

Planning Committee Agenda



To: Councillor Chris Clark (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Paul Scott, Clive Fraser, Toni Letts, Callton Young, Scott Roche,
Gareth Streeter, Ian Parker and Lynne Hale

Reserve Members: Joy Prince, Jamie Audsley, Bernadette Khan,
Caragh Skipper, Andrew Pelling, Pat Clouder, Michael Neal,
Badsha Quadir, Helen Pollard and Vidhi Mohan

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Wednesday, 18 November 2020** at the rise of Planning Sub-Committee but not earlier than **7.00pm**. The 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 view this meeting remotely via the following web link: <https://webcasting.croydon.gov.uk/meetings/11060>

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www.croydon.gov.uk/meetings
Tuesday, 10 November 2020

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

To approve the minutes of the meeting held on Thursday 5 November 2020 as an accurate record.

[To Follow]

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 7 - 8)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 9 - 12)

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

**6.1 20/01174/FUL 126 Foxley Lane And 1 Woodcote Drive,
Purley, CR8 3NE (Pages 13 - 46)**

Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.

Ward: Purley and Woodcote
Recommendation: Grant permission

**6.2 20/00108/FUL 89 Hyde Road South Croydon CR2 9NS
(Pages 47 - 72)**

Demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats; hard and soft landscaping; boundary treatment; undercroft and external car parking, amenity/private/communal space and internal refuse/cycle storage.

Ward: Sanderstead
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 73 - 74)

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

8.1 Weekly Planning Decisions (Pages 75 - 132)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 26 October 2020 and 6 November 2020.

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."

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

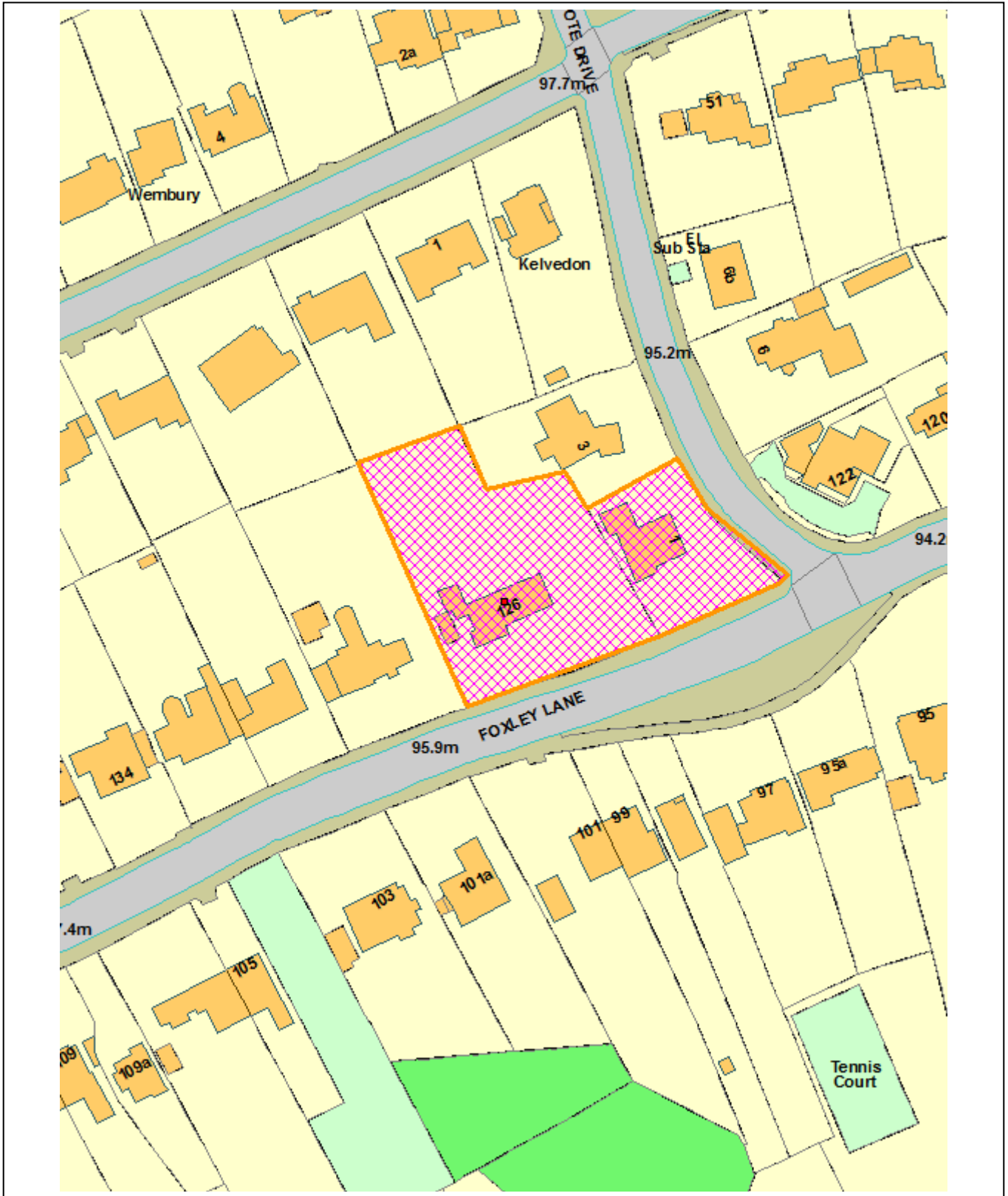
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1. SUMMARY OF APPLICATION DETAILS

Ref: 20/01174/FUL
 Location: 126 Foxley Lane And 1 Woodcote Drive, Purley, CR8 3NE
 Ward: Purley and Woodcote
 Description: Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.
 Drawing Nos: FOL-0BA-00-ZZ-DR-A-0100 WIP, FOL-0BA-00-ZZ-DR-A-0101 WIP, FOL-0BA-00-ZZ-DR-A-0200 WIP, FOL-0BA-00-ZZ-DR-A-0201 WIP, FOL-0BA-00-ZZ-DR-A-0202 WIP, FOL-0BA-00-ZZ-DR-A-0250 WIP, FOL-0BA-00-ZZ-DR-A-0251 Rev B, FOL-0BA-00-ZZ-DR-A-0252, FOL-0BA-00-ZZ-DR-A-0253 Rev B, FOL-0BA-00-ZZ-DR-A-0254, FOL-0BA-00-ZZ-DR-A-0300 WIP, FOL-0BA-00-ZZ-DR-A-0301, FOL-0BA-00-ZZ-DR-A-0302, FOL-0BA-00-ZZ-DR-A-0300 Rev A, FOL-0BA-00-ZZ-DR-A-0370 Rev A, FOL-0BA-00-ZZ-DR-A-0373 Rev A, FOL-0BA-00-ZZ-DR-A-0450 Rev A, FOL-0BA-00-ZZ-DR-A-0450 Rev A, FOL-0BA-00-ZZ-DR-A-0451 Rev A, FOL-0BA-00-ZZ-DR-A-0452 Rev A, FOL-0BA-00-ZZ-DR-A-0453 Rev A, FOL-0BA-00-ZZ-DR-A-0454 Rev A, FOL-0BA-00-ZZ-DR-A-0455 Rev A, FOL-0BA-00-ZZ-DR-A-0456 Rev A, FOL-0BA-00-ZZ-DR-A-0457 Rev A, FOL-0BA-00-ZZ-DR-A-0458 Rev A, FOL-0BA-00-ZZ-DR-A-0600 Rev B, FOL-0BA-00-ZZ-DR-A-0710, FOL-0BA-00-ZZ-DR-A-0711, FOL-0BA-00-ZZ-DR-A-0712
 Applicant: CR8 Three Limited
 Case Officer: Tim Edwards

	1b, 2p	2b, 3p	2b, 4p	3b, 4p	3b, 5p	3b, 6p	4b, 6p	8 bed care home	Total
Existing Provision							1	1	1
Affordable Housing Provision	1	5		7					13
Market Housing	4	4	11	5	3	1			28
Total Proposed	5	9	11	12	3	1			41

Number of car parking spaces	Number of wheelchair accessible car parking spaces	Number of cycle parking spaces
21	4	88

1.1. This application is being reported to Planning Committee in accordance with the following committee consideration criteria:

- Objections above the threshold in the Committee Consideration Criteria
- The scheme was referred by Councillor Scott, in his role as vice-chair.

2. RECOMMENDATION

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

- a) Affordable housing – 30% by habitable room with a 20/80 split between affordable rent and intermediate housing;
- b) Retention of scheme architects;
- c) Local Employment and Training Strategy and contributions;
- d) Financial contribution towards air quality;
- e) Financial contributions towards sustainable transport measures in the immediate area, calculated at £61,500;
- f) S278 and S38 Agreement for the implementation of the highway works;
- g) Carbon offsetting contribution;
- h) Monitoring fee; and
- i) And any other planning obligations considered necessary.

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

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

Conditions

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

Pre-Commencement Conditions

3. Construction Logistics Plan;
4. Detailed drainage and SUDs strategy
5. Contaminated land site investigation.

Pre-Commencement Conditions except for demolition and below ground work:

6. Details and samples of materials to be submitted for approval;
7. Landscaping and child play / communal amenity space and boundary treatment notably between private amenity spaces and communal areas;
8. Full details of cycle and refuse storage to be submitted for approval, including lighting details;
9. Biodiversity Enhancement Strategy including lighting;

Pre-Occupation Conditions

10. Delivery, servicing and waste management plan;
11. Car park management plan;
12. EVCP to be implemented on site;
13. Energy efficiency / sustainability;
14. Secured by design

Compliance Conditions

15. Accessible homes;
16. All proposed units to have access to all amenity areas irrespective of tenure;
17. Car parking provided as specified;
18. Visibility splays as approved;
19. Accord with the submitted Tree Protection Plan, Utilities Plan and Arboricultural Impact Assessment and submission of all tree monitoring reports to ensure compliance to the LPA.
20. Noise assessment mitigations
21. Air quality mitigations
22. Accord with Conclusions and Recommendations section of the submitted Preliminary Ecological Appraisal and Bat Survey;
23. Water efficiency; and
24. 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 practice for Construction Sites;
4. Nesting birds in buildings/trees;
5. Light pollution;
6. Requirement for ultra-low NOx boilers;
7. Thames Water informatives regarding underground assets and public sewers;
8. Highways informative in relation to s278 and s38 works required.
9. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3. PROPOSAL AND LOCATION DETAILS

Proposal

3.1. The proposed development involves:

- The demolition of the two detached buildings.
- The erection of two buildings up to 6 storey's in height, comprising 41 homes
- 21 car parking spaces with associated hard and soft landscaping.
- Provision of associated internal refuse and cycle stores.

3.2. During the course of the application amended plans have been received, however these did not significantly alter the proposal and were therefore not consulted upon. The main alterations to the scheme have been as follows:

- Altering the internal arrangements and unit mix by changing two of the originally proposed 13 x 2b, 4p units to an additional one bedroom and 3 bedroom unit.
- Altering the private amenity spaces.
- Increasing the proposed affordable housing offer from 15% to 30% by habitable room.



Figure 1: CGI of the proposed development (with prominent corner tree omitted)

Site and Surroundings

- 3.3. The site comprises of two large detached buildings, with 126 Foxley Lane fronting onto this road with its existing in and out drive accessible from Foxley Lane. 1 Woodcote Drive is located on the corner of Foxley Lane and Woodcote Drive, where its existing vehicular and pedestrian access is located.
- 3.4. The site is primarily flat throughout with the site noted to have a number of protected trees within the sites boundaries and play an important role within the wider area.
- 3.5. The northern side of Foxley Lane, within this immediate area, is primarily made up of large detached buildings with deep plots, whilst directly opposite on the southern side of Foxley Lane detached and semi-detached properties within in-fill developments are more common. Woodcote Drive is similar, with tree lined streets and large detached buildings.
- 3.6. The site is not located with an Conservation Area nor local heritage area, however the Upper Woodcote and Webb Estate Conservation Area is noted to be located behind the southern side of the properties on Foxley Lane.
- 3.7. The site is located 1.5 kilometres from Purley District Centre within a Public Transport Accessibility Level (PTAL) of 1b. There is an existing cycle lane located at the front of the site and which leads towards the district centre.
- 3.8. The site is located within an area at risk from surface water and ground water flooding.



Figure 2: Aerial View for the site's location.

Planning History

- 3.9. Relevant planning history associated with the sites:
126 Foxley Lane
 - 90/0369/P – Erection of a two storey building for use as a nursing home; provision of 5 parking spaces. **Permission granted and implemented.**
 - 19/05884/FUL - Conversion of care home (C2 use) to a 10 person HMO (sui generis use). **Permission granted but not implemented.**

- 20/01950/FUL - Change of use of property from a care home (C2 use) to a single family dwelling (C3 use), new external bin store. **Permission granted but not implemented.**

Combined History on both sites:

- 17/04657/FUL - Demolition of existing buildings: erection of three storey building comprising 21 special care residential units and provision of associated facilities. **Permission granted, not implemented but still extant.**



Figure 3: Site Layout (left) and Proposed Elevations (right) from extant consent (17/04657/FUL)

3.10. Applications of interest within the immediate surrounding area are detailed below:

87 - 89 Foxley Lane

- 20/02239/FUL - Demolition of two existing dwellinghouses; construction of a block of flats comprising of 23 units and a terrace of 5 dwellinghouses to the rear; together with vehicle and cycle parking, refuse storage and hard and soft landscaping.- **Permission Refused.**

95 and 95a Foxley Lane

- 18/02613/FUL - Demolition of 95 & 95A Foxley Lane: Erection of a two/three storey building to provide a 72 bedroom Care Home with associated external works and parking area to the front. **Permission granted and under construction.**

122 Foxley Lane

- 16/00152/P - Alterations; conversion to form 3 one bedroom, 1 two bedroom and 1 three bedroom flats; erection of single/two storey extension; provision of associated parking. **Permission granted and implemented.**

3 Woodcote Drive

- 18/05264/FUL - Demolition of existing house and erection of three storey building comprising 8 flats with associated parking, cycle store, refuse store and landscaping. **Permission granted and under construction.**

6 Woodcote Drive

- 20/00769/FUL - The demolition of existing property and the construction of flatted block comprising 14 flats, associated car parking spaces, refuse and cycle storage, hard and soft landscaping. **Permission Refused.**

8 Woodcote Drive

- 20/00277/FUL - Demolition of existing detached dwelling and garage. Erection of a detached three storey property comprising nine flats, formation of new access, provision of car parking, cycle storage, refuse and recycling store and hard and soft landscaping. **Permission granted but not implemented.**

4. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The proposal includes 30% affordable housing and is the maximum reasonable level of affordable housing currently deliverable in view of the schemes viability.
- The proposal provides an acceptable unit mix, with appropriate level of family units based upon the viability of the scheme.
- The proposed design and appearance of the scheme would be acceptable;
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The proposed residential development would provide quality accommodation for future occupiers and amenity provision.
- The level of parking and impact upon highway safety and efficiency would be satisfactory.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.

5. CONSULTATION RESPONSE

- 5.1. Lead Local Flooding Authority (LLFA): The LLFA originally objected to the scheme, however additional details have been submitted and reviewed. The LLFA have therefore have removed their objection subject to planning conditions relating the detailed design of the site being provided prior to commencement of on-site works.
- 5.2. Thames Water: No objection subject to proposed informative relating to water pressure being added to the proposal.
- 5.3. Place Ecology: No objection subject to securing biodiversity mitigation and enhancement measures.
- 5.4. Secure By Design: No objection subject to conditions relating to secure by design to be secured.
- 5.5. The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6. LOCAL REPRESENTATION

- 6.1. The application has been publicised by 22 letters of notification to neighbouring properties, site notices and press notice.
- 6.2. The number of representations received from in response to notification and publicity of the application are as follows. It is noted that there are multiple entries submitted by the same objectors:
 No of individual responses: 34 Objecting: 34 Supporting: 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	Response
<i>Principle of development</i>	
Overdevelopment and intensification of the area with the surrounding developments currently constructed and/or with planning approval near Foxley Lane.	Each application is assessed on its own merits and issues with accumulated impact on parking had been taken into account. Please see paragraphs 8.2 – 8.14 and 8.49 – 8.61 for detailed considerations
Loss of a family buildings	The proposal would provide 16 three-bedroom dwellings and 27 family units in total. Please see paragraphs 8.2 – 8.14 for detailed considerations
Flats are not needed in this location	Unclear where the opinion is based on.
<i>Design</i>	
The proposed modern design and is not in keeping with the character of the area.	Please see paragraphs 8.15 – 8.28 for detailed considerations
The proposed massing is bulky and out of keeping with the context	Please see paragraphs 8.15 – 8.28 for detailed considerations
The proposed building is too high.	Please see paragraphs 8.15 – 8.28 for detailed considerations
<i>Neighbour Amenity</i>	
Proposed leads to loss of privacy, loss of light and overbearing impact onto neighbouring properties.	The impact of the development onto all adjoining properties is considered acceptable and discussed further within paragraphs 8.41 – 8.48 for detailed considerations

Impact on amenities of adjoining occupiers in regards to noise and pollution	Officers are satisfied that the proposal would not impact the amenities of adjoining occupiers as per the assessment within this report.
Traffic & Parking	
Insufficient parking and overspill onto the adjoining streets which are under existing parking stress.	Please see paragraphs 8.49 – 8.62 for detailed considerations
Emerging traffic will pose a hazard to the surrounding area.	Please see paragraphs 8.49 – 8.62 for detailed considerations
The parking assessment does not take into account the cumulative impact of development.	Please see paragraphs 8.49 – 8.62 for detailed considerations
Impact on Tree and Ecology	
Impact upon biodiversity and natural landscape.	Please see paragraphs 8.63 – 8.65 for detailed considerations.
The proposal impacts mature trees on-site.	Please see paragraphs 8.63 – 8.65 for detailed considerations.
Other matters	
The proposed development does not accord with the draft Croydon Plan as the site is not within 800 metres of a railway station.	Each application is assessed on its own merits, in relation to the relevant planning policies and guidance at the time. Any update to the Local Plan are currently draft and not adopted policy to which this proposal can be considered against.
It is common knowledge that the current targets are out of step with the revised London Plan.	Please see paragraphs 6.10 – 6.12 for detailed considerations.
Limited affordable housing is provided.	Each application is assessed on its own merits, in relation to the relevant planning policies and guidance at the time. The proposed affordable housing offer on-site has increased accordingly

	during the application submission. This is discussed further within paragraphs
Where is the outdoor communal play area or gardens? The size of the amenity area is inadequate.	There would be one primary communal area provided between the two blocks although there would be breakout spaces within the site, which adhere with the relevant policy expectations on size and indicative design, with details proposed to be secured via condition.
Impact on local infrastructure such as schools, and local surgeries.	The application would be liable for CIL payment which would contribute to delivering infrastructure to support the development of the borough.
Impact upon the safety of local school children.	A condition will be imposed requiring a Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network.

6.4. The Purley and Woodcote Residents Associations (PWRA) have objected to the application, raising the following (summarised) planning related concerns:

- Loss of a family home, whilst the proposed development would not contribute to providing family accommodation.
- Overdevelopment of the site with the proposed development significantly increasing the built area of the existing family home
- Overdevelopment of the site resulting in inadequate amenity space for potential occupiers
- The design is totally out of keeping with the locality and surrounding townscape, as a result of its massing, form (incl height), and overall appearance.
- Detrimental to the amenity of occupiers of adjoining properties. Given the size and scale of this proposed development the occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy.
- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increased traffic movements so greatly endangering road safety.

7. RELEVANT PLANNING POLICIES AND GUIDANCE

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

Plan 2016, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

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

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

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

7.4. Consolidated London Plan 2016

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

7.5. Croydon Local Plan (adopted February 2018)

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

- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM42 – Purley

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

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

7.8. Other relevant Supplementary Planning Guidance as follows:

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

7.9. Emerging New London Plan

7.10. 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 Secretary of State has commented on the Mayor's Intend to Publish version and so it would appear to be nearing adoption. 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.

7.11. 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.

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

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

- The principle of the Development
- Affordable Housing and Housing Mix
- The Design and its Impact on the Character of the Area
- The Quality of the Proposed Residential Accommodation
- Impact on Neighbouring Amenity
- Impact on Highways, Parking and Refuse Provision
- Impacts on Trees and Ecology
- Sustainability and Environment
- Environmental Health

Principle of Development

Proposed Land Use:

- 8.2. Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites.
- 8.3. The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) while Policy SP2.2 commits to the delivery of 10.060 homes across the borough's windfall sites.
- 8.4. The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme within a residential area; it would comprise 41 flats which would accord with national and local policies. Accordingly, the proposed land use would be acceptable in principle.

Loss of Existing and Proposed Land Use:

- 8.5. The existing lawful use of 126 Foxley Lane as a C2 care home is not protected in policy terms and therefore in principle the change of use from C2 to C3 is acceptable in principle.
- 8.6. Whilst 126 Foxley Lane is not currently in use as C3 use (there is has extant consent to return to this to C3 use as a single dwelling or to change the use to an HMO for 10 people). Therefore, taking this into account as well as 3 Woodcote Drive, being a single family dwelling, Policy DM1.2 of the CLP 2018 is relevant. The policy permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sqm. 126 Foxley Lane has a gross internal area (GIA) of 277 sq m. 1 Woodcote Drive is a four bedroom home with a GIA floor area of approximately 265 sq m. 27 family homes are proposed as part of the development and therefore the proposal would be in accordance with the requirements set out by Policy DM1.2.

Density:

- 8.7. The site falls in a suburban setting under The London Plan (2016) terms and has a PTAL score of 3. Table 3.2 of The London Plan identifies the optimum sustainable residential quality density; this table sets the density for such setting within a range of 150-200 hr/ha. The proposal would result in a density of 529hr/ha, which officers note exceeds the matrix.
- 8.8. As Members will be aware, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential such as local context, design and transport capacity. The acceptability of the development in terms of scale, mass, layout and appearance is discussed below, which represents an important dimension when determining the acceptability of a particular density of development. This project has clearly emerged out of a design-led response to the site and its various challenges notably to provide a high level of family units as well as respond to the existing protected trees on-site.
- 8.9. In summary, the proposed residential use and its density would be acceptable in principle. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough.

Affordable Housing and Housing Mix

Affordable Housing:

- 8.10. Policy SP2 of 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 preferably as a minimum level of 30% affordable housing on the same site as the proposed development.

- 8.11. A full viability appraisal accompanied the submitted documents for the planning application which concluded that the development could either provide 15% on site affordable housing, with a 60/40 split between affordable rent and intermediate affordable housing or provide 30% shared ownership homes on-site. This appraisal was subject to a third party review which initially considered that a total of 18 units (or 43% affordable housing by units) could be provided with a (60/40 split per unit). However these were based upon the affordable rented units being capped at 80% of market rents not London Affordable Rent (LAR), which the LPA seeks to secure given their greater affordability to local residents.
- 8.12. These assumptions were challenged by the applicant, providing additional information in regards to the contingencies proposed, the site specific costs associated with protecting the large number of mature and protected trees on-site as well as providing an independent quantity surveyors full measured cost plan relating to the proposed building costs on-site. This was then reviewed by an independent third party which agreed with the additional details set out. Taking this into account, the follow-up review concluded that the development could provide 8 units at a 60/40 split (however the 5 rented units would not be the LAR tenure). An alternative scenario was tested, based solely on providing LAR units by habitable rooms would equate to 4 units or 13 habitable rooms. This would be 9.7% of the habitable rooms across the site being viable to be delivered as affordable housing provision.
- 8.13. Following this independent review and discussion between the developer and the LPA, an improved offer of 30% affordable housing by habitable rooms with a 20/80 split between LAR and Shared Ownership units has been proposed. This equates to 13 affordable units being provided on site of which 2 are LAR and 11 are intermediate. Whilst the split does not adhere with local Policy SP2, considering the scheme has been shown to only be able to viably provide 8 units, an offer of 13 units (or 30% by habitable room), including LAR units is considered by officers to be a good outcome.

Housing Mix:

- 8.14. Policy DM1.1 of the Croydon Local Plan (2018) requires major developments to have a minimum amount of three-bedrooms in accordance with Table 4.1 except for where there is an agreement with an approved registered provider for a specific mix; this policy also allows an element of two-bedroom/four-person dwellings as a substitute. Table 4.1 of Policy DM1.1 states that an suburban setting with PTAL 1 should have 70% minimum percentage of three-bedrooms or larger.
- 8.15. 27 of the 41 units (approx. 66%) would be family units, including 2bed-4person units. Whilst the unit mix is lower than what DM1.1 sets out, considering the proposed affordable housing offer and viability of the scheme discussed above it is notable that providing larger units would further affect the viability of the scheme and therefore the proposed affordable housing offer. The scheme continues to provide 11 x 2b, 4p; 12 x 3b, 4p; 3 x 3b, 5p and 1 x 3b, 6p units allowing for a varied and sustainable community for families of differing sizes. The proposed level of family housing provided on-site is therefore supported accordingly.

Townscape and Visual Impact

- 8.16. The existing buildings do not hold any special significant architectural merit and are neither locally nor statutorily listed. Therefore there is no objection to their demolition.
- 8.17. The site is located on the corner of Foxley Lane and Woodcote Drive. The site has a green frontage and prominent trees play an important part in the local character of the site. The proposal has been accompanied by a detailed contextual analysis which has considered the site, the surrounding area and how their proposed design concept has evolved from this analysis. Unlike other sites on Foxley Lane, the site is set back from the road by a wide pavement, as well as being directly opposite a small green space which further adds to the character of this element of the street.

Site Layout

- 8.18. The site has a vast number of existing trees on-site, a number of which are formally protected, primarily around the boundaries of the site. The proposed layout of the site has taken into account the prominent, high quality trees and located the two blocks in appropriate locations, to ensure the high quality trees are retained and that the character of the area, whilst altered, continues to be defined by mature, prominent trees.



Figure 4: Proposed Site Layout

- 8.19. As seen in figure 4, the proposal aims to respond to the site and address the corner, with block A responding to 128 Foxley Lane whilst Block B being a corner building addresses the point of the site. This approach is considered appropriate.

Scale, Height, Massing and Design

- 8.20. The building characteristics seen throughout Foxley Lane vary notably and there is no one distinct scale or mass, with a number of smaller in-fill houses

having been consented primarily on the southern side of the road and then two storey detached houses or three/four storey flatted blocks on the northern side.

8.21. As set out a design led approach has been undertaken to holistically consider this site. As seen in figure 5, this included looking at long sections of Foxley Lane, understanding the gaps between buildings, the proposed prominence of roof forms throughout the street and then responding to these key characteristics within their design.

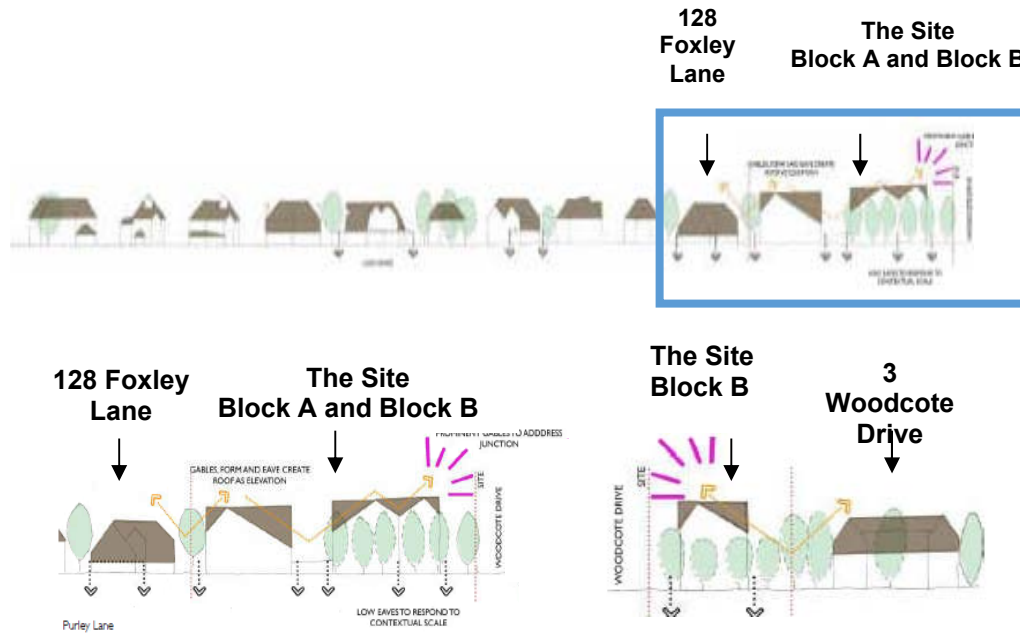


Figure 5: Foxley Lane Long streetscene elevation (top), Immediate Foxley Lane Streetscene (bottom left) and Woodcote Drive Streetscene (bottom right)

8.22. The proposed use of two blocks, linked by a single storey element between the sites allows the proposal to appear as two buildings which respect the sites' individual histories, as well as respecting the typical gaps seen throughout the built form and is shown within figure 6.

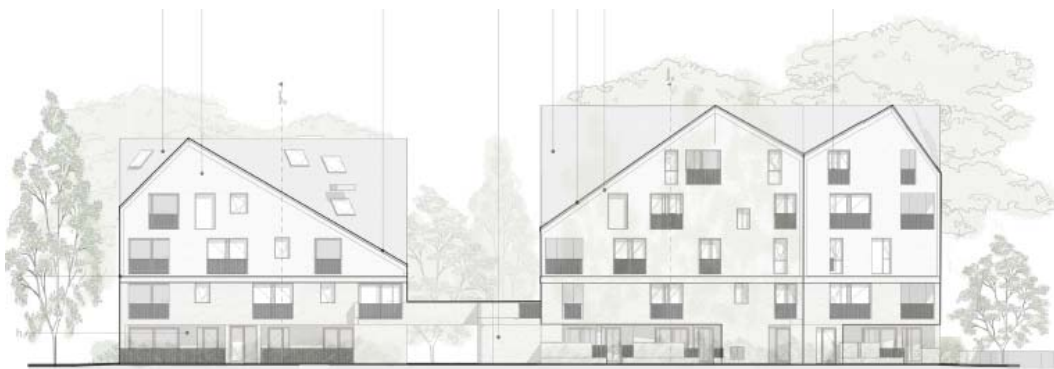


Figure 6: Streetscene elevation of the development from Foxley Lane (with trees omitted)

8.23. The proposed development site is a corner plot and therefore has taken into consideration the suburban design guidance which sets out "Redevelopment of corner plots to provide new dwellings, including extensions or conversions should seek to include an (1) additional storey to the 3 storeys recommended

in the Croydon Local Plan Policy DM10.1. Some corner plots may be able to accommodate further height provided the massing is responsive to neighbouring properties”.

- 8.24. The proposed height of the development has carefully been considered taking into account the respective form and height of adjoining properties. Noticeably Block A adjacent to 128 Foxley Lane, (a two storey detached property) is a four storey block with accommodation within the roof space which responds to its neighbour in both its proportions, roof form and separation distances between boundaries which allows the building to sit comfortable adjacent to this adjoining property within detrimentally impact the character of the area. Block B being located directly on the corner of the two roads responds to the currently in construction three storey flatted block at 3 Woodcote Drive as well as Block A and so its step up in height to five storeys (with accommodation again based within the roof) is supported. In this context, the proposed massing and height responds to the directly adjoining properties in a positive manner.
- 8.25. As detailed in the planning history section of this report the site has extant consent for a care home across the two sites. The site layout is similar in form, although notably the proposed scale and massing have altered. However, that application (ref. 17/04657/FUL) was submitted in October 2017, prior to the adoption of the Croydon Local Plan 2018 as well as the Suburban Design Guide which this application is now been considered against.
- 8.26. Therefore, overall the proposal is considered to create a denser form of development which responds to the evolving character of the streetscene in its massing, scale and height.
- 8.27. The proposal is considered to be a ‘contemporary re-interpretation’ to the existing buildings within the area, utilising asymmetrical pitched roofs with low eaves, gable projections and prominent materials such as light colour brick to reflect render which is seen within the existing building at 126 Foxley Lane as well as across the wider area. Two colourations are proposed within the brick work, taking into account the horizontal banding of the elevations which are common within the wider streetscene. Textured brick and solid course detailing alongside recessed fenestration and balconies further add depth and fine detail (as demonstrated by figure 7). The interesting roof forms, well considered elevations and good levels of detailing have been carefully considered throughout the design process and add interest to all



Figure 7 – Proposed detailed section CGI

elevations and result in a high quality interesting building which marks the corner plot.

Heritage

- 8.28. Whilst the site is not located within the Upper Woodcote and Webb Estate Conservation Area, the streets around the Webb Estate complement many of its important characteristics such as density, building typology, generous plots with landscaping, architectural styles and materials.
- 8.29. Whilst there would be an increase in height and bulk from this development, in comparison to the existing situation the layout and massing of the new buildings has been carefully designed to reflect the original pattern of development. As part of the application, the relationship between the site and the conservation area has been demonstrated. At its closest point between the southern boundary of the site and the boundary of the conservation area, there would be approximately a 70 metres separation with buildings located in between. Taking this separation into account, the existing significant landscaping between the conservation area and the site as well as the existing and approved built form, overall the visibility to and from the conservation area is considered to minimal. Therefore the proposal is considered to respect the local character and the setting of the nearby conservation area.



Figure 8: CGI image of the development (left - NE towards the site from Foxley Lane and right – the corner element between Foxley Lane and Woodcote Drive (existing trees omitted)).

- 8.30. As set out by the local plan policy DM10, the cumulative impact of development must be considered. In this circumstance the proposal is considered to be a high quality design, which has not only considered but positively responds and reinforces the character of the local area whilst further defining and adding to the sense of place.

The Quality of the Proposed Residential Accommodation

Internal Areas:

- 8.31. Policy SP2.8 of the CLP (2018) states that the Council would require new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance (SPG) and National Technical Standards (2015) (NTS (2015)) or equivalent.

- 8.32. All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All apartments would be dual aspect, barring flat 3 on the ground floor. However, this is a south facing so will continue to receive good quality daylight and sunlight (discussed further below) as well as having acceptable outlook.
- 8.33. The planning application was accompanied by a daylight assessment which had tested 8 units from across the development. Of these 8 units reviewed, the one single aspect unit (highlighted above) was assessed as well as 7 other units from across a number of the unit's types and floors including flat 1 located on the ground floor and being north-west in its aspect. All of the units tested are shown to provide good levels of daylight for future occupiers and this is considered to be an accurate depiction of the proposed daylight levels across the development.
- 8.34. In addition, it is considered that the proposed design provides for light and well ventilated residential accommodation, appropriate floor to ceiling heights.
- 8.35. Any noise issues associated with neighbouring traffic would be mitigated through standard noise insulation measures and planning conditions have been recommended to ensure that external noise effects are minimised.

Accessibility:

- 8.36. London Housing SPG (2015) states that 90% of new-build housing should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' with the remaining 10% meeting Building Regulation requirement M4(3) 'Wheelchair User Dwellings' unless viability has shown accordingly. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.37. The proposed buildings each have their own cores with lifts included. The applicant has stated that 4 units across the development are proposed to be M4 (3) and are all located on the ground floor level. This would equate to 9.75% of the units meeting this standard. However it is noted that all of the 6 units on the ground floor could be secured as M4 (3) and therefore it is proposed that an additional unit is secured by condition to be adaptable for M4 (3) standards should it be required by future occupiers (to meet policy expectations). All other units are proposed to meet M4 (2) whilst all external spaces would be located at the same level as the internal ground floor and therefore the site is fully accessible which is supported accordingly.

Relationship between Blocks

- 8.38. The proposed relationship between blocks has been carefully considered and amended during the application process. There would be an approximate 9 metre separation between the blocks. At first floor level due to the location of private amenity spaces further amendments have been required to ensure that these amenity spaces as well as habitable windows which look onto this space are not concentrated within the same space. As figure 9 details, the amenity spaces and windows have now been staggered to restrict overlooking between units 12, 14 and 17. These units all have outlook or aspect in another direction as well as towards this space between the buildings. This is considered to be acceptable with further details proposed to be secured via condition in regards to landscaping.

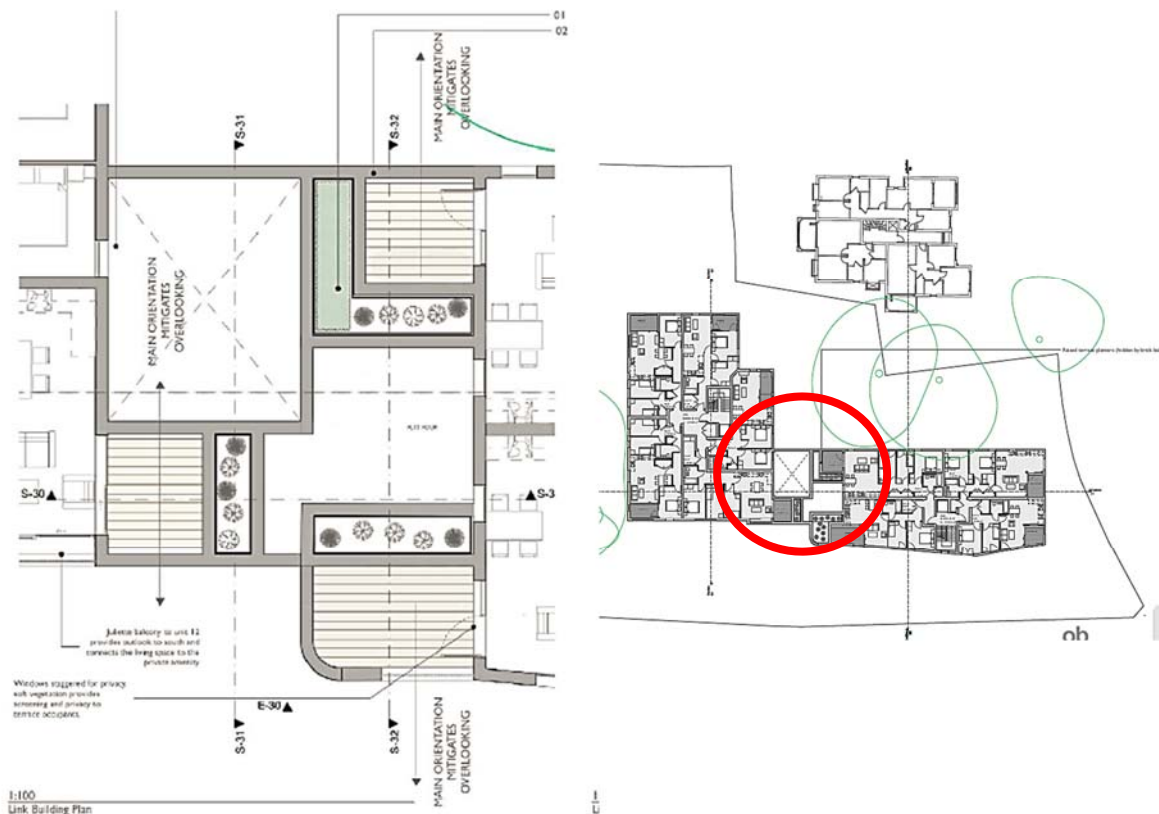


Figure 9: Relationship between units 12, 14 and 17 (left) and proposed first floor plan (right)

Amenity Areas and Play Space:

- 8.39. Policy DM10.4 of the CLP (2018) states that all new residential development will need to provide private amenity space, this space should be functional with a minimum depth of 1.5 metres and a minimum area of 5 sqm per 1-2 person unit and an extra 1 sqm per extra occupant thereafter.
- 8.40. All of the units would meet or exceed the minimum private amenity areas in accordance with Policy DM10.4. Further details in relation to the proposed defensible planting treatment indicatively highlighted on the submitted plans would be conditioned to be provided as part of a detailed landscaping plan.
- 8.41. In addition to the private amenity areas, the development would provide a communal area with playspace opportunities at the rear of the site. Considering the scale of development and the proposed affordable housing provision the development should provide 226 sqm of play space for the scheme, which can be accommodated on the site. The proposed central communal space (highlighted below in figure 7) would provide the main communal space and child play space whilst the site provides further opportunities for break out spaces to be provided within the south eastern corner at the base of the prominent TPO trees as shown within the images in figure 10. Whilst these are just indicative images at this stage, it is consider that these images demonstrate

appropriately how these spaces could work with further details proposed to be secured via a detailed landscaping condition



Figure 10: Proposed Indicative Landscaping Strategy (left), indicative proposed communal/child playspace (top right) and other break-out/entry spaces (bottom right).

- 8.42. Overall, the development is considered to provide an acceptable level of accommodation, private amenity and communal spaces for all future occupiers.

Impact upon the adjoining occupiers

8.43. The properties most affected by the development would be the neighbours highlighted within figure 11.



Figure 11: Proposed site layout with adjoining occupiers

128 Foxley Lane

8.44. To the west of the site is 128 Foxley Lane, a two storey detached house. There would be an approximate 15 metre separation between the flank wall of Block A and this adjoining occupiers flank elevation of the main house not the existing garage. There are also noted to be a significant number of mature trees located along the boundary between the two sites, with fenestration located appropriately to ensure that any overlooking that may occur between the sites is minimal. Block A is noted to break the 45 line guidance in plan (although not in elevation), however from a distance of approximate 24 metre separation (as shown in figure 12). Taking into account the separation distance, proposed site layout, internal layout of the units and retention of existing mature trees overall the proposal is not considered to have a detrimental impact upon this adjoining occupier.

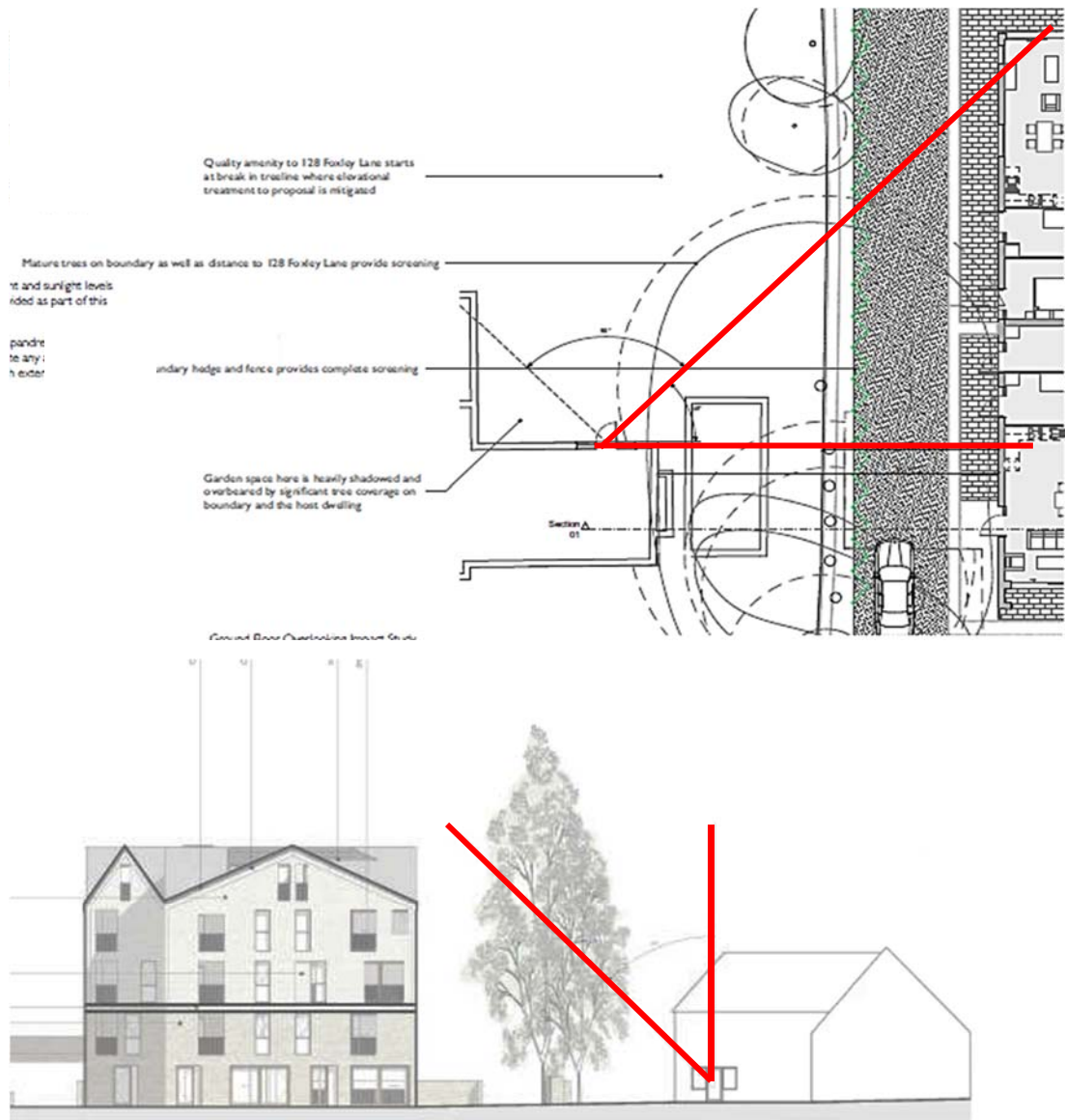


Figure 12: Relationship between Block A and 128 Foxley Lane (Top – In Plan and Bottom in Elevation (garage omitted for clarity))

3 Woodcote Drive

- 8.45. As highlighted by the planning history surrounding the site, the adjoining property has previously been demolished with consent granted for a flatted scheme which is currently under construction. Due to the unusual nature of the site, it wraps around both the southern and western elevation of this adjoining site. However, there would continue to be a 19 metre separation from the proposed northern elevation of Block B and an approximate 10.70 metre separation between the northern elevation of Block A and the rear elevation of this adjacent flatted block seen within figure 13. However, it is important to note that the proposed rear elevation of Block A does not project beyond the southern elevation of the adjoining development – it is not immediately behind it. Taking into account these separation distances, the proposed offset site layouts, continued retention of significant mature trees along the northern boundary between the sites as well as the proposed internal layout restricting

overlooking at the closest point overall this relationship is considered acceptable.

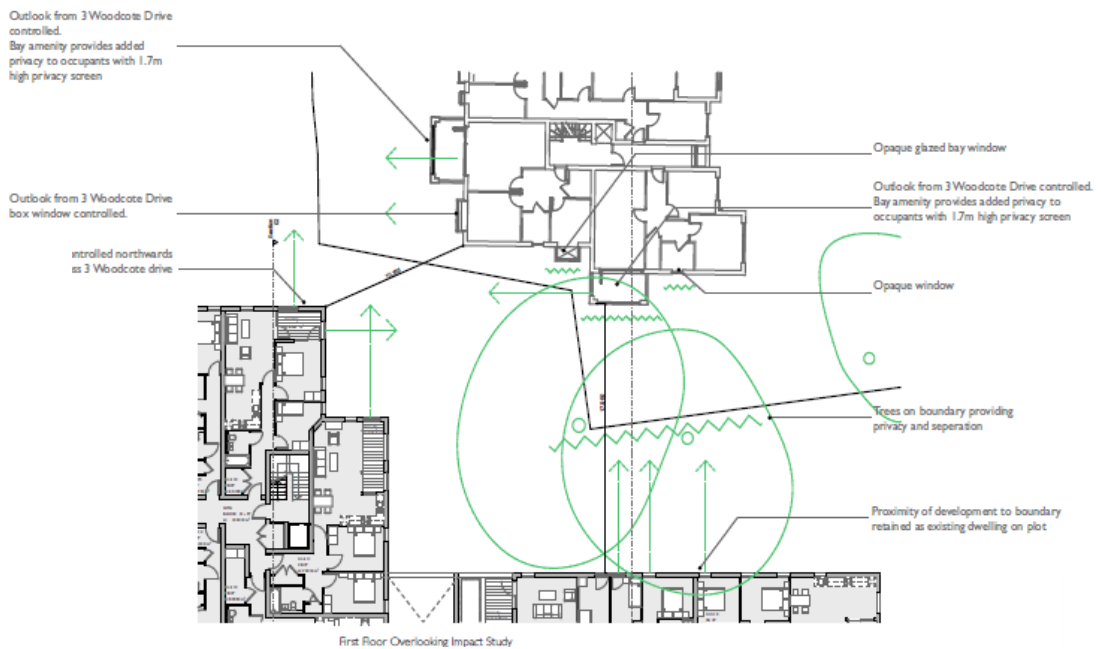


Figure 13: Separation distances between blocks A and B and flatted scheme at 3 Woodcote Drive)

1, 3 and 5 Green Lane

- 8.46. There is an approximate 44 metre separation between the proposed rear elevation of Block A and that of 3 Green Lane (which is the closest point of separation between the proposed Block A and the neighbour properties within Green Lane). Taking into account this separation, level of screening retained along the rear boundary overall there is not considered to be a detrimental impact upon these adjoining occupiers.

122 Foxley Lane and 6 Woodcote Drive

- 8.47. These two neighbours are located east of the site, on the opposite side of Woodcote Drive with there being an approximate separation of 23 metres between the eastern elevation of Block B and 122 Foxley Lane. There would be an approximate 35 metre separation from the same elevation to 6 Woodcote Drive, which is also offset from the proposed building. Taking into account this separation across a road overall there is not considered to be a detrimental impact upon these adjoining occupiers.

95 – 101a Foxley Lane

- 8.48. Whilst the front building line on the southern section of Foxley Lane steps slightly from east to west, the separation between the site and these directly opposite properties would be approximately 42.5 metres. Taking into account this significant separation, overall there is not considered to be a detrimental impact upon these neighbours amenities.
- 8.49. It is important to note that 126 Foxley Lane's last lawful use was as a care home, as well as the extant consent across both sites for a larger care home. A care home use (falling within use class C2) is different to a C3 residential use and it notably creates visitors and staff at different times of the day. Therefore,

whilst the proposal would increase the number of residents on-site, the use would remain residential in nature, and as set out within the transport section below the proposal aims to discourage car ownership/useage. It is therefore not considered to detrimentally impact the amenities of the adjoining occupiers by way of noise or pollution associated with the development.

- 8.50. In summary, the proposal would not result in a significant adverse impact on adjoining neighbouring properties in terms of loss of privacy, overbearing impact or loss of sun and daylight, as per Croydon Local Plan (2018) Policy DM10.6 and the Croydon Supplementary Guidance (2019).

Transport, Parking and Access

Parking

- 8.51. The site is located on the corner of Foxley Lane and Woodcote Drive which are adopted highways. The site has a PTAL rating of 1b which indicates poor accessibility to public transport, although the site is located in close proximity to local bus stops and existing advisory cycle lane situated along Foxley Lane, which provides access to Purley District Centre.
- 8.52. 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 and for 4 bedroom units up to 2 spaces. However, it is important to note that Policy DM30 of CLP2018 states that development should provide parking for affordable homes at an average rate not less than 2/3 that of other tenures. Taking all this into account the maximum requirement for this development would be 39 parking spaces.
- 8.53. The proposal provides 21 parking spaces on-site of which 6 would be wheelchair accessible as highlighted by the applicant's submission. Therefore, the development would result in a maximum of 18 vehicles parking on the local road network in policy terms and if one to one parking were to be expected 20 vehicles could be located on-street. The applicant has undertaken an on-street parking survey to the recognised Lambeth methodology which shows that local parking stress was at 5% overnight (with 6 cars parked on-street) and rising to 28% (32 cars parked) at peak drop-off times for local schools. These surveys excluded Foxley Lane as an appropriate location for vehicles to park which is considered appropriate. However, taking this into account the worst case scenario where 20 vehicles are parking on-street, the overnight capacity would increase to 23% (with 89 parking spaces available).
- 8.54. Alongside considering the potential impact of this development, the potential cumulative impact of development in relation to parking availability should be considered. As highlighted within the planning history section of this report, there are notably two approved flatted developments within Woodcote Drive which provide 6 parking spaces on-site respectively. Therefore, in the worst case scenario of 1 to 1 parking ratio, with another 6 vehicles to be parked on-street the overnight parking stress would rise to 28%.
- 8.55. The transport assessment submitted with the proposal details that in the worst case scenario based upon for 41 homes would create 11 two way trips in the

morning and 9 two way trips in the PM. This is considered to have a negligible impact upon the highway network.

- 8.56. Considering the proposed parking provision and the sites location, the site has been designed to promote pedestrian movement with three pedestrian accesses to and from the site (both on Foxley Lane and Woodcote Drive) as well as providing resident and visitor cycle parking. The transport assessment submitted has included a healthy streets assessment to identify any potential challenges or issues which may deter pedestrian or cycling from the site to Purley District Centre. The assessment identified a number of points from the site to the District Centre which include poor quality dropped kerb, missing tactile paving, street furniture, car parking blocking the existing advisory cycle lane and sunken gully covers.
- 8.57. Considering the proposed parking levels, to discourage car ownership and encourage sustainable transport methods and, it is recommended that the following measures are secured through the S.106 Agreement process:
- A financial contribution of £61,500 towards
- (1) the placement of car clubs with Electric Vehicle Charging Points within low to moderate PTAL area,
 - (2) improved/enhanced cycling and pedestrian infrastructure
 - (3) removal parking permits from future occupiers should the site fall within a permit zone.
- 8.58. It is important to note the two refused schemes at 6 Woodcote Drive and 87 – 89 Foxley Lane (highlighted within the planning history section of this report) have been refused for the following highway reason *“Insufficient information has been submitted to justify the proposed parking provision...Therefore the proposal would be unacceptable in parking and highway safety terms contrary to DM29 and DM30 of the Croydon Local Plan (2018)”*. As stated in the officer report for both of these *“the Council aspiration for this element of Purley is 1 to 1 parking provision considering general sites’ constraints however with the desire to promote sustainable travel across the borough”*. However the refusal reason on both sites primarily relates to the lack of an appropriate car parking survey which clearly identifies whether the surrounding streets have capacity to cope with any overspill parking. This is significantly different to this application where appropriate surveys, in line with the Lambeth methodology have been undertaken alongside a detailed transport assessments as set out above. It is also important to note the difference between the Foxley Lane and this proposal, which also fronts onto Woodcote Drive and allows off-street parking to occur without detrimentally impact the highway network.

Access

- 8.59. The proposed vehicular access would utilise the existing crossovers for 126 Foxley Lane although they are proposed to be improved accordingly. The site would have an ingress (western crossover) and egress (eastern crossover) when viewed from Foxley Lane which would be appropriately signed and secured via conditioned.
- 8.60. A number of the representations received have raised concern that the proposal may detrimentally impact the safety of school children accessing the local

schools. The nearest school, John Fisher School is located approximately 250 metres away from the site. The proposed access and manoeuvring within the site is considered acceptable with adequate sightlines having been provided alongside pedestrian visibility splays which are proposed to be conditioned accordingly. Taking these points as well as the low level of vehicle movements associated with the site and that the proposal does not impact upon pedestrian routes overall the proposal is considered acceptable.

- 8.61. Therefore, whilst there is notable potential for overspill parking from this development to happen onto the surrounding street as set out by the NPPF para. 109 “developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. As the parking surveys have demonstrated there is no capacity issues within the immediate area where there is unrestricted on-street parking, with appropriate sight lines and visibility splays as well as acceptable swept paths for vehicles to enter and exit in first gear.

Electric Charging Points

- 8.62. Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. In line with the relevant policies, 5 parking spaces should be secured as active charging points and the other bays as passive provision by way of condition.

Cycle Storage

- 8.63. Cycle storage would be provided internally within the Block A, apart from for three ground floor units which Block B who will have their cycle storage located within their private entrances. The location of the proposed cycle store for future residents alongside additional visitor cycle parking areas externally throughout the development is considered acceptable further supporting enhanced sustainable transport measures. Full details are proposed to be secured via condition.

Refuse Storage

- 8.64. The proposed refuse store for both blocks would be located within the building envelope of Block B. The proposal sets out that refuse trucks will also enter and exit the site which is supported and welcomed. Further clarification including detailed swept paths in regards to the proposed refuse and servicing strategy for the site will be secured accordingly via condition.

Trees and Ecology

- 8.65. A number of trees on-site are currently protected by two tree preservation orders (TPO 3, 2001 and TPO 9, 1975). The proposal would see the removal of 5 groups of trees and 18 trees of which 2 are B graded (and located at the rear of the site and not considered worthy of protection) whilst the others are either C or U graded, including 7 trees protected by the TPO's, their removal is acceptable subject to replacement tree planting. It is noted that whilst there is a number of trees to be removed these specimens are either poor quality, dysfunctional and/or in decline. All other large mature trees, which are in good condition are to be retained and protected. Overall the landscaping approach is

considered acceptable with new tree replacement planting, indicatively shown on the submitted plans to be adjacent to the proposed frontage parking area, along the eastern boundary with Woodcote Drive (both circled in blue on figure 14) as well an opportunity to provide additional planning within the proposed communal area (circled in orange on figure 14).



Figure 14: Indicative landscaping layout plan with proposed tree replacements.

- 8.66. The site is not subject to any statutory or non-statutory designations in relation to ecology. The application was submitted with phase 1 assessment which set out that sites likely impact upon designated sites, protected and priority species. The initial survey recommended that a bat survey was undertaken and this was submitted accordingly to the LPA for review. This has been reviewed accordingly and considered to provide sufficient ecological information for determination, subject to relevant conditions being added to the proposal. Details shall be secured in regards to biodiversity layout plan, indicating where the proposed enhancement measures would be located as well as a wildlife sensitive lighting design scheme and for works to be undertaken in accordance with the submitted ecology assessments.
- 8.67. In summary, the proposal would include replacements to the removed trees on site and would incorporate mitigation measures to reduce or avoid the impact on protected habitats on site as per Local Plan Policies DM10.8, DM27 and DM28.

Sustainability and Flooding

Sustainability and Energy Efficiency:

- 8.68. Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide

emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets. CLP policy SP6.3 requires all new developments to achieve a high standard of sustainable design and construction. All new dwellings in major development should be proposed to be zero carbon with a minimum a 35% reduction in regulated carbon emissions over the 2013 Building Regulations is required on site, with any remaining CO2 emissions to be offset through a financial contribution. The proposal has been submitted with an energy and sustainability assessment which sets out that the proposed buildings would create a site wider reduction of CO2 over part L 2013 Building Regulations of 35.4%.

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

Flooding and Sustainable Urban Drainage:

- 8.70. The site falls within an area potentially at risk from groundwater flooding as well as low levels of risk of surface water flooding. The applicants have submitted a Flood Risk Assessment which was reviewed by the LLFA who have no objection to the scheme subject to planning conditions requiring the detailed strategy is submitted for review once infiltration testing has been completed on-site. This is proposed condition is recommended accordingly.

Environmental Health

- 8.71. Policy DM23 of the Croydon Local Plan (2018) states that the Council will promote high standards of development and construction throughout the borough by: a. Ensuring that future development, that may be liable to cause or be affected by pollution through air, noise, dust, or vibration, will not be detrimental to the health, safety and amenity of users of the site or surrounding land; and b. Ensuring that developments are air quality neutral and do not lead to further deterioration of existing poor air quality;

Air Pollution:

- 8.72. The proposal has been submitted with an air quality assessment which has considered the site, and proposed mitigations which are proposed to be secured via condition. Additionally, the s106 agreement would include air quality financial contribution of £100 per unit.

Noise Pollution:

- 8.73. A noise impact assessment has been submitted as part of the proposal. This sets out that any noise disturbance for future occupiers can be mitigated by robust glazing specifications. The findings of this study are accepted and proposed to be secured via condition accordingly.

Contaminated Land

- 8.74. A desktop study was submitted with the application which details the potential risk on-site from contamination. Whilst the results of this survey are noted, considering the scale of the development a full site investigation should be undertaken, assessed and approved by the LPA prior to the commencement of work on-site. This is proposed to be secured via conditions accordingly.

9. CONCLUSIONS

- 9.1. The provision of 41 residential dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan.
- 9.2. The proposal would provide 30% affordable housing, and is in line with the principles of Policy SP2.4 of the local plan.
- 9.3. The proposed site layout and design of the new building has been designed to respond to the character and context of the sites and its surroundings. In-line with the principles of the SDG, the proposal is considered to be a high quality, design led development which is an appropriate scale, mass and height for this site.
- 9.4. The proposed development would result in the creation of modern residential units ensuring good standard of accommodation for future occupiers. The development has been designed to ensure that the amenity of existing local residents would not be compromised.
- 9.5. In addition, the development would be acceptable on highways, environmental and sustainability grounds as well as in respect of the proposed planning obligations.
- 9.6. The proposal would comply with the Croydon Local Plan 2018 and would be acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 9.7. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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PART 6: Planning Applications for Decision

Item 6.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/00108/FUL
 Location: 89 Hyde Road South Croydon CR2 9NS
 Ward: Sanderstead
 Description: Demolition of existing two-storey dwelling and erection of a four / five storey (including excavation and lower ground level) building comprising of 9 residential flats; hard and soft landscaping; boundary treatment; undercroft and external car parking, amenity/private/communal space and internal refuse/cycle storage.
 Drawing Nos: Site Location Plan, Existing Site Plan – 3372-02, Revision B, Existing Plans and Elevations – 3372-10 received 03/09/2020

Proposed First Site Plan – 3372-03 Revision K, Proposed Plans – 3372-04 Revision I, Proposed Elevations – 3372-05 Revision I, Proposed Elevations – 3372-06 Revision F, Proposed Sections – 3372-07 Revision G, Proposed Lower Ground Site Plan – 3372-08 Revision J, Existing and Proposed Street Elevations – 3372-09 Revision F, Proposed Ground Site Plan – 3372-11 Revision G received 29/10/2020

Topographical Survey – TS_001, Ground Floor Landscaping - 0236 -100 Revision E, Third Floor Landscaping - 0236 -101 Revision D, Fourth Floor Landscaping - 0236 -102 Revision C, Soft Works details – 0236 -300 Revision B, Ground Floor Planting - 0236 -301 Revision E, Third Floor Planting – 0236-303 Revision B, Raised Planter Details – 0236-400 Revision B, SUDS/Permeable Plan – 0236-600 Revision B, Ecology Plan Ground Floor – 0236-800 Revision A, Ecology Plan Third and Fourth Floor – 0236-801 Revision B, Soft Landscaping Specification and Maintenance Plan, Tree Protection Plan 19-873-TPP-B, Tree Removal Plan - 0236 -103 Revision A, Tree and Hedge Plan - 0236 -302 Revision B received 24/10/2020.

Arboricultural Impact Assessment and Method Statement Revision B dated October 2020, Ecological Appraisal (P3478) dated December 2019.

Applicant: Quantum Land & Planning Ltd
 Agent: SHW - Mr Michael Green
 Case Officer: Jimill Patel

	1 bed	2 bed	3 bed
Existing			1
Proposed	2	6	1

All units are proposed for private sale

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

- 1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Hale) and the Vice Chair (Councillor Scott) 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 Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) A financial contribution of £13,500 towards highway management measures and the delivery of sustainable transport initiatives in Sanderstead
 - b) 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. Development begun no later than three years from the decision date
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Landscaping and maintenance schedule in strict accordance with landscaping plans
4. Strict accordance with Arboricultural Impact Assessment, constraints plan and tree protection plan including tree protection measures and no excavation zones
5. Construction Logistics Plan to be submitted prior to any development on site
6. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (and the Bat Survey Report
7. A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures
8. No works including demolition of building until a licence or statement issued by Natural England about habitats and Species
9. Submission of the following to be approved and thereafter retained: Cycle and refuse storage, boundary treatments and enclosures, retaining walls, finished floor levels, visibility splays, disabled parking space, EVCP (including spec and passive provision), external lighting
10. Delivery and Servicing Plan to be submitted
11. Details of final materials including samples prior to above ground works
12. No windows other than as shown
13. Windows in eastern elevation to be obscurely glazed and non-opening
14. Amenity/Play/Communal space details in strict accordance with plans

15. No works to trees undertaken during February and August - bird nesting season
16. Step free access to ground floor unit inc M4(2) to all units and ground floor M4(3) – Detailed Design
17. No obstruction within visibility splays
18. Reinstatement of existing kerb
19. Air Handling Units/Machinery
20. CO2 reduction including submission of detailed energy report
21. 110litre Water usage
22. Submission of a Detailed Drainage Strategy
23. Fourth floor access door only for Maintenance purposes at all times
24. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Policies
- 2) Granted subject to a Section 106 agreement
- 3) Consents may be required to reinstate the crossing point
- 4) Community Infrastructure Levy
- 5) Code of practise for Construction Sites
- 6) Insulation
- 7) Thames Water
- 8) Light pollution
- 9) Ecology
- 10) Requirement for ultra-low NOx boilers
- 11) Wildlife and Countryside Act of 1981
- 12) The Landscape Strategy (0287/20/B/1) is purely for indicative purposes and will be considered fully at reserved matter stage.
- 13) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

2.5 That if by 21st November 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 Planning permission is sought for the following:

- Demolition of the existing 3 bedroom two-storey detached dwellinghouse and garage
- Erection of a part four; part five storey building (including excavation/lower ground level) comprising 9 self-contained flats (2x1 bed, 6x2 bed, 1x3 bed)
- New crossover along Copthorne Rise (including reinstatement of existing along Hyde Road) with parking to the rear (4 spaces within an under croft and 1 disabled parking bay adjacent to the communal amenity area)
- Integrated cycle and refuse provision
- Hard and soft landscaping

- Boundary treatment
- Land level alterations
- Internal lift
- Communal/amenity/play space at ground and third floor level

3.2 During the course of the application, the scheme was revised to include the following:

- Reduce the forward projection of the building and incorporate further soft landscaping within this 'reduction' space
- Incorporate internal lift
- Hard and soft landscaping details including play/communal spaces information
- Enlargement of basement – within lower ground floor area – not visible

3.3 This revised information, which includes the above, would not prejudice those interested in the application and as such a public re-consultation was not considered necessary.

Site and Surroundings



Figure 1: Site Location Plan

3.4 The application site comprises a two storey detached dwellinghouse within a relatively wide and deep plot on the southern side of Hyde Road, although on the corner junction with Copthorne Rise. The area is predominantly residential in character which comprises large detached dwellings, most of which are two-storeys with some three storey buildings towards the rear (Mitchley Avenue). It is noted that no.98 Hyde Road to the north of the site (opposite) was granted planning permission (17/03542/FUL) for

the erection of a three-storey building comprising 8 self-contained flats which is being implemented.

- 3.5 There is a sense of uniformity seen across the immediate context of Hyde Road and Copthorne Rise which includes similar architectural features such as the front gable projections, hipped roof formations, side garages, materiality and fenestration detailing. Most of the properties are semi-detached in nature apart from the host site and no.98 (opposite) which comprise detached dwellings situated on wider and deeper plots. Directly to the rear is an access drive and then three storey properties which comprise restaurants and convenience stores at ground floor level with flatted residential units occupying the remainder of the floors.
- 3.6 There are high level vegetation/hedgerow/trees that surround the site none of which are protected through a TPO although there is a large mature Category B that sits along the side (south-western) boundary of no.87 Hyde Road. Land levels rise extensively from the south (rear) to the north (front) by approximately 7m. There is also a 1.5-2m difference from the west to east of the site with no.87 siting higher than the host dwelling.
- 3.7 Unrestricted kerbside parking is noted within the immediate context. Riddlesdown Railway Station is located 0.4 miles from the subject site. Bus stops are situated along Mitchley Avenue (0.1 miles) with access to surrounding towns. The Public Transport Accessibility Level (PTAL) is 2 which is poor.
- 3.8 The surrounding roads of the site fall within a surface water flood risk area, and a surface water critical drainage area.

Planning History

- 3.9 19/04109/PRE - Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising of 9 self-contained flats together with car parking, bike store, refuse store and landscaping – CLOSED 06/11/2019

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is considered to be acceptable given the location and need for national and local need for housing.
- The proposal would provide 9 residential units, including 1x3 bedroom and 2x4 bedroom family sized units.
- The massing, design and appearance of the development is appropriate, according with the thrust of guidance contained within the Suburban Housing Design SPD.
- High quality soft landscaping is proposed around the built form.
- The living conditions of adjacent and surrounding 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 subject to conditions.
- Satisfactory tree planting and soft landscaping would be provided to ensure the verdant setting is respected.

- Sustainability and environmental aspects of the development and ensuring their delivery can be controlled through planning conditions.

5.0 CONSULTATION RESPONSE

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

Ecology Consultant

5.2 The Council's Ecological Assessors advised that following review of the submitted Ecological Appraisal (The Ecology Co-op, December 2019) the level of information provided was sufficient in terms impacts on protected and priority species alongside appropriate mitigation measures proposed as part of the redevelopment of the site.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification of the application (including a re-consultation on amended plans received) are as follows:

No of individual responses: Objecting: 56 Supporting: 0 Comment: 0

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

Objection	Officer comment
Character and Appearance	
Overdevelopment	Addressed in Sections 8.7-8.18 of this report. Note the design of the scheme has been further enhanced with the upfront robust landscaping strategy requested by officers.
Design – Out of keeping/obtrusive scale	
Impact on amenities of neighbouring properties and future residents	
Loss of light to neighbouring properties	Addressed in Sections 8.24-8.37 of this report. Conditions are recommended. This is a residential development and there is no evidence or reason to suggest that the proposal would result in undue pollution or noise that is not already associated with a residential area.
Overlooking and loss of privacy for neighbours	
Noise and disturbance including light pollution	

Highway Safety, Access and Parking	
Overspill parking	Addressed in Sections 8.38-8.47 of this report. A pre-commencement condition will be attached requiring a Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network.
Construction traffic and disruption	
Further parking stress from proposal	
Biodiversity/Ecology	
Loss of Trees and shrubs	Addressed in Sections 8.18-8.243 of this report.
Flooding Matters	
Increase of flooding from proposal and drainage issues	Addressed in Section 8.48 of this report.
Other Matters	
Proposal would add stress to the surrounding services	Not a material planning consideration.
Site has covenant	

6.3 The following Councillors have made representations:

Cllr Lynn Hale (Sanderstead Ward Councillor) objected and referred application to committee on the following grounds:

- Over intensification
- Out of character
- Loss of family home
- Inadequate Drainage
- No Lift
- Inadequate Parking and highway safety concerns
- Inadequate refuse arrangements
- Detrimental effect on amenity of neighbouring properties
- Dangerous traffic implications

Cllr Paul Scott (Vice Chair) referred the application to Planning Committee for further consideration on the following grounds:

- Potential to meet housing need through the provision of new homes
- Massing and design of the proposed building in relation to the character of the area, noting the flat roofed design in an area with predominantly pitched roofs

- Parking provision in relation to the PTAL rating

6.4 The Riddlesdown Residents Association (RRA) have made representations which are as follows:

- Loss of family home
- Oversized Intensification
- Poor quality design
- Drainage concerns
- No lift
- Visibility to and from the car park will be poor
- There is a covenant on the site restricting flatted developments

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

7.4 Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management

- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

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

7.6 There is relevant Supplementary Planning Guidance as follows:

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

7.7 Emerging London Plan

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

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

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

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

- SD6 Town centres and high streets
- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public Realm

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. Housing Mix
3. Townscape and Visual Impact
4. Trees, Landscaping and Biodiversity
5. Housing Quality for Future occupiers
6. Residential Amenity of Neighbours
7. Highway Safety, Access and Parking
8. Flood Risk
9. Sustainability
10. Other Planning Matters

Principle of Development

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited

developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The emerging London Plan (LP), which is moving towards adoption proposes significantly increased targets which need to be planned for across the Borough.

- 8.3 Whilst it is noted the figure for homes to be delivered on windfall sites in the Borough is proposed to be reduced in the latest version of the London Plan, the target remains significant and it is a reduction in the target in previously published draft versions – not a reduction in the targets set out in the Croydon Local Plan 2018. 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.
- 8.4 The application seeks to demolish the existing 3 bedroom dwelling and intensify the site by providing 9 self-contained flats within an area that comprises a mixture of dwellings (mostly) and flatted units which includes no.98 Hyde Road - 17/03542/FUL which is currently being implement. There are flatted units directly to the rear along Mitchley Avenue. As such, providing that the proposal accords will all other relevant material planning considerations, as set out below, the principle of development, in land use terms, would be considered acceptable.

Housing Mix

- 8.5 Policy SP2.7 of the CLP 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 DM1.2 of the CLP seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m².
- 8.6 The existing two storey dwelling has a GIA of 124sqm but has 3 bedrooms. The proposal would result in the loss of a family sized home although would be replaced with 1x 3b 5p unit (97sqm) and 2x 2b 4p units (70sqm), alongside other 1 and 2 bedroom units. Whilst the requirements of Policies SP2 and DM1 of the CLP would not be met, as there would only be 1x3 bed (12%), this is a strategic target and it is considered that a balance must be struck on a case by case basis on what is realistically achievable on this particular site. Given the extensive land levels changes across the site (7m from front to rear) and the need to enlarge the proposed building even further to provide additional '3 bedroom units', noting the scheme has been reduced in its size (through amendments) it is considered that the proposed mix, which would still provide 4x2b 3p units, on balance would be acceptable. The general mix would contribute positively towards much needed family accommodation in the Borough.

Townscape and Visual Impact

- 8.7 The application site comprises a two storey detached dwellinghouse within a relatively wide and deep plot on the southern side of Hyde Road on the corner junction with Copthorne Rise. The area is predominantly residential in character which comprises large detached dwellings, most of which are two-storeys. It is noted that no.98 Hyde Road was granted planning permission (17/03542/FUL) for the erection of a three-storey building comprising 8 self-contained flats (directly opposite the site) which is being implemented.
- 8.8 There is a sense of uniformity seen across the immediate context of Hyde Road which includes similar architectural features such as the front gable projections, hipped roof formations, side garages, materiality and fenestration detailing.
- 8.9 Policy DM10.1 of the CLP states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area.
- 8.10 Further guidance on achieving efficient use of land whilst also responding to local character is set out in the Suburban Design Guide, in particular within section 2.8 (Approaches to Character). Section 2.10 (Heights) explains how additional storeys can be introduced to existing residential street, and generally advocates new buildings being a storey higher than the surrounding buildings. Section 2.14 (Corner Plots) further states that some corner plots may be able to accommodate further height provided the massing is responsive to neighbouring properties.
- 8.11 The proposal is for a part four; part five storey building comprising 9 self-contained flats (1x3 bed, 6x2 bed and 2x1 bed) fronting Copthorne Rise with vehicular parking to the rear, amenity space to the rear and at third floor level and overall hard and soft landscaping. Figure 2 shows the development from an aerial perspective (lower ground floor plan) and Figure 3 is a streetscene shot from surrounding roads.

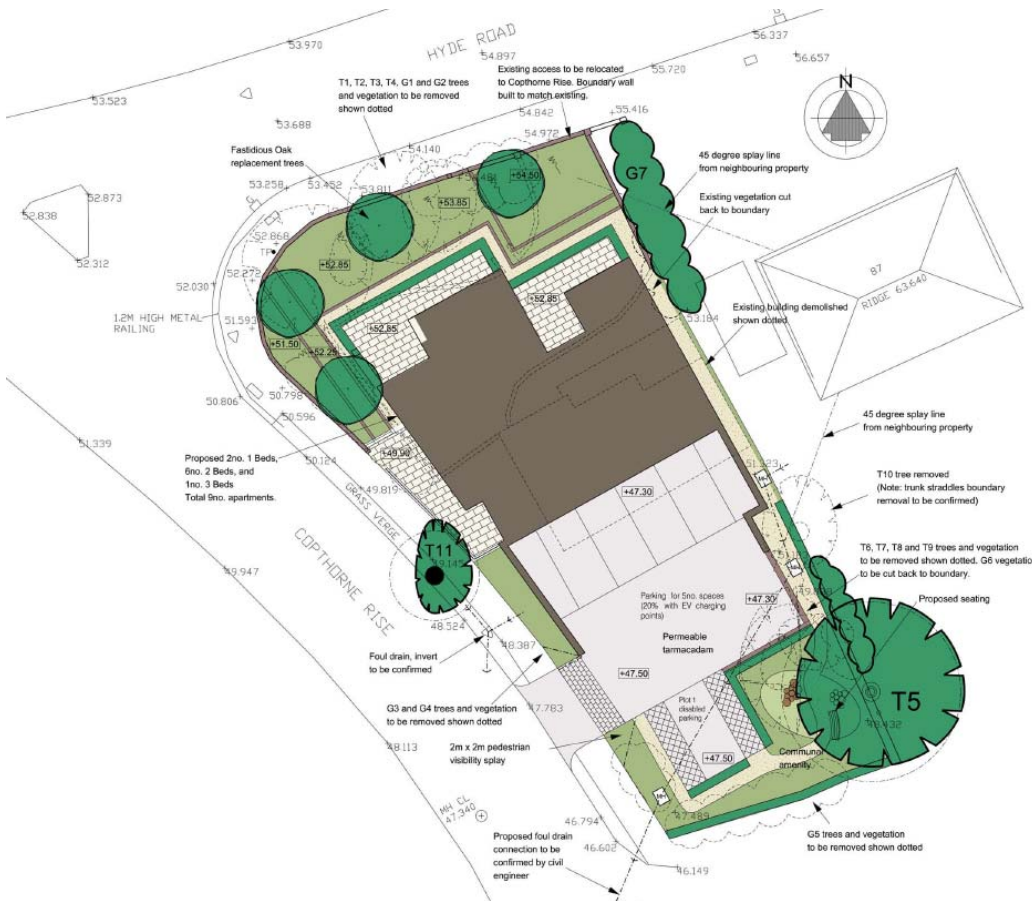


Figure 2: Site Plan – Ariel Perspective (Lower Ground Floor Plan)

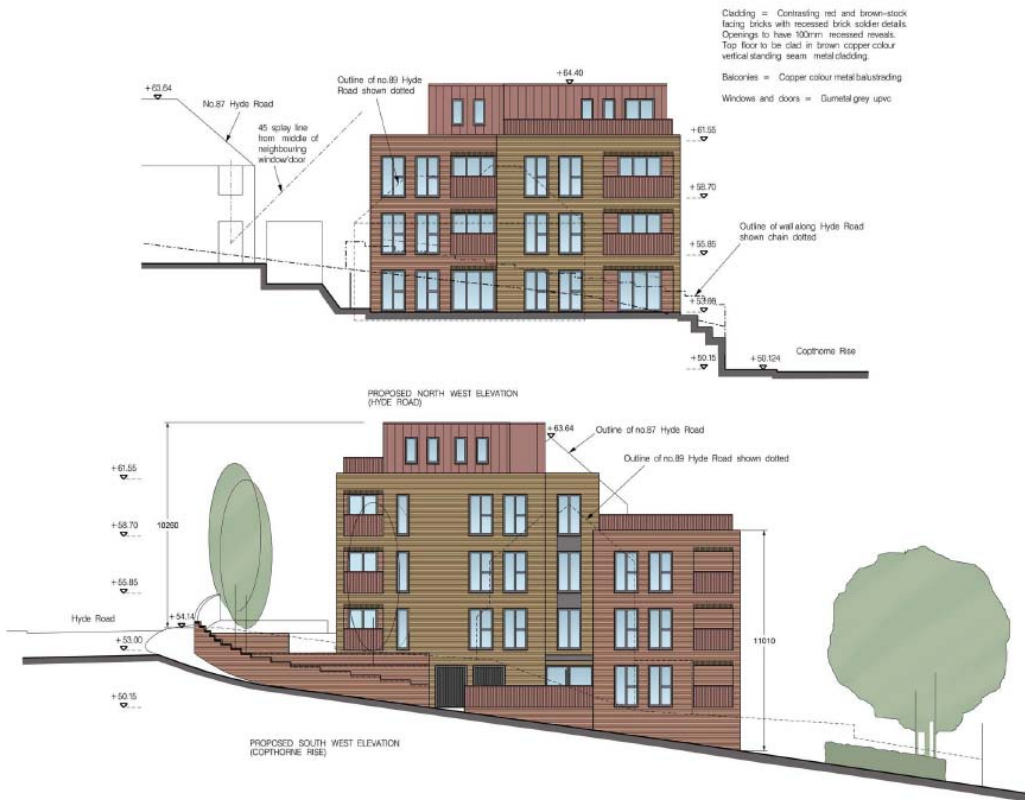


Figure 3: Streetscene from Hyde Road (top) and Copthorne Rise (bottom)

- 8.12 As mentioned in the previous paragraphs, the site lends itself to a development of this type given its distinctiveness from the surrounding character, wider and deeper curtilage, corner location and varying land levels. As per the SPD guidance and Policy DM10 of the CLP, a taller building is appropriate on this site. The proposal, from Hyde Road, is three storeys with a setback roof and only becomes five storeys due to the level changes to the rear. The massing is of a similar height to no. 87 Hyde Road and steps down with the slope at a height between the properties further up and down the hill. A contemporary reinterpretation approach to character has been undertaken with inspiration in terms of materiality and fenestration detailing taken from the surrounding context.
- 8.13 The proposed scheme would comprise a flat roof blocked development, which steps as you go further down Copthorne Rise (south) to follow the slope of the road and site. Given the corner siting and the extensive land level change (7m) from the rear to the front, it is considered that the flat roofed approach would be a suitable option in terms of massing and appearance for the site. Officers are of the view that if a pitched roof was to be incorporated it would result in the overall roof formation and finish of the building being incoherent, disjointed, overbearing and dominant given the need to step the overall building to follow the land levels. Officers consider the general flat roof nature which has an even stepping arrangement towards the rear would be a suitable approach to intensifying the site and would maintain a respectable relationship to no.87 Hyde Road and the wider context.
- 8.14 The building lines of the properties within the immediate context of Hyde Road are to an extent consistent overall although some properties step forward by 1-2m. However, the host dwelling is sited 2-3m behind the front building line of no.87 Hyde Road to which the proposal would utilise in terms of its projection and size. The proposed building would have a stepped formation towards the front and following amendments to the original submitted scheme, the closest projection of the building to no.87 would be approximately 2.9m beyond the front building line. The furthest projection would now be 5m beyond the front building line although would be situated more centrally to the site, given the stepped formation of the building. Furthermore, with the reduction of the overall projection, officers requested this 'reduced' area to contain further soft landscaping, in order to soften the built form and provide a landscape buffer, noting the host forecourt is predominantly hard surfaced. This has still ensured the private amenity area for flats 2 and 3 is sufficient, in terms of quality and provision.
- 8.15 Whilst the overall building would step further forward from no.87 and the properties along Hyde Road, the site is much larger in its plot size with the existing dwelling already siting behind no.87 at a fair distance. Given the size of the application site, noting that the adjacent semi-detached dwellings are relatively smaller in their footprint (8m deep properties) coupled with the need to protect the neighbouring occupiers amenity (avoiding excessive depth to the building), it is considered that on balance the forward projection, at the size proposed, would be acceptable. The proposed building (at its closest) would be separated from the side of the adjacent building by 5.6m, noting that this property has a single storey garage in between (steps forward of the adjacent building by 0.2m). The furthest part of the building projection would be separated by the side of no.87 by 12m. This would ensure the forward projection of the building and its overall size is proportionate to the site and does not bring a sense of overbearing and or dominant nature to the streetscene context. The stepped formation

of the building would help reduce the overall bulk and massing. The further landscaping to the front and general level of detail provided in terms of landscaping would also help reduce the massing and the importance of a green frontage would be pivotal in doing this. The building would retain a satisfactory separation from the common boundary of no.87 by 0.8m, from the front boundary by 5.8m, from the side (Cophorne Rise) by 1.4-2.7m and to the rear boundary by 12m. It is therefore considered that the development would be proportionate and appropriate within the site context without being wholly detrimental to the form, proportion and appearance of the site and visual amenities of the wider area.

- 8.16 The scheme would effectively utilise the land levels with the vehicular parking located at the rear, partially under an undercroft with cycle and refuse storage within the envelope of the building towards the northern part of the building where the land levels rise. A small area of communal amenity space would be provided to the rear with additional space provided on a roof deck at the third floor. This would provide an interesting benefit to the scheme and would not have a significant impact on the character of the area. Given the slightly different nature of this proposal, a detailed landscaping strategy has been submitted to ensure that these would be high quality areas. Further details are set out in trees, landscaping and biodiversity below.
- 8.17 The majority of houses along Hyde Road were built in the 1950s thus limiting any architectural design cues available. Most properties were either clad in a red or yellow stock facing brick, with tile hung bay windows, and a few having white render to their first floors. The materials would comprise a mixture of red and yellow stock brick work with the top floor finished in a copper coloured treated metal cladding. The windows and doors would comprise dark grey aluminium windows with the railings of the balconies being metal. It is considered that the material pallet, in principle is supported and a pre-commencement condition will be attached requesting final details and samples. It is important to note that the primary entrance shift from Hyde Road to Cophorne Rise, is considered to be acceptable.
- 8.18 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character. Officers are further satisfied, taking into account the relationships with neighbouring buildings, along with accommodating sufficient space for adequate levels of parking, landscaping and amenity space, that the development delivers the optimum level of development for the site in this location without being of adverse impact to the character and appearance of the area.

Trees, Landscaping and Ecology



Figure 4: Ground Floor landscaping plan

- 8.9 Given the proposed scheme and its corner location, the landscaping quality is an important element of the proposal. The applicants have developed a successful landscaping strategy one which would include 4 *Quercus robur fastigiata* 'Koster' trees along the front (corner) boundary, mixed native hedgerow and a variety of planting such as Mahonia 'Charity' scattered across the front facing boundaries and within the rear 'communal' amenity areas. The third floor would also be utilised as 'communal' space and greenery which would include play equipment such as play logs and interesting planting such as Wildflower Roof Mix and Lavandula. It was important that this information was provided to understand what landscaping will be used and how it will be managed in order to support of a development, at this massing.

Trees and Landscaping

- 8.19 The site is relatively well landscaped which comprises trees along the front, side and rear boundaries with attractive strips of hedgerow. None of these trees or hedgerow are protected through a Tree Preservation Order and it is noted by officers, including within the submitted Tree Survey that the trees are of poor quality. However, T5 which is sited within the boundary of no.87 Hyde Road (south-west) is a high quality mature tree (Category B). In total 7 trees are proposed to be removed (T6 due to arboricultural reasons) including 6 groups of hedgerow to enable new tree planting and the development. Also, one tree (T7) and a hedgerow (G7) along the side boundary of no.87 is required to be pruned (the areas which encroach the site) to allow the siting of the development to take place. The proposal, as per figure 4, proposes to plant 4 high quality *Quercus robur fastigiata* 'Koster' across the front facing boundaries with the rear of the site utilised for vehicular parking (permeable paving) and amenity space with hedgerow planted across. The Councils Arboricultural officers were consulted and considered that the removal of trees and proposed replacement, coupled up with the level of detail provided, on balance would be acceptable, especially given the quality nature of planting. As expressed in the design section, amendments were sought to develop a landscaping strategy including details of the front trees which officers considered to be acceptable.

8.20 This scheme must be a realistic and considered landscaping proposal for the site, which can be established and managed as part of the future development. Alongside this, tree protection measures are proposed for those trees being retained (including a category B tree in the south western corner of the site – T5) which is on the border of no.87 Hyde Road and host site. Following amendments, as part of developing the landscaping strategy, it was requested Tree protection measures especially around T5 are improved with no excavation proposed around this area and Tree Protection Fencing around the communal area – to protect this Category B tree. Following amendments, no excavation is proposed towards the rear end of the site and as such officers, including those from the Councils Arboricultural Team, consider the impact to be acceptable.



Figure 5: Third Floor Communal and Play Space

8.21 The rear of the site would be hardsurfaced to accommodate a driveway and parking although the rear end would comprise soft landscaping in the form of ‘communal amenity’ space. The overall massing, whilst considered to be relatively large, would utilise the upper floors for soft landscaping including communal amenity space (third floor) See figure 5 above. It is considered on balance, that the level of hard standing in particular would be acceptable all of which the paving would be permeable. Sufficient details have been provided regarding hard and soft landscaping and therefore compliance based conditions will be attached.

Ecology

8.22 A Preliminary Ecological Appraisal (The Ecology Co-op dated December 2019) relating to the likely impacts of development on designated sites, protected species and habitats was submitted and reviewed by the Council’s Ecological Consultants. They concluded that these are adequate to consider the likely impact on protected species and that, with appropriate mitigation in the form of a biodiversity enhancement strategy

(to be incorporated into landscaping submissions) the impact would be acceptable. Further conditions can also ensure that the site is cleared and trees felled outside of bird nesting periods and other sensitive times to ensure that the impact on biodiversity is minimised. If protected species were to be identified on site during the course of construction any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. An informative has been included to draw the applicant's attention to this.

8.23 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting trees/landscaping. The removal of trees/hedges, which would include replacement trees and planting (high quality), subject to conditions, would not be of detrimental to the trees, landscaping and ecological values of the site.

Housing Quality for Future Occupiers

8.24 Policy SP2.8 of the CLP states that the Council will seek to ensure new homes will require all new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance and National Technical Standards (2015) (NDSS (2015)). It would also ensure that all new homes designed for families meet minimum design and amenity standards. Table 3.3 of the LP sets out the minimum floor areas which should be provided for new housing. The minimum and proposed standards are set out in the below table:

Dwelling	Unit Mix	Minimum GIA Required (sqm)	Proposed GIA (sqm)	Minimum Private Amenity Space Required (sqm) including minimum depth of balcony of 1.5m	Proposed Private Amenity Space (sqm)
Ground Floor					
Flat 1	2 bed 4 persons	70	80	7	8
First Floor					
Flat 2	2 bed 3 persons	61	61	6	10
Flat 3	1 bed 2 persons	50	54	5	10
Flat 4	2 bed 3 persons	61	63	6	8
Second Floor					
Flat 5	2 bed 3 persons	61	61	6	7
Flat 6	1 bed 2 persons	50	54	5	5

Flat 7	2 bed 3 persons	61	63	6	8
Third/Fourth Floor					
Flat 8	2 bed 4 persons	70	72	6	7
Flat 9 (two-storeys)	3 bed 5 persons	93	97	7	21

- 8.25 All residential units would meet the minimum standards, purely in terms of minimum floor areas.
- 8.26 Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and should normally be avoided. The proposed units would be dual aspect with generous outlook, providing adequate levels of daylight/sunlight for future occupiers.
- 8.27 Following the approach set in the LP to address the unique heat island effect of London and the distinct density, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is required so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space. This would be achieved.
- 8.29 Policies DM10.4 and DM10.5 of the CLP require all flatted developments to provide functional and high quality private and communal amenity space, in addition to child play space, with a minimum size of 5sqm for 1 or 2 person's units and an extra 1sqm per occupant thereafter. Each of the units (including the ground floor units) would have private amenity in the form of integrated balconies/terraces. There would be a total amount of 150sqm of useable communal amenity/child/play space to the rear at ground floor and third floor level with 12.9sqm of child play space. Further details of tree planting and landscaping was requested which officers consider to be acceptable and will be dealt with via compliance based conditions.
- 8.30 Policy 3.8 'Housing Choice' of the LP requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The London Plan recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents. Amendments have been sought to incorporate a lift within the building. This is crucial given the land levels of the site and communal/place located at third floor level. Flat 1 (ground floor) has also been designated as being M4(3) compliance. All units would achieve M4(2) compliance with Flat 1 being M4(3). However, this would be subject to a detailed design of step free access to the unit and car parking secured by condition, and a disabled parking space for the site to be agreed at condition stage. It is positive that the scheme would have a lift.
- 8.31 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of quality level of accommodation, subject to conditions.

Residential Amenity for Neighbours

8.32 The site shares the common boundary with no.87 Hyde Road (east) which is considered to be the direct and closest neighbour that could be impacted from the proposed development. The properties to the front (north), side (west) and rear (south) are and would be separated by 28-30m from the proposed building which also includes the public highway and rear access drive in between.



Figure 6: Site Plan (Ground Floor) in relation to no.87 Hyde Road

8.33 Land levels rise from south (rear) to north (front) at approximately 7m according to the submitted Topographical Survey. There is also a 1.5-2m difference from the west to the east of the site. No.87 Hyde Road sits much higher than the host dwelling. The resultant scale of the building would be identical in height to the adjacent dwelling.

87 Hyde Road (side - east)

8.35 The proposed building would occupy a footprint that would project 2.9- 5m beyond the front building line of this property and would be 6m deeper, with a step to not cut a line taken at 45 degree from the neighbour's window. With this stepping arrangement, considering the overall projection beyond this neighbour, it is considered that the siting of the building would not result in a detrimental impact in regards to overbearing, visual intrusion, loss of daylight/sunlight and outlook. It is important to note that the proposed building, would have a separation distance of 5.6m to the side of the adjacent dwelling (excluding detached garage to no.87) which would further reduce the level of impact. Furthermore, whilst habitable side windows are proposed to the side elevation, these

windows would be secondary to the room they would serve and as such, concerns of overlooking and privacy would not be raised subject to the windows being obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. An appropriate condition will be attached.

- 8.36 Given that the proposal is for a residential use in a residential area, the proposed development would not result in undue noise, light or air pollution from an increased number of occupants on the site.
- 8.37 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of neighbouring amenity impact, subject to conditions. The proposal would not be detrimental to the amenities of the adjacent occupiers in regards to overlooking, overbearing impact, visual intrusion, outlook, loss of daylight/sunlight, noise/disturbance, light pollution and sense of enclosure.

Highway Safety, Access and Parking

- 8.38 Unrestricted kerbside parking is noted within the immediate context. Riddlesdown Railway Station is located 0.4 miles from the subject site. Bus stops are situated along Mitchley Avenue (0.1 miles) with access to surrounding towns. The Public Transport Accessibility Level (PTAL) is 2 which is poor.

Vehicular Parking

- 8.39 The LP sets out maximum car parking standards for residential developments based on Public Transport Accessibility Levels (PTAL) and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units should provide up to 1.5 spaces per unit. For the proposed scheme, the London Plan maximum requirement is 9.5 spaces. The Council's expectation on sites with a low PTAL is that at least one parking space will be provided for each new home on the site, with visitor spaces also required for narrow streets or those with high parking stress. The scheme proposes and would utilise the land levels to provide a total of 4 car parking spaces within an 'undercroft arrangement' and one disabled parking bay adjacent to the proposed 'communal' space. As such, for the proposed scheme, would therefore have a shortfall of 4 parking spaces.
- 8.40 A Transport Statement (TS) by Sarnlea dated December 2019 has been submitted with the application. A parking survey in accordance with the Lambeth Methodology has been conducted and demonstrated a parking stress level of 31% (across two surveys undertaken, an average of 84 parking spaces available out of a total of 119 on street parking spaces) within the immediate context. On this basis, it is considered that the shortfall of the proposal of 4 spaces, would on balance, be acceptable as the surroundings roads could tolerate the overspill. It is important to note that kerbside parking is existent along both sides of Copthorne Rise and potential removal of these spaces including reinstatement and re-provision along Hyde Road has been noted. Furthermore, the overspill from the approved development at no.98 Hyde Road has been considered as part of the TS.
- 8.41 It is proposed to reinstate the crossover along Hyde Road and shift the entrance of the development including the new crossover along Copthorne Rise. The proposal would provide 4 spaces within the lower ground level including a disabled bay that would be

opposite those bays (adjacent to the communal amenity). There would be a 6.5m separation distance between the 'Plot 1' disabled bay and those 4 spaces with the proposed crossover being 4.5m in width. It is noted that the siting of the crossover would be positioned 8m away from an existing servicing road (south) that is used for the properties mainly along Mitchley Avenue which is acceptable. The proposed plans show 2x2m visibility splays from the proposed vehicular access where no planting or high level boundary treatment is proposed to allow safe visibility to and from the site. However, the wall of the proposed building would to an extent shield the visibility of a car (closest bay to the wall) manoeuvring to and from the site. Whilst this is of concern, it is considered that the general 'proposed' gradient and low level hedgerow/planting proposed in front of this 'undercroft wall' would mitigate the level of concern being detrimental to the highway and pedestrian safety of the area given that the entire 'vehicle' would not be hidden within the undercroft arrangement. Tracking and manoeuvring drawings have been provided within the TS which demonstrate vehicle sightlines can be achieved and vehicles can enter and exit appropriately within the site without the need to reverse out onto the main road.

8.42 The Parking bays next to landscaping/structures and walls must be 3 metres wide to allow passengers and drivers to alight onto the hardstanding. This has been demonstrated on the plans and a compliance condition will be attached ensuring this is laid out in accordance. One parking bay would be allocated as 'disabled' and the drawings have annotated that '20%' of the bays will have an electric vehicle charging point and all spaces to have passive provision for installation of future points. A compliance condition will be attached accordingly with details of EVCP sought as a pre-commencement condition.

8.43 Given the proposed intensification to the site and shortfall from the development, in terms of vehicle parking, a legal agreement securing a financial contribution towards sustainable transport improvements will be in place. This will help support sustainable travel, highways improvements and the proposed works. The funding will also be used to ensure that sustainable travel options are present for residents to allow sustainable access to shops and services. Taking into account the site's accessibility to public transport, the proposal would provide for an appropriate number of parking spaces which would not detrimentally impact highway safety within the surrounding area.

Cycle Parking

8.44 Cycle parking should be provided in accordance with Draft London Plan requirements which seek a minimum of 1.5 cycle parking spaces per 1 bed unit and 2 cycle parking spaces per 2 bed+ units. The proposed development would require a minimum of 16 cycle spaces, which should be incorporated within a store in the building. The proposal would effectively utilise the land levels and incorporate cycle storage into the building envelope. Whilst the storage indicates 10 spaces, it is considered the size of the area is large enough to accommodate the minimum requirement of 16 spaces. The proposal would require 5% of cycle parking spaces for larger adapted and disabled bicycles with larger spacing accordingly. Electrical sockets should be provided within the store to allow for the charging of e-bikes. The entrance to the cycle storage would be appropriately sized and so would the access arrangements. The general siting and integrated nature is supported although a pre-occupation condition will be attached ensuring details including appearance, size and types of stands including electrical charging sockets.

Refuse/Recycling Storage

- 8.45 The storage would be integrated into the envelope, towards the front (Cophthorne Rise), adjacent to the entrance and cycle storage. This would be acceptable and in close proximity to the highway where collection will be made. However, details of this arrangement and capacity will be secured by a pre-occupation condition.

Other Matters

- 8.46 In order to ensure that the proposed development would not have any adverse impact on the highway network or on the surrounding residents, a Demolition, Construction Logistics and Environmental Management Plan will be required by pre-commencement condition. This should outline measures to minimise noise and dust impacts, and disruption to neighbours.
- 8.47 An informative will be attached as a S.278 with the highway authority might be required for the proposed crossover (including reinstatement of existing).

Flood Risk

- 8.48 The site, notably the surrounding roads are located within an area at risk of surface water flooding, and a critical drainage area. The applicant has submitted a Floor Risk Assessment by Argyll Environmental dated 09/12/2018 and a Sustainable Drainage Strategy by MTC dated December 2019. This confirms that a sustainable urban drainage system will be in place. It is proposed this will be through a cellular storage tank (Wavin Aquacell) underneath the car parking area (disabled bay). Soakaway calculations have been provided as a presumption to show that the proposed infiltration tank is sufficient to drain the water from the development for up to the 1in100yr+40%cc event. The infiltration tank is to be sized using the source control function on Microdrainage. Roof pipes will be installed to control rain water and it is proposed to have all hard surfaced areas in permeable paving which will discharge surface/rain water via the pipes to the tank. The level of information provided is 'indicative' and the applicants have confirmed in their submission that Full infiltration testing will be provided at a 'condition stage'. Officers are generally satisfied with this 'initial' approach. As such, it is necessary to attach a pre-commencement condition that will seek an appropriate SUDs strategy.

Sustainability

- 8.49 The proposal would need to comply with the Energy Hierarchy of the LP (Consolidated with Alterations Since 2011). Minor residential applications would need to achieve a 19% carbon emission above the 2013 Building Regulations.
- 8.50 The submitted design and access statement has mentioned that 'The design seeks to include a 19% reduction in CO2 and water consumptions of 110 litres per person per day to comply with the statutory requirements.' The statement also suggests 'On the roof, a sedum roof has been provided to attract biodiversity and fauna, and solar thermal/PVs provided for electricity/water heating.' This is also shown on the plans. However, no energy strategy has been submitted with details of this.

8.51 Pre-commencement conditions will be attached requesting a detailed energy strategy and compliance conditions in regards to water consumption.

Other Matters

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

Conclusions

8.53 The site is in a sustainable location for new housing development, and the scale, size and amount of development appropriate for its designations and setting. The new dwellings would provide good quality family sized housing types, supported by car parking, cycle storage and bin storage. The impacts to neighbours would be largely limited to the construction period, and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions. Officers, on balance, are satisfied that the scheme is worthy of planning permission.

8.54 As such, the proposal would comply with the relevant policies set out within the Draft London Plan 2019, London Plan 2016, Croydon Local Plan 2018 as well as the Croydon Suburban Design Guide 2019.

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

8.56 The RRA has suggested that the site has a covenant which controls the land being only used as a 'single family dwelling.' However, this is not a material planning consideration and the application has been assessed accordingly against the relevant policy documents as set out in the above paragraphs.

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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Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

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 - 26/10/2020 to 06/11/2020.

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. :	20/03184/FUL	Ward :	Addiscombe East
Location :	Land And Garages Rear Of 1 To 4 Mulberry Lane Accessed Between 36 And 38 Havelock Road Croydon CR0 6QQ	Type:	Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Proposal : Demolition of garages and erection of a two storey building consisting of 5 flats with associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 26.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03293/FUL
Location : 186C Lower Addiscombe Road
Croydon
CR0 6AH

Ward : Addiscombe East
Type: Full planning permission

Proposal : Demolition of existing garage and terrace and erection of (larger) single storey triple garage building.

Date Decision: 27.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03729/FUL
Location : Land R/o 45-47 Outram Road
Croydon
CR0 6XG

Ward : Addiscombe East
Type: Full planning permission

Proposal : Erection of two semi-detached one and a half storey houses (with pedestrian access from Outram Road), and provision of associated refuse storage and cycle storage, and associated landscaping and boundary treatment provision/alterations.

Date Decision: 05.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04333/LP
Location : 49 Coniston Road
Croydon
CR0 6LP

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

Proposal : Erection of rear dormer extension and installation of 3 rooflights in front roofslope.

Date Decision: 27.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Ref. No. : 20/05201/LP **Ward : Addiscombe East**
Location : 226 Lower Addiscombe Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 7AB
Proposal : Erection of single-storey rear extension (projecting out 4 metres with a maximum height of 3 metres) in accordance with the Prior Approval given by the London Borough of Croydon on 21/09/2020 (Ref-20/03530/GPDO).

Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03914/HSE **Ward : Addiscombe West**
Location : 261 Morland Road **Type: Householder Application**
Croydon
CR0 6HE
Proposal : Alterations to the front elevation of the ground floor flat

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03939/FUL **Ward : Addiscombe West**
Location : 99 Exeter Road **Type: Full planning permission**
Croydon
CR0 6EL
Proposal : Alterations; erection of first floor extension and rear dormer extension, installation of window in front elevation, installation of 2 rooflights in side roofslope and partial conversion of Flat 99A to provide additional 2 bedroom flat.

Date Decision: 05.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04263/GPDO **Ward : Addiscombe West**
Location : 375 Davidson Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 6DR
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: 29.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05050/FUL
Location : 52A & 52B Morland Road
Croydon
CR0 6NB

Ward : Addiscombe West
Type: Full planning permission

Proposal : Replacement of existing front windows and existing first and second floor rear windows with UPVC double glazed windows. Replacement of existing main front entrance door with new Composite Permadoor.

Date Decision: 05.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05165/NMA
Location : 4 Vincent Road
Croydon
CR0 6ED

Ward : Addiscombe West
Type: Non-material amendment

Proposal : Non-material amendment to application 19/04418/FUL to correct discrepancies between floor and elevational plans in relation to fenestration.

Date Decision: 05.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05369/LP
Location : 22 Brickwood Road
Croydon
CR0 6UL

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

Proposal : Erection of single-storey rear extension.

Date Decision: 26.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05576/NMA
Location : Development Site Former Site Of
30 - 38 Addiscombe Road
Croydon
CR0 5PE

Ward : Addiscombe West
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

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 the wording of condition 5c (window reveal depths).

Date Decision: 03.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02952/FUL
Location : 1 Carew Road
Thornton Heath
CR7 7RF
Ward : **Bensham Manor**
Type: Full planning permission
Proposal : Demolition of existing garage at rear and erection of two bedroom detached dwelling.
Date Decision: 28.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03854/HSE
Location : 161 Bensham Lane
Thornton Heath
CR7 7EW
Ward : **Bensham Manor**
Type: Householder Application
Proposal : Formation of vehicular access.
Date Decision: 05.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04055/FUL
Location : Ground Floor Flat, 165 Melfort Road
Thornton Heath
CR7 7RU
Ward : **Bensham Manor**
Type: Full planning permission
Proposal : Alterations; erection of single-storey rear extension.
Date Decision: 03.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04360/GPDO
Ward : **Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 174 Langdale Road
Thornton Heath
CR7 7PR
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.95 metres

Date Decision: 04.11.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/06032/FUL
Location : 4 St James's Road
Croydon
CR0 2SA
Type: Full planning permission
Ward : **Broad Green**

Proposal : Conversion of shop (A1 use) to studio flat (C3 use) and erection of a single storey rear extension

Date Decision: 26.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01390/HSE
Location : 9 Fairmead Road
Croydon
CR0 3NQ
Type: Householder Application
Ward : **Broad Green**

Proposal : Alterations; erection of single-storey side/rear extension.

Date Decision: 27.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03586/GPDO
Location : 347 London Road
Croydon
CR0 3PA
Type: Prior Appvl - Class M A1/A2 to dwelling
Ward : **Broad Green**

Proposal : Change of use from retail shop (A1) to residential (C3) unit

Date Decision: 28.10.20

(Approval) refused

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Level: Delegated Business Meeting

Ref. No. : 20/03820/HSE
Location : 66 Oakfield Road
Croydon
CR0 2UB
Ward : **Broad Green**
Type: Householder Application
Proposal : Alterations; erection of single-storey side/rear extension and installation of ground-floor window in side elevation.
Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03896/ADV
Location : 2 Ampere Way
Croydon
CR0 4WT
Ward : **Broad Green**
Type: Consent to display advertisements
Proposal : Removal of the existing landscape advertisement hoarding, measuring approximately 12mx3m and the installation of an internally illuminated digital advertisement, measuring approximately 6mx3m on a specially designed Wilmotte leg.
Date Decision: 27.10.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/04021/LP
Location : 1B Stanton Road
Croydon
CR0 2UN
Ward : **Broad Green**
Type: LDC (Proposed) Operations edged
Proposal : Erection of two storey rear extension and construction of loft conversion with roof lights in front roof slope and dormer in the rear roof slope.
Date Decision: 03.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04161/GPDO
Location : 28 Chapman Road
Croydon
CR0 3NU
Ward : **Broad Green**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

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 2.8 metres and a maximum overall height of 2.8 metres

Date Decision: 29.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/04215/LP

Location : 140 Handcroft Road
Croydon
CR0 3LE

Ward : Broad Green

Type: LDC (Proposed) Operations edged

Proposal : Use of garage at rear as a habitable room

Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05030/NMA

Location : Land Former Site Of 78 Purley Way
Croydon
CR0 3JP

Ward : Broad Green

Type: Non-material amendment

Proposal : Non Material Amendment to Planning Permission 19/03360/FUL for the 'Erection of four storey building for storage (Use Class B8) with associated water sprinkler tank, landscaping, cycle parking and car parking/ access' in order to reduce number of car parking spaces from 30 to 26.

Date Decision: 28.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03802/FUL

Location : Ground Floor Flat
85 Spa Hill
Upper Norwood
London
SE19 3TT

Ward : Crystal Palace And Upper Norwood

Type: Full planning permission

Proposal : Erection of single storey side/rear extension and erection of outbuilding in rear garden.

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Date Decision: 05.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04093/DISC

Ward : **Crystal Palace And Upper Norwood**

Location : Land To The North Of And Including 20-20C
Oxford Road
Upper Norwood
London
SE19 3JH

Type: Discharge of Conditions

Proposal : Discharge of Condition 13 - Carbon Dioxide Reduction - attached to Planning Permission 16/05976/FUL for Demolition of existing demountable houses and erection of 4 two storey buildings comprising 5 two bedroom and 3 one bedroom flats and 1 three bedroom house with provision of associated car parking, landscaping and associated works.

Date Decision: 29.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/04279/CAT

Ward : **Crystal Palace And Upper Norwood**

Location : 43 Harold Road
Upper Norwood
London
SE19 3PL

Type: Works to Trees in a Conservation Area

Proposal : T2 Oak - Fell - Tree implicated in subsidence at: 41 Harold Road

Date Decision: 30.10.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/04382/NMA

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 31 Ryefield Road
Upper Norwood
London
SE19 3QU
Type: Non-material amendment

Proposal : Non-material amendment to 20/00492/HSE (Alterations, including the erection of a single storey rear extension and single storey side extension) to make revisions to the ground floor fenestration, window aperture size and omission of parapets to side elevation and retention of parapets on front and rear elevations.

Date Decision: 26.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04995/DISC
Ward : **Crystal Palace And Upper Norwood**

Location : Land To The North Of And Including 20-20C
Oxford Road
Upper Norwood
London
SE19 3JH
Type: Discharge of Conditions

Proposal : Discharge of Condition 17 attached to Planning Permission 16/05976/FUL for Demolition of existing demountable houses and erection of 4 two storey buildings comprising 5 two bedroom and 3 one bedroom flats and 1 three bedroom house with provision of associated car parking, landscaping and associated works.

Date Decision: 28.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/03766/CONR
Ward : **Coulsdon Town**
Location : Warehouse
Type: Removal of Condition

330B Chipstead Valley Road
Coulsdon
CR5 3BE

Proposal : Variation of condition 2 (approved drawings) attached to planning permission 19/03559/FUL for Demolition of existing warehouse (Flexible Use Class B1b/B1c/B2/B8) and erection of a three storey building consisting of 1 x 3 bedroom and 2 x 2 bedroom units with associated cycle/waste stores, car parking and landscaping.

Date Decision: 26.10.20

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03771/DISC
Location : 21 Hollymeoak Road
Coulsdon
CR5 3QA
Ward : Coulsdon Town
Type: Discharge of Conditions
Proposal : Discharge of Conditions 4 (CLP), 16 (Archaeology) and 19 (Tree protection) attached to planning permission 19/05077/FUL for the demolition of a single-family dwelling and erection of 6x detached dwellings and associated hard & soft landscaping, car parking, cycle and refuse storage.
Date Decision: 26.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03878/HSE
Location : 62 Rickman Hill
Coulsdon
CR5 3DP
Ward : Coulsdon Town
Type: Householder Application
Proposal : Alterations, alterations to land levels, erection of single/two storey side extension and single/two storey rear extension
Date Decision: 27.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03930/FUL
Location : 18 The Grove
Coulsdon
CR5 2BH
Ward : Coulsdon Town
Type: Full planning permission
Proposal : Demolition of the existing dwelling and garage at 18 The Grove and erection of a 3-storey building with accommodation in the roof space and lower ground floor comprising 9 flats (3 x 1 beds, 3 x 2 beds and 3 x 3 beds) together with 8 car parking spaces, communal amenity space, 22 cycle parking spaces, refuse / recycle facilities and associated landscaping
Date Decision: 06.11.20

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Ref. No. : 20/03941/LP
Location : 49B Smitham Downs Road
Purley
CR8 4NJ
Ward : **Coulsdon Town**
Type: LDC (Proposed) Operations edged
Proposal : Erection of a single storey rear extension.
Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04019/LP
Location : 27 Woodlands Grove
Coulsdon
CR5 3AN
Ward : **Coulsdon Town**
Type: LDC (Proposed) Operations edged
Proposal : Erection of a hip to gable roof extension and a rear dormer to the main roof including two rooflights to the front elevation and alterations to the existing single storey rear addition.
Date Decision: 02.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04134/DISC
Location : 21 Hollymeoak Road
Coulsdon
CR5 3QA
Ward : **Coulsdon Town**
Type: Discharge of Conditions
Proposal : Discharge of Condition 15 (Biodiversity enhancement) attached to planning permission 19/05077/FUL for the demolition of a single-family dwelling and erection of 6x detached dwellings and associated hard & soft landscaping, car parking, cycle and refuse storage.
Date Decision: 05.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04194/HSE
Location : 3 Southwood Avenue
Coulsdon
CR5 2DT
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Erection of a two storey side extension, single storey rear extension and removal of front porch replaced with front canopy roof.
Date Decision: 06.11.20

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Level: Delegated Business Meeting

Ref. No. : 20/04221/GPDO
Location : 29 Windermere Road
Coulsdon
CR5 2JF

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.76 metres and a maximum overall height of 3.8 metres

Date Decision: 29.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05600/LP
Location : 28 Parkside Gardens
Coulsdon
CR5 3AS

Ward : Coulsdon Town
Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a hip-to gable roof extension and dormer on the rear roof slope

Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05605/LP
Location : 72 Windermere Road
Coulsdon
CR5 2JB

Ward : Coulsdon Town
Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a dormer on the rear roof slope

Date Decision: 05.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04987/FUL
Location : Land Adjacent To Croydon College
College Road
Croydon, CR0 1PF

Ward : Fairfield
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Proposal : Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works [Amended description]

Date Decision: 30.10.20

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

Level: Planning Committee

Ref. No. : 20/03093/FUL

Ward : Fairfield

Location : Mission House
34B Pitlake
Croydon
CR0 3RA

Type: Full planning permission

Proposal : Alterations, Use for educational facilities

Date Decision: 05.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03346/FUL

Ward : Fairfield

Location : 83 - 85 High Street
Croydon
CR0 1QF

Type: Full planning permission

Proposal : Proposed rear additions and other external alterations to facilitate the use of the lower ground and part of the ground floor as retail space with a total of five flats at ground floor and on the upper levels

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03987/CONR

Ward : Fairfield

Location : 64 Church Street
Croydon
CR0 1RB

Type: Removal of Condition

Proposal : Variation of condition 03, relating to existing operating hours of Application Reference Number: 97/00258/P, extending the opening hours from 11.30pm to 3am.

Date Decision: 06.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04155/DISC **Ward : Fairfield**
Location : Land Adjoining East Croydon Station, Type: Discharge of Conditions
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon

Proposal : Discharge of Condition 54 (on-site renewable energy) in respect of Plot B04/B05
attached to planning permission 20/01503/CONR for development without compliance
with conditions 7 (approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73
(B05 reveal depths) and 74 (B05 design details) subject to which previous planning
permission 11/00631/P (The erection of five buildings with a minimum floor area of
53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a
maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a
minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a
minimum of 7285 sq metres and a maximum of 10,900 sq metres of retail (class A1-A5
floorspace); provision of a maximum of 400 sq metres of community use (class D1);
provision of a replacement theatre of 200 seats; provision of energy centre and estate
management facilities; formation of vehicular accesses and provision of pedestrian routes
public open space and car parking not to exceed 256 parking spaces) was granted to
allow for a revised office building across plots B04 and B05. (This application is
accompanied by an Environmental Statement Addendum)

Date Decision: 26.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04202/ADV **Ward : Fairfield**
Location : 11 - 31 North End Type: Consent to display
Croydon advertisements
CR9 1RQ

Proposal : Display of 3x internally illuminated fascia signs, 3x non-illuminated projecting signs and
4x internally illuminated signs.

Date Decision: 02.11.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/05044/CAT **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 77 Wellesley Road
Croydon
CR0 2AJ
Type: Works to Trees in a
Conservation Area
Proposal : T1 Yew - Fell
Date Decision: 30.10.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05438/DISC
Location : Land Adjoining East Croydon Station,
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Discharge of Condition 20 (Window ventilation systems and sounds insulation) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR for development without compliance with conditions 7 (approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73 (B05 reveal depths) and 74 (B05 design details) subject to which previous planning permission 11/00631/P (The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces) was granted to allow for a revised office building across plots B04 and B05. (This application is accompanied by an Environmental Statement Addendum)

Date Decision: 03.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05453/DISC
Location : 28 West Street
Croydon
CR0 1DJ
Type: Discharge of Conditions
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Proposal : Discharge of Condition 6 - Flood Risk - Attached to Planning Permission 13/04145/P for Demolition of existing garages / store / rear two storey wing, Alterations, Sub division to provide 1 two bedroom and 1 one bedroom houses, erection of single/two storey rear extension, erection of porches.

Date Decision: 28.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05342/HSE

Ward : Kenley

Location : Hillside
Old Lodge Lane
Kenley
CR8 5EU

Type: Householder Application

Proposal : Retention of two containers to the rear of the property.

Date Decision: 06.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03831/HSE

Ward : Kenley

Location : 49A Abbots Lane
Kenley
CR8 5JB

Type: Householder Application

Proposal : Conversion of double garage to habitable room; erection of a first-floor side extension with habitable roof space; erection of a single-storey rear extension.

Date Decision: 27.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04059/HSE

Ward : Kenley

Location : 42 Cumberlands
Kenley
CR8 5DX

Type: Householder Application

Proposal : Alterations; erection of single storey front and rear extensions

Date Decision: 26.10.20

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Ref. No. : 20/04084/DISC **Ward : Kenley**
Location : 90A Higher Drive **Type: Discharge of Conditions**
Purley
CR8 2HJ
Proposal : Discharge of condition 13 (flooding) of 19/04119/FUL
Date Decision: 05.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04105/DISC **Ward : Kenley**
Location : 90A Higher Drive **Type: Discharge of Conditions**
Purley
CR8 2HJ
Proposal : Discharge of condition 5 Construction Environmental Management Plan (CEMP):
Biodiversity of 19/04119/FUL
Date Decision: 30.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04265/LP **Ward : Kenley**
Location : 168 Old Lodge Lane **Type: LDC (Proposed) Operations**
Purley **edged**
CR8 4AL
Proposal : Loft extension consisting of hip to gable roof and increase in size to rear dormer window.
Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04328/GPDO **Ward : New Addington North**
Location : 5 Chesney Crescent **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 0RN
Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of
3 metres
Date Decision: 02.11.20

Approved (prior approvals only)

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Level: Delegated Business Meeting

Ref. No. : 20/03132/DISC **Ward : New Addington South**
Location : Garages To The Rear Of 122 - 124 Chertsey Crescent
Croydon
CR0 0DB Type: Discharge of Conditions
Proposal : Discharge of Condition 4 (Hard and Soft Landscaping) attached to application 16/05998/FUL dated 11/04/2017 for 'Demolition of garages and erection of 4 two bedroom and 3 three bedroom houses with provision of landscaping and associated works.'

Date Decision: 29.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03312/FUL **Ward : New Addington South**
Location : 145 Fairchildes Avenue
Croydon
CR0 0AP Type: Full planning permission
Proposal : Change of use from Residential to HMO for 3 people in care of the local authority.

Date Decision: 27.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03898/HSE **Ward : New Addington South**
Location : 23 Salcot Crescent
Croydon
CR0 0JJ Type: Householder Application
Proposal : Erection of a two storey side extension, single storey rear extension and front porch.

Date Decision: 29.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04073/HSE **Ward : New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 67 Parkway
Croydon
CR0 0JA
Type: Householder Application
Proposal : Erection of a two-storey side extension.

Date Decision: 05.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04133/HSE
Location : 91 Wolsey Crescent
Croydon
CR0 0PJ
Type: Householder Application
Ward : **New Addington South**
Proposal : Erection of a first floor side/rear addition and alterations

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04268/HSE
Location : 60 Aldrich Crescent
Croydon
CR0 0NN
Type: Householder Application
Ward : **New Addington South**
Proposal : Erection of a replacement front porch.

Date Decision: 03.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05033/HSE
Location : 100 Gascoigne Road
Croydon
CR0 0NE
Type: Householder Application
Ward : **New Addington South**
Proposal : Single storey side extension

Date Decision: 05.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03936/HSE
Location : 65 Norbury Hill
Norbury
London
SW16 3RU
Ward : **Norbury Park**
Type: Householder Application
Proposal : Alterations, including the erection of first floor side and rear extension, conversion of garage into habitable room and construction of loft conversion with roof lights in the front roof slope and dormer in the rear roof slope.

Date Decision: 29.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04240/CAT
Location : Willow Cottage
4 Arnull's Road
Norbury
London
SW16 3EP
Ward : **Norbury Park**
Type: Works to Trees in a Conservation Area
Proposal : Notice under s.211 of the Town and Country Planning Act 1990 of intent to Fell close to ground level (50mm) T7 Cypress at Willow Cottage, Arnull's Road, London, SW16 3EP

Date Decision: 30.10.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/04300/CAT
Location : 38 Arnulls Road
Norbury
London
SW16 3EP
Ward : **Norbury Park**
Type: Works to Trees in a Conservation Area
Proposal : T1 Silver Birch - reduce back to previous pruning points.
T2 Hazelnut (T2) trimmed on its north-east side to provide the original clearance for the roadway.

Date Decision: 30.10.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/02702/HSE
Location : 162 Tylecroft Road
Norbury
London
SW16 4TQ

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

Proposal : Erection of single storey rear extension

Date Decision: 29.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03177/PDO
Location : Windsor House
1270 London Road
Norbury
London
SW16 4DH

Ward : **Norbury And Pollards Hill**
Type: Observations on permitted development

Proposal : Installation of roof top upgrade and associated works

Date Decision: 26.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/03344/HSE
Location : 81 Tylecroft Road
Norbury
London
SW16 4BJ

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

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

Date Decision: 26.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04066/CONR

Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 2 - 10 Fairview Road
Norbury
London
SW16 5PY
Type: Removal of Condition

Proposal : Variation of condition 2 (loading and unloading) of planning permission 70/20/500 (from 1970) to allow loading and unloading to take place between the hours of 7.00am and 7.00pm.

Date Decision: 26.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04136/FUL
Location : 2 - 10 Fairview Road
Norbury
London
SW16 5PY
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Alterations to existing building including a new shopfront, external fire escape stairs, replacement louvres and new fire escape doors in rear elevation.

Date Decision: 26.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04282/LP
Location : 37 Turle Road
Norbury
London
SW16 5QW
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations edged

Proposal : Erection of an outbuilding in the rear garden

Date Decision: 06.11.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/05118/PDO
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : Windsor House
1270 London Road
Norbury
London
SW16 4DH

Type: Observations on permitted development

Proposal : The installation of 3no. RRHs on support poles fixed to the stub tower and ancillary development thereto.

Date Decision: 30.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/03526/HSE
Location : 6 Placehouse Lane
Coulsdon
CR5 1LA

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

Proposal : Single storey rear extension (following demolition of existing rear conservatory). Double hip to gable extension and rear dormer roof extension including balcony. Three front rooflights and installation of side window and external alterations.

Date Decision: 30.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03775/HSE
Location : 54 The Crossways
Coulsdon
CR5 1LD

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

Proposal : Alterations, erection of single/two storey front/side extension with integral garage, erection of dormer extension on the rear roofslope

Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03798/CONR
Location : 24 Coulsdon Court Road
Coulsdon
CR5 2LL

Ward : **Old Coulsdon**
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Proposal : Variation to condition 2 attached to planning permission ref. 19/04535/FUL. (Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping). (Minor alterations to the plans concerning the block containing 4 x two bedroom flats, to allow for duplex units extending into the roofspace).

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03910/FUL

Ward : Old Coulsdon

Location : 207A Coulsdon Road
Coulsdon
CR5 1EL

Type: Full planning permission

Proposal : Rear dormer roof extension; hip to gable extension; second floor side window and three front rooflights.

Date Decision: 06.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04047/DISC

Ward : Old Coulsdon

Location : 34 Caterham Drive
Coulsdon
CR5 1JF

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (material samples), 4 (landscaping), 5 (CLP), 6 (boundaries, cycle, refuse storage), 7 (permeable material), 9 (SUDS) attached to planning permission ref.19/03385/FUL.

Date Decision: 03.11.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/04071/HSE

Ward : Old Coulsdon

Location : 83 Tollers Lane
Coulsdon
CR5 1BG

Type: Householder Application

Proposal : Erection of a replacement garage to the rear of the property.

Date Decision: 30.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04960/HSE
Location : 45 Chaldon Way
Coulsdon
CR5 1DJ
Proposal : Erection of two-storey side extension.

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05107/LP
Location : 32 Byron Avenue
Coulsdon
CR5 2JR
Proposal : Erection of a rear hip to gable roof extension and two side dormers including one rooflight to the front elevation.

Ward : Old Coulsdon
Type: LDC (Proposed) Operations edged

Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05212/LP
Location : 14 Bradmore Way
Coulsdon
CR5 1PA
Proposal : Erection of a rear dormer including four rooflights to the front elevation, and erection of a front porch.

Ward : Old Coulsdon
Type: LDC (Proposed) Operations edged

Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05345/PDO
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : Telecommunications
Parson's Pightle
Coulsdon Road
Coulsdon
CR5 1EE

Type: Observations on permitted development

Proposal : Removal and replacement of 2 no. antennas on the existing mast and the installation of 1 No. GPS node and associated ancillary works thereto.

Date Decision: 26.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05623/LP
Location : 19 Tollers Lane
Coulsdon
CR5 1BE

Ward : **Old Coulsdon**
Type: LDC (Proposed) Operations edged

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03348/HSE
Location : 10 Purley Bury Avenue
Purley
CR8 1JB

Ward : **Purley Oaks And Riddlesdown**
Type: Householder Application

Proposal : Demolition of existing garage, erection of single-storey side extension.

Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03389/FUL
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 88 Riddlesdown Road
Purley
CR8 1DD
Type: Full planning permission

Proposal : Demolition of existing five-bedroom dwellinghouse and the construction of part-four/part-five storey building comprising 19 flats, associated vehicle and cycle parking and refuse storage with hard and soft landscaping.

Date Decision: 29.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04017/HSE
Ward : **Purley Oaks And Riddlesdown**

Location : 80 Mount Park Avenue
South Croydon
CR2 6DJ
Type: Householder Application

Proposal : Construction of a single storey rear extension and alterations to existing side extension

Date Decision: 26.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04204/DISC
Ward : **Purley Oaks And Riddlesdown**

Location : 64 - 74 Whytecliffe Road North
Purley
CR8 2AR
Type: Discharge of Conditions

Proposal : Discharge of condition (6A Bat Survey) of planning permission 19/02678/FUL 'Demolition of the existing three pairs of semi-detached houses and the erection of a part 3/part 5/part 6 storey building with part basement to provide 39 residential units, together with associated terraces, disabled car parking spaces, amenity space and landscaping.'

Date Decision: 03.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04956/HSE
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : Greycote
14 Hill Close
Purley
CR8 1JR
Type: Householder Application

Proposal : Single storey side extension

Date Decision: 05.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05323/DISC
Ward : **Purley Oaks And Riddlesdown**

Location : Land To The East Of Montpelier Road And
Land And Garages South Of 75-135
Kingsdown Avenue
South Croydon
CR2 6QL
Type: Discharge of Conditions

Proposal : Discharge of Condition 22 (Low Emission Strategy) attached to planning permission ref. 16/06031/FