning permission

Proposal : Proposed conversion of the rear part of the existing printing shop into a dwelling with associated alterations

Date Decision: 19.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01559/DISC
Ward : **Broad Green**

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

Proposal : Discharge of Condition 21 (Drainage and TW approval) attached to permission 18/02663/FUL for 'Demolition of the existing buildings, hardstanding and car parking on the site. The erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3no. 1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut; and a single storey substation. The construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way. Reconfiguration of car park spaces (with 13 additional spaces), external landscaping, 1.8-3.0m high boundaries, access gates, freestanding bin stores, plant and equipment, covered cycle stores, service yards and associated works.'

Date Decision: 09.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01716/LE
Ward : **Broad Green**

Location : 1 Constance Road
Croydon
CR0 2RS
Type: LDC (Existing) Use edged

Proposal : Lawful development certificate application (191 existing) for use as an HMO for up to 6 people.

Date Decision: 09.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01861/GPDO
Ward : **Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 23 Lodge Road
Croydon
CR0 2PD

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 11.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/00693/DISC

Ward : **Crystal Palace And Upper
Norwood**

Location : 55 - 133 College Green
Upper Norwood
London
SE19 3PR

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 3 (external materials) ref 19/02633/FUL granted for Refurbishment of existing tower block and modifications at ground storey to include three new residential units with extended main entrance lobby and fire escape corridors. The roof above the tower block will also be refurbished with a new replacement insulated warm roof waterproofing system. The external areas will also be refurbished with two new car parking areas, external steps and rear private garden with patio. New low level railing and gates to be provided around the perimeter of the site with high level security railings and gate to the private garden area.

Date Decision: 09.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01788/PA8

Ward : **Crystal Palace And Upper
Norwood**

Location : 96 Church Road
Upper Norwood
London
SE19 2EZ

Type: Telecommunications Code
System operator

Proposal : The removal of two existing antennas and the installation of 4 microcell antennas, with the antenna shrouds coloured to match with the colour of the building, 1 no. GPS module, associated radio equipment cabinet and ancillary development works thereto.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 17.06.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/01957/CAT **Ward : Crystal Palace And Upper Norwood**
Location : 67 Central Hill **Type: Works to Trees in a Conservation Area**
Upper Norwood
London
SE19 1BS
Proposal : T1 Holly - fell (due to diseased trunk , which is leaning over a garden shed and neighbours house and blocking of light) Replant smaller tree in its place.

Date Decision: 11.06.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05713/FUL **Ward : Coulsdon Town**
Location : 209 Chipstead Valley Road **Type: Full planning permission**
Coulsdon
CR5 3BR
Proposal : Demolition of existing rear storage building, erection of a two storey side extension, part one part two storey rear extension and dormer extension in rear roof slope to enlarge existing retail unit (A1 Use Class) and form financial and professional services (A2 Use Class) at first and second floors of the building following conversion of existing ancillary storage space.

Date Decision: 19.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01331/FUL **Ward : Coulsdon Town**
Location : 352 Chipstead Valley Road **Type: Full planning permission**
Coulsdon
CR5 3BF
Proposal : Demolition of bungalow, erection of two buildings to provide 4 semi-detached houses, provision of associated car parking, refuse and cycle storage, and landscaping.

Date Decision: 19.06.20

Withdrawn application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Level: Delegated Business Meeting

Ref. No. : 20/01688/FUL
Location : 38-40 Chipstead Valley Road
Coulsdon
CR5 2RA
Ward : Coulsdon Town
Type: Full planning permission

Proposal : Conversion of first floor and existing roof area to provide 6 flats with associated bin stores and cycle provision

Date Decision: 12.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01694/FUL
Location : 180 Brighton Road
Coulsdon
CR5 2NF
Ward : Coulsdon Town
Type: Full planning permission

Proposal : Construction of a two-storey one bedroom duplex dwelling to the rear of 180 Brighton Road.

Date Decision: 12.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01771/LP
Location : 4 The Chase
Coulsdon
CR5 2EG
Ward : Coulsdon Town
Type: LDC (Proposed) Operations edged

Proposal : Construction of an outbuilding to the rear garden.

Date Decision: 10.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/02353/PDO
Location : Telecommunication Mast Gln
225 Coulsdon Area Farm
Lion Green Road
Coulsdon
CR5 3DE
Ward : Coulsdon Town
Type: Observations on permitted development

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Proposal : The removal and replacement of 3No. Existing antennas with 3No. Upgraded antennas affixed to existing support poles on the lattice tower, the installation of 1No. GPS unit located on an antenna support pole and ancillary development.

Date Decision: 17.06.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 19/06058/FUL

Ward : Fairfield

Location : 45 Lansdowne Road
Croydon
CR0 2BE

Type: Full planning permission

Proposal : Erection of three buildings, with 3/4 floors of accommodation elevated above ground level, containing 21 new dwellings to be constructed above the retained existing car park.

Date Decision: 19.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/00206/FUL

Ward : Fairfield

Location : 27 Tamworth Place
Croydon
CR0 1RL

Type: Full planning permission

Proposal : Demolition of existing building. Erection of two buildings to accommodate D2 space and 8 residential flats together with private amenity space, landscaping, cycle and waste stores and other associated works.

Date Decision: 18.06.20

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

Level: Delegated Business Meeting

Ref. No. : 20/00785/GPDO

Ward : Fairfield

Location : Ground Floor, 291 - 293 High Street
Croydon
CR0 1QL

Type: Prior Appvl - Class P from B8 to dwelling

Proposal : Notification for prior approval under the GPDO 2015 from change of use under Class JA, from Class A2 (professional and financial services) to Class B1(a) (business - offices)

Date Decision: 16.06.20

Withdrawn application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Level: Delegated Business Meeting

Ref. No. : 20/01241/FUL **Ward : Fairfield**
Location : R/o 83 Lansdowne Road Type: Full planning permission
Croydon
CR0 2BF

Proposal : Construction of a two storey building to form 2 flats (1 person) with refuse, cycle and amenity space.

Date Decision: 16.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01353/CONR **Ward : Fairfield**
Location : Surrey House Type: Removal of Condition
2 Scarbrook Road
Croydon
CR0 1SQ

Proposal : Removal of Condition 8 - Provision of Electric Vehicle Charging Point - and Variation of Condition 4 - Various - attached to Planning Permission 18/04903/FUL for Alterations, Erection of two new storeys to form sixth and seventh floors, and formation of 3 two bedroom flats, 3 one bedroom flats, and 1 studio flat, provision of associated refuse storage and cycle storage.

Date Decision: 10.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01370/FUL **Ward : Fairfield**
Location : 3 London Road Type: Full planning permission
Croydon
CR0 2RE

Proposal : Alterations, Erection of mansard roof with front & rear dormer windows to form a 2 bedroom self-contained flat.

Date Decision: 08.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01700/DISC **Ward : Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 106-108 High Street
Croydon
CR0 1ND
Type: Discharge of Conditions

Proposal : Discharge of Conditions 1, 2, 3, and 7 of Planning Permission 17/02077/FUL for Alterations, Alterations to shopfront, Erection of security control gate fronting High Street, Erection of three storey rear extension at ground, first, second floors to form 2 x 2 bedroom flats and 2 x 1 bedroom flats, Erection of roof extension to form third and fourth floors to form 2 x 1 bedroom duplex flats, Extension to basement at rear, provision of associated refuse and cycle storage.

Date Decision: 19.06.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/01711/FUL
Location : 18A Beech House Road
Croydon
CR0 1JP
Ward : **Fairfield**
Type: Full planning permission

Proposal : Alterations to existing roof to include installation of rooflights in rear roofslope and a roof terrace at rear and use of loft space as a habitable room (Amended Description).

Date Decision: 10.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01740/FUL
Location : 16A Parker Road
Croydon
CR0 1DU
Ward : **Fairfield**
Type: Full planning permission

Proposal : Proposed conversion of existing tattooist and body piercing shop into a two bedroom dwelling with first floor addition involving alterations to the roof

Date Decision: 16.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01749/ADV
Location : 19 Park Street
Croydon
CR0 1YD
Ward : **Fairfield**
Type: Consent to display advertisements

Proposal : Installation of 1x halo illuminated fascia sign, 1x internally illuminated projecting sign and 1x illuminated internal poster advertisement.

Date Decision: 16.06.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/01805/DISC **Ward : Fairfield**
Location : 45 High Street Type: Discharge of Conditions
Croydon
CR0 1QD
Proposal : Discharge of Condition 7 - Staircase Protection - attached to Planning Permission
19/05349/FUL for Internal alterations, use of first and second floors as house of multiple
occupation (HMO) with 8 rooms, provision of associated refuse and cycle storage at
ground.
Date Decision: 08.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01806/DISC **Ward : Fairfield**
Location : 45 High Street Type: Discharge of Conditions
Croydon
CR0 1QD
Proposal : Discharge of Condition 3 - Partition Walls - attached to Planning Permission
19/05349/FUL for Internal alterations, use of first and second floors as house of multiple
occupation (HMO) with 8 rooms, provision of associated refuse and cycle storage at
ground.
Date Decision: 08.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01992/PA8 **Ward : Fairfield**
Location : O/S Suffolk House Type: Telecommunications Code
Park Lane System operator
Croydon
CR0 1PE
Proposal : Telecommunications Installation of 20m Height Phase 8 Monopole C/W wrapround
Cabinet at base and associated ancillary works.
Date Decision: 19.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04441/OUT
Location : 10 Welcomes Road
Kenley
CR8 5HD
Ward : **Kenley**
Type: Outline planning permission
Proposal : Demolition of existing dwelling. Erection of 8 three/four storey dwellinghouses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage [Amended description]
Date Decision: 12.06.20

Permission Granted

Level: Planning Committee

Ref. No. : 20/00331/FUL
Location : Fir Hollow
35 Uplands Road
Kenley
CR8 5EE
Ward : **Kenley**
Type: Full planning permission
Proposal : Demolition of existing dwelling and attached garage. Erection of 6 town houses and associated parking and access road.
Date Decision: 11.06.20

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

Level: Planning Committee

Ref. No. : 20/00732/RSM
Location : 7 Highwood Close
Kenley
CR8 5HW
Ward : **Kenley**
Type: Approval of reserved matters
Proposal : Approval of reserved matters relating to Condition 1 (Appearance) of planning permission 18/02710/OUT
Date Decision: 18.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00996/HSE
Location : 44 Abbots Lane
Kenley
CR8 5JH
Ward : **Kenley**
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Proposal : Part single; part two storey side and rear extensions; rear dormer roof extension and external alterations to fenestration (following demolition of existing side and rear extensions and rear garage).

Date Decision: 16.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01667/LP

Ward : Kenley

Location : 97 Godstone Road

Type: LDC (Proposed) Operations edged

Kenley

CR8 5BD

Proposal : Demolition of a lean-to construction and building an in-fill extension to the side of the back addition

Date Decision: 10.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01744/HSE

Ward : Kenley

Location : 31 Abbots Lane

Type: Householder Application

Kenley

CR8 5JB

Proposal : Erection of a first floor balcony infill extension, alterations to existing raised decking, and raising roof height of existing detached garage.

Date Decision: 12.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01835/HSE

Ward : Kenley

Location : 14 Park Road

Type: Householder Application

Kenley

CR8 5AP

Proposal : Installation of 2 no. windows in side elevation

Date Decision: 19.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01962/TRE

Ward : Kenley

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : Pine Crest
Firs Road
Kenley
CR8 5LH

Type: Consent for works to protected trees

Proposal : T1 Holly - Fell T3 Plum - Fell. T5 Sycamore remove x1 limb overhanging clients front garden.
T6 Sycamore - Fell. T7 Lime reduce x5 lowest limbs overhanging road in line with hedgerow trim epicormic sprouts to tidy. T8 cherry blossom reduce back overhang to fence line.
(TPO No. 04, 1975)

Date Decision: 11.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/02006/DISC
Location : 9B Haydn Avenue
Purley
CR8 4AG

Ward : Kenley
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (Construction Logistics Plan) attached to planning permission 19/02050/FUL for, Demolition of existing bungalow. Erection of a 3 storey building with accommodation in the roof space comprising 9 residential apartments with associated parking and landscaping).

Date Decision: 19.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01202/FUL
Location : 102 Elmside
Field Way
Croydon
CR0 9DW

Ward : New Addington North
Type: Full planning permission

Proposal : Conversion of 3 bedroom dwelling into HMO to accommodate 5 people

Date Decision: 11.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01869/LP

Ward : New Addington North

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 37 Dunley Drive
Croydon
CR0 0RG
Type: LDC (Proposed) Operations
edged
Proposal : Erection of ground floor rear extension

Date Decision: 19.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/02316/DISC
Location : Timebridge Community Centre
Field Way
Croydon
CR0 9AZ
Type: Discharge of Conditions
Ward : New Addington North
Proposal : Discharge of Condition 8 (extract duct details) and Condition 9 (control of odours) of
18/05350/FUL

Date Decision: 12.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01676/FUL
Location : 133-135 Milne Park East
Croydon
CR0 0BF
Type: Full planning permission
Ward : New Addington South
Proposal : Erection of two storey rear extension, dormer roof extension on rear roof slope,
alterations, conversion of first floor and second floors to form 3 units (1 x 1 bedroom and
2 x 3 bedroom) with associated bin and cycle stores

Date Decision: 15.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00113/HSE
Ward : Norbury Park

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 4 Arnalls Road
Norbury
London
SW16 3EP
Type: Householder Application

Proposal : Demolition of existing outbuilding, erection of enlarged outbuilding and ground floor rear link extension

Date Decision: 16.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00114/LBC
Location : 4 Arnalls Road
Norbury
London
SW16 3EP
Type: Listed Building Consent
Ward : **Norbury Park**

Proposal : Demolition of existing outbuilding, erection of enlarged outbuilding, ground floor rear link extension and internal alterations.

Date Decision: 16.06.20

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 20/00929/HSE
Location : 76 Norbury Hill
Norbury
London
SW16 3RT
Type: Householder Application
Ward : **Norbury Park**

Proposal : Erection of outbuilding.

Date Decision: 16.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01239/OUT
Location : 100 And 102 Green Lane
Thornton Heath
CR7 8BH
Type: Outline planning permission
Ward : **Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Proposal : Application for Outline Planning Permission (All Matters Reserved) for Demolition of existing 2 dwellingshouses, erection of 6 x 3 bedroom two storey dwellinghouses with rooms in roofspace fronting Green Lane and Virginia Road, and erection of 1 x 4 bedroom two storey dwellinghouse with room in roofspace and room in basement room (and associated basement excavation works) facing Virginia Road, provision of associated off-street parking area to rear accessed from Virginia Road, and associated parking to forecourts accessed from Green Lane and Virginia Road, formation of vehicular accesses from Green Lane and Virginia Road, provision of associated refuse storage and cycle storage.

Date Decision: 10.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01508/HSE
Location : 45 Florida Road
Thornton Heath
CR7 8EZ
Proposal : Erection of a two storey side and single storey rear extension
Ward : **Norbury Park**
Type: Householder Application

Date Decision: 09.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01750/FUL
Location : 322 Norbury Avenue
Norbury
London
SW16 3RL
Proposal : Change of use from a single dwellinghouse (C3) to a house in multiple occupation for no more than 6 persons (C4).
Ward : **Norbury Park**
Type: Full planning permission

Date Decision: 16.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01874/GPDO
Location : 26 Crescent Way
Norbury
London
SW16 3AJ
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger House Extns

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

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 2.95 metres and a maximum height of 3.95 metres

Date Decision: 10.06.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/01932/HSE
Location : 115 Briar Avenue
Norbury
London
SW16 3AG
Proposal : Demolition of existing conservatory and erection of single-storey rear extension.

Ward : Norbury Park
Type: Householder Application

Date Decision: 09.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02338/LP
Location : 12 Springfield Road
Thornton Heath
CR7 8DY
Proposal : Hip to gable and rear dormer roof extension

Ward : Norbury Park
Type: LDC (Proposed) Operations edged

Date Decision: 18.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02308/LP
Location : 18 Briar Road
Norbury
London
SW16 4LU
Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope

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

Date Decision: 19.06.20

Lawful Dev. Cert. Granted (proposed)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Level: Delegated Business Meeting

Ref. No. : 20/02370/LP
Location : 82 Darcy Road
Norbury
London
SW16 4UA
Proposal : Construction of hip to gable end roof extension; erection of dormer extension in rear
roofslope and installation of rooflights in frontslope.

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

Date Decision: 19.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02028/GPDO
Location : 33 Keston Avenue
Coulston
CR5 1HP
Proposal : Erection of a single storey rear extension projecting out 7.47 metres from the rear wall of
the original house with a height to the eaves of 2.75 metres and a maximum height of
3.12 metres

Ward : **Old Coulsdon**
Type: Prior Appvl - Class A Larger
House Extns

Date Decision: 17.06.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/01887/TRE
Location : 3 Deepdene Avenue
Croydon
CR0 5JP
Proposal : Consent for works to protected
trees

Ward : **Park Hill And Whitgift**
Type: Consent for works to protected
trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Proposal : T1 Twin stemmed Ash Left hand stem of tree- Remove large low bough over garden back to the fork- Remove left side bough back to 2m above main v leaving a growing branch to the rear
Main vertical stem - Remove all major deadwood over 3cms in diameter
T2 Ash Remove left stem back to main fork and shorten branch over garden by 50%
T3 Ash - Shorten long lateral boughs over your rear neighbours garden by 50%
T4,T5,T6. Oak trees - Crown thin by 20% to increase light - Remove major deadwood over 3cms in diameter
Reasons: To increase available light to house and garden and reduce risk of branch failure during high winds
(TPO no. 08, 1975)

Date Decision: 11.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01176/LP

**Ward : Purley Oaks And
Riddlesdown**

Location : 14 Hill Close
Purley
CR8 1JR

Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a two storey rear extension, hip-to-gable roof extension, rear dormer and two rooflights along the front elevation

Date Decision: 10.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01225/CONR

**Ward : Purley Oaks And
Riddlesdown**

Location : 140-142 Pampisford Road
Purley
CR8 2NH

Type: Removal of Condition

Proposal : Variation of condition 1 (in accordance with approved plans), 2 (materials), 4 (refuse/cycle), 5 (parking layout), 8 (landscaping), 12 (trees) attached to planning permission ref. 19/04619/CONR for the variation of condition 2 (materials) attached to planning permission ref. 19/00094/CONR for the variation of conditions 1 (decision drawings), 4 (various incl. cycle and refuse), 8 (landscaping), 15 (CLP) of planning permission 17/05463/FUL at the rear of 140 and 142 Pampisford Road. The permission was for the erection of a two storey building at rear with accommodation in roof space comprising 1 x 1 bedroom; 5 x 2 bedroom and 1 x 3 bedroom flats with associated access, 11 parking spaces, cycle storage and refuse store.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 16.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04152/FUL
Location : 8-10 Grovelands Road
Purley
CR8 4LA

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Construction of three building blocks with heights ranging between four to five storeys to accommodate 44 flats (13 x 1-bed, 25 x 2-bed and 6 x 3-bed) with associated 32 parking spaces, a new vehicular access, cycle and refuse stores and hard and soft landscaping, following demolition of existing two dwellinghouses.

Date Decision: 17.06.20

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

Level: Planning Committee

Ref. No. : 19/04522/DISC
Location : 39-41 Banstead Road
Purley
CR8 3EB

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Conditions 5 (Landscape) and 8 (Details) for application 18/03130/FUL decision dated 28/09/2018 for the: ' Alterations and conversion to form 4 one bedroom and 3 two bedroom flats, demolition of front extension and erection of front, side and rear extensions, rear dormer extension, associated car parking, refuse, recycling and cycle storage facilities.

Date Decision: 12.06.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/05532/DISC
Location : Forbury Heights
39 Russell Green Close
Purley

Ward : Purley And Woodcote
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Proposal : Discharge of Condition 2 (External Materials) and 3 (Tree Protection Plan), Condition 6 (Landscaping), Condition 10 (CLP), Condition 13 (Dropped kerb reinstallment) for application 18/03701/FUL decision dated 29/10/2018 for the: ' Demolition of existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores | 39 Russell Green Close Purley CR8 2NS'

Date Decision: 09.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00591/HSE
Location : 12 Silver Lane
Purley
CR8 3HG

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

Proposal : Erection of children's climbing frame in rear garden.

Date Decision: 12.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00632/HSE
Location : 25 Foxley Lane
Purley
CR8 3EH

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

Proposal : Alterations, erection of a stand alone garage

Date Decision: 15.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00665/FUL
Location : 71 & 73 Pampisford Road
Purley
CR8 2NJ

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

Proposal : Demolition of existing dwellings, 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

Date Decision: 19.06.20

Permission Refused

Level: Planning Committee

Ref. No. : 20/00680/HSE
Location : 15 Beaumont Road
Purley
CR8 2EJ

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

Proposal : Alterations, erection of a rear dormer, roof light on the front roof slope and raised gables.

Date Decision: 10.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01005/CONR
Location : 1 Hill Road
Purley
CR8 3AT

Ward : **Purley And Woodcote**
Type: Removal of Condition

Proposal : Variation of condition 16 (trees) attached to planning permission ref.19/05149/CONR. (Variation of condition 1 to planning permission ref. 18/04955/OUT (Demolition of existing property. Erection of three/four storey building comprising 9 flats (1 x three bedroom, 7 x two bedroom and 1 x 1 bedroom flats) including balconies with parking area, refuse and cycle storage).

Date Decision: 11.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01505/HSE
Location : 21 Woodland Way
Purley
CR8 2HT

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

Proposal : Erection of a front brick boundary wall with metal railings.

Date Decision: 15.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01707/DISC

Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 168 Foxley Lane
Purley
CR8 3NF
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (materials), 5 (floor levels, balcony, security) and 13 (CLP) associated with planning permission 18/05098/FUL approved for the demolition of existing dwelling. Erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking (amended description)

Date Decision: 09.06.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/01729/CONR
Location : 62 Brighton Road
Purley
CR8 2LJ
Type: Removal of Condition
Ward : Purley And Woodcote

Proposal : Variation to condition 1 (approved plans) associated with Planning Permission 16/04860/FUL approved for alterations and conversion to form 4 two bedroom flats, erection of single/two storey side/rear extensions and dormer extension in rear roof slope, provision of associated parking

Date Decision: 19.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01739/HSE
Location : 44 Hartley Hill
Purley
CR8 4EN
Type: Householder Application
Ward : Purley And Woodcote

Proposal : Alterations, erection of a two storey side and rear extension, single storey side extensions, alterations to the main ridge and erection of two rear dormers

Date Decision: 15.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01916/DISC
Location : 57 Woodcrest Road
Purley
CR8 4JD
Type: Discharge of Conditions
Ward : Purley And Woodcote

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Proposal : Discharge of condition 2 (1) visibility splays, 2 (2) security lighting attached to application 19/06015/CONR for Variation of Condition 8 - window condition - attached to Planning Permission 18/05500/CONR for the demolition of existing building: Erection of a two storey building with accommodation in the roofspace comprising of 2x one bedroom, 3x two bedroom and 4x three bedroom flats: Formation of additional vehicular access and provision of associated parking, play space, landscaping, cycle and refuse stores.

Date Decision: 19.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01963/FUL

Ward : **Purley And Woodcote**

Location : 93 Downlands Road
Purley
CR8 4JJ

Type: Full planning permission

Proposal : Demolition of existing front garage and removal of external stairs to create a single storey 1x2 bed dwellinghouse with a green roof/green wall, refuse and cycle storage, new lift and external staircase leading to the host dwelling and hard and soft landscaping including alterations to land levels.

Date Decision: 19.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/02103/TRE

Ward : **Purley And Woodcote**

Location : 129-131 Brighton Road
Purley
CR8 4HE

Type: Consent for works to protected trees

Proposal : 1 Mature Elm tree in the front garden - trim overhanging branches above driveway. Lift crown to no more than 5 metres from ground level to create a balanced branch structure. (TPO no. - 15, 1973)

Date Decision: 11.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/02350/LP

Ward : **Purley And Woodcote**

Location : 27 Downlands Road
Purley
CR8 4JG

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 16.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	20/01098/OUT	Ward :	Sanderstead
Location :	20 Rectory Park South Croydon CR2 9JN	Type:	Outline planning permission
Proposal :	Outline planning permission for the demolition of existing outbuildings and alterations to the existing vehicular access with erection of 6 new residential units (1 x 3b4p, 4 x 2b3p and 1 x 1b2p) at the rear with associated landscaping, parking, cycle and refuse storage		

Date Decision: 09.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/01310/HSE	Ward :	Sanderstead
Location :	50 Montague Avenue South Croydon CR2 9NH	Type:	Householder Application
Proposal :	Alterations, erection of single/two storey front/side/rear extensions. (Amendment to previously approved scheme. ref. 19/05990/HSE).		

Date Decision: 15.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01463/HSE	Ward :	Sanderstead
Location :	21 Westfield Avenue South Croydon CR2 9JY	Type:	Householder Application
Proposal :	Two storey side and rear extension; rear decking; replacement first floor rear window with Juliet balcony and external alterations.		

Date Decision: 11.06.20

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Level: Delegated Business Meeting

Ref. No. : 20/01695/DISC **Ward : Sanderstead**
Location : Land R/o 62 Mayfield Road **Type: Discharge of Conditions**
South Croydon
CR2 0DS
Proposal : Discharge of conditions 3 to 15 of 19/01265/FUL
Date Decision: 18.06.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/01712/HSE **Ward : Sanderstead**
Location : 14 Morley Road **Type: Householder Application**
South Croydon
CR2 0EN
Proposal : Construction of a single storey side and rear extension.
Date Decision: 12.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01856/GPDO **Ward : Sanderstead**
Location : 7 Broadway Close **Type: Prior Appvl - Class A Larger**
South Croydon **House Extns**
CR2 9EP
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 height of 3.45 metres
Date Decision: 11.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/02125/DISC **Ward : Sanderstead**
Location : 37 - 39 Heathurst Road **Type: Discharge of Conditions**
South Croydon
CR2 0BB
Proposal : Discharge of Condition 3 (CLP/MS) attached to PP 18/05015/CONR

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00881/TRE
Location : 2 Ravenshead Close
South Croydon
CR2 8RL
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees
Proposal : T3. Common Beech. Fell. stag-headed. lots of bark death in the upper crown and failed to flush, fully last year.
(TPO no. 20, 1972)

Date Decision: 10.06.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/01715/LP
Location : 99 Benhurst Gardens
South Croydon
CR2 8NY
Ward : **Selsdon Vale And Forestdale**
Type: LDC (Proposed) Operations edged
Proposal : Construction of a rear roof extension with the installation of 2 rooflights to the front roof slope.

Date Decision: 10.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01943/TRE
Location : 17 Goldfinch Road
South Croydon
CR2 8SR
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees
Proposal : T1. Sycamore. Reduce to its previous reduction/pollard points. Due to loss of light on the property.
(TPO no. 16, 1971)

Date Decision: 11.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/02113/PDO
Ward : **Selsdon Vale And Forestdale**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : Addington Thames Water Site
Featherbed Lane
Croydon
CR0 9AF

Type: Observations on permitted development

Proposal : Removal and replacement of 2no antennas, installation of 1no GPS node and associated ancillary works thereto.

Date Decision: 12.06.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/02542/LP

Location : 19 Lynne Close
South Croydon
CR2 8QA

Ward : **Selsdon Vale And Forestdale**
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear roof dormer extension, conversion of loft space and installation of rooflights in the front and side roofslope

Date Decision: 18.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01665/GPDO

Location : 125 Windmill Road
Croydon
CR0 2XS

Ward : **Selhurst**
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Change of use from a takeaway (A5) to 2no one bedroom dwellings (C3)

Date Decision: 09.06.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/01779/CONR

Location : 289 Sydenham Road
Croydon
CR0 2EL

Ward : **Selhurst**
Type: Removal of Condition

Proposal : Variation of Condition 1 (drawings) of application reference: 19/02741/HSE (Erection of single storey side/rear extension) to add a flank window.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 12.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02021/FUL **Ward : Selhurst**
Location : 22-32 Wisbeach Road Type: Full planning permission
Croydon
CR0 2LY

Proposal : Removal, relocation and replacement of 9 no antenna onto new support pole structures (top height of 15.80m), 1 no 600mm dish, 1 no 300mm dish together with internal works to the existing equipment cabinets and ancillary development thereto.

Date Decision: 18.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/06037/FUL **Ward : Shirley North**
Location : 195 Shirley Road Type: Full planning permission
Croydon
CR0 8SA

Proposal : Demolition of existing property. Erection of 2.5 storey (replacement) building comprising 9 residential flats with associated car/cycle parking, landscaping and waste stores.

Date Decision: 09.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01666/HSE **Ward : Shirley North**
Location : 9 Shirley Avenue Type: Householder Application
Croydon
CR0 8SL

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 11.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01792/LP **Ward : Shirley North**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 87 The Glade
Croydon
CR0 7QN
Type: LDC (Proposed) Operations
edged
Proposal : Erection of single storey rear extension

Date Decision: 16.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01923/GPDO
Location : 64 Stroud Green Way
Croydon
CR0 7BB
Ward : Shirley North
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.25 metres

Date Decision: 10.06.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/02169/NMA
Location : 32 Woodmere Avenue
Croydon
CR0 7PB
Ward : Shirley North
Type: Non-material amendment

Proposal : Amendment to the approved Construction Logistics Plan associated with planning permission 19/00783/FUL to allow increased construction hours

Date Decision: 17.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02384/LP
Location : 19 Shirley Park Road
Croydon
CR0 7EW
Ward : Shirley North
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single-storey rear extension (projecting out 6 metres with a maximum height of 3.85 metres) in accordance with the Prior Approval given by the London Borough of Croydon on 04/06/2020 (Ref-20/01759/GPDO).

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 09.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02541/LP

Ward : Shirley North

Location : 41 Swinburne Crescent
Croydon
CR0 7BZ

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension to include 3no flat rooflights. Extending into the loft space with a hip to gable end roof, comprising a rear box dormer and 3no Velux rooflights to the front elevation.

Date Decision: 19.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01756/LP

Ward : Shirley South

Location : 4 Eversley Way
Croydon
CR0 8QR

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey side extension at ground floor level

Date Decision: 18.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04615/FUL

Ward : South Croydon

Location : Land Rear Of 31-33 Croham Valley Road
(Facing Onto Ballards Rise)
South Croydon

Type: Full planning permission

Proposal : Erection of 2 two storey detached buildings with accommodation within the roofspace comprising 8 flats, bin store, formation of vehicular access and provision of 7 parking spaces

Date Decision: 19.06.20

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

Level: Planning Committee

Ref. No. : 20/00282/LE **Ward : South Croydon**
Location : 7 Ledbury Road Type: LDC (Existing) Use edged
Croydon
CR0 1EP
Proposal : Use of the ground floor at property as a HMO (C4 Use Class)

Date Decision: 17.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/00321/FUL **Ward : South Croydon**
Location : Rear Of 7 Ledbury Road Type: Full planning permission
Croydon
CR0 1EP
Proposal : Erection of a 1 x 1 bedroom unit within a rear garden including associated landscaping,
cycle and refuse storage

Date Decision: 11.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00559/FUL **Ward : South Croydon**
Location : 23 Heathfield Road Type: Full planning permission
Croydon
CR0 1EY
Proposal : Demolition of rear extension of detached block of 4 apartments & garage. Subdivision &
reordering of ground floor apartment to form 2 x 1 bedroom apartments. Construction of
new rear extension to provide 1 x 1 bedroom apartment & to extend the existing studio
apartment to form 1 x 3 bedroom family dwelling with roof terrace. Construction of 2 x
2 bedroom dwellings in detached garden building. Provision of new communal
landscaped garden and new front garden with brick wall & railing enclosure.

Date Decision: 09.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00669/LE **Ward : South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 10 Deanfield Gardens
Hurst Road
Croydon
CR0 1JU
Type: LDC (Existing) Use edged
Proposal : Use of the property as a HMO (C4 Use Class)

Date Decision: 17.06.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01337/HSE
Location : 85 Blenheim Park Road
South Croydon
CR2 6BH
Type: Householder Application
Ward : **South Croydon**
Proposal : Alterations, proposed two storey side extension, single storey rear extension, roof extension and erection of a rear dormer

Date Decision: 15.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01772/HSE
Location : 58 Avondale Road
South Croydon
CR2 6JA
Type: Householder Application
Ward : **South Croydon**
Proposal : Construction of a single storey side and rear extension.

Date Decision: 17.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01811/LE
Location : 16-17 Blunt Road
South Croydon
CR2 7PA
Type: LDC (Existing) Use edged
Ward : **South Croydon**
Proposal : Ues of 2 maisonettes Nos.16 and 17 Blunt Road as a single dwellinghouse.

Date Decision: 19.06.20

Lawful Dev. Cert. Granted (existing)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Level: Delegated Business Meeting

Ref. No. : 20/01929/GPDO
Location : 359 Brighton Road
South Croydon
CR2 6ER

Ward : South Croydon
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from B1 (offices) to C3 (dwellinghouse) for the use of the ground and first floor as 4 self-contained units with ancillary accommodation.

Date Decision: 19.06.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 18/05605/HSE
Location : 258 Whitehorse Lane
South Norwood
London
SE25 6UR

Ward : South Norwood
Type: Householder Application

Proposal : Erection of single storey side/rear extension.

Date Decision: 16.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03823/FUL
Location : 9 Howden Road
South Norwood
London
SE25 4AS

Ward : South Norwood
Type: Full planning permission

Proposal : Conversion of existing dwelling to create 6 residential flats with associated external works including excavation to create new basement level including front and rear lightwells, single storey rear extension and balcony at first floor levels, with single parking space , refuse and cycle storage.

Date Decision: 19.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01355/NMA

Ward : South Norwood

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : Garages And Forecourt North Of Avenue Type: Non-material amendment
Road
South Norwood
London
SE25 4EA

Proposal : Demolition of garages and erection of a three storey building to provide 12 flats together with a disabled car parking space, landscaping and other associated works (Non material amendment to amend the building footprint, make elevational changes, remove the sedum green roof, sprinkler housing and make landscaping alterations).

Date Decision: 11.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01742/HSE **Ward : South Norwood**
Location : 22 Wynton Gardens Type: Householder Application
South Norwood
London
SE25 5RS

Proposal : Alterations; erection of replacement roof to existing front porch and garage, conversion of existing garage and erection of single-storey rear extension.

Date Decision: 19.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01960/TRE **Ward : South Norwood**
Location : 166A Selhurst Road Type: Consent for works to protected trees
South Norwood
London
SE25 6LS

Proposal : T13 - Holm Oak (Right Hand Side of Drive) Crown lift to 4m from measured from ground level over driveway _ neighbouring gardens to balance. Remove basal growth. (TPO No.19, 1989)

Date Decision: 11.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01177/FUL
Location : 37 Sandfield Road
Thornton Heath
CR7 8AW
Ward : Thornton Heath
Type: Full planning permission

Proposal : Erection of single storey 2 bedroom house at rear with associated landscaping, cycle parking and refuse storage.

Date Decision: 19.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01687/HSE
Location : 73 The Drive
Thornton Heath
CR7 8LB
Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of single-storey rear/side extension and single-storey rear extension.

Date Decision: 09.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01698/FUL
Location : Development Site Rear Of 3 Heath Road
Thornton Heath
CR7 8NF
Ward : Thornton Heath
Type: Full planning permission

Proposal : Installation of solar panels on roof of three storey residential building (retrospective)

Date Decision: 08.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01847/GPDO
Location : 6 Parry Road
South Norwood
London
SE25 6RJ
Ward : Thornton Heath
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3.5 metres

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 11.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01852/PA8
Location : Opposite 66 Norbury Avenue
Thornton Heath
CR7 8AE

Ward : Thornton Heath
Type: Telecommunications Code
System operator

Proposal : Proposed telecommunications installation of a 20m tall phase 8 monopole with wraparound cabinet at base and associated ancillary works.

Date Decision: 19.06.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/01947/GPDO
Location : 9 Grange Park Road
Thornton Heath
CR7 8QE

Ward : Thornton Heath
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 4 metres

Date Decision: 15.06.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/02457/LP
Location : 74 Moffat Road
Thornton Heath
CR7 8PU

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

Proposal : Erection of L-shaped rear dormer, installation of 2 rooflights in front roofslope and erection of replacement roof to existing side/rear extension.

Date Decision: 15.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02025/DISC
Ward : Waddon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 6 Trojan Way
Croydon
CR0 4XL

Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (CLP) for application 19/06007/FUL decision dated 07/05/2020 for the: ' Change of use of existing building from retail (Use Class A1) to storage and distribution (Use Class B8), partial demolition of existing foyer, erection of canopy, amendments to car park layout, installation of floodlighting and other associated works.'

Date Decision: 10.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05962/FUL

Location : Lonsdale House
Lonsdale Road
South Norwood
London
SE25 4JL

Ward : **Woodside**

Type: Full planning permission

Proposal : 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, formation of vehicular access and provision of associated off-street parking, refuse storage, cycle storage, and associated landscaping and boundary treatment.

Date Decision: 12.06.20

Permission Granted

Level: Planning Committee

Ref. No. : 20/01867/FUL

Location : 125 Birchanger Road
South Norwood
London
SE25 5BH

Ward : **Woodside**

Type: Full planning permission

Proposal : Alterations; conversion of single dwelling to form 2x 1-bed flat and 1x 3-bed flat, formation of first floor roof terrace, erection of rear dormer extension, enlargement of existing rear dormer, installation of 1 rooflight in front roofslope and associated parking, refuse and cycle storage.

Date Decision: 12.06.20

Permission Refused

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Ref. No. : 20/01924/GPDO
Location : 24 Elmers Road
South Norwood
London
SE25 5DS

Ward : Woodside
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: 19.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/00470/DISC
Location : Gallows House
745 London Road
Thornton Heath
CR7 6FF

Ward : West Thornton
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 8 - Low emissions and Condition 15 - Delivery and service strategy (refuse collection) in relation to planning permission 16/05856/FUL for the demolition of existing public house and erection of four / five storey mixed use development comprising use within A1 (retail) or B1 (business) on part ground floor and 4 one bedroom, 8 two bedroom, 8 three bedroom flats in remainder of building, formation of part basement storage / plant room and associated parking.

Date Decision: 11.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01495/HSE
Location : 61 Cecil Road
Croydon
CR0 3BN

Ward : West Thornton
Type: Householder Application

Proposal : Erection of front porch

Date Decision: 08.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01663/FUL

Ward : West Thornton

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Location : 33 Broughton Road
Thornton Heath
CR7 6AG
Type: Full planning permission
Proposal : Single storey rear part infill extension and conversion of the house into three flats
Date Decision: 12.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01978/GPDO
Location : 167 Silverleigh Road
Thornton Heath
CR7 6DT
Type: Prior Appvl - Class A Larger House Extns
Ward : West Thornton
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 2.66 metres and a maximum height of 3.46 metres
Date Decision: 19.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/02349/LP
Location : 273 Thornton Road
Croydon
CR0 3EW
Type: LDC (Proposed) Operations edged
Ward : West Thornton
Proposal : Erection of single-storey rear extension (projecting out 5.18 metres with a maximum height of 3.45 metres) in accordance with the Prior Approval given by the London Borough of Croydon on 03/03/2020 (Ref- 20/00257/GPDO).
Date Decision: 09.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02123/AUT
Location : 2 Roman Rise,
London,
SE19 1JG
Type: Consultation from Adjoining Authority
Ward : Out Of Borough
Proposal : Redevelopment of the site comprising of the demolition of the existing buildings and erection of a part 5, part 7 storey building to provide 31 affordable residential units (Use Class C3), together with associated landscaping works - Adjoining Borough Consultation from London Borough of Lambeth

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 22nd June 2020

Date Decision: 12.06.20

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting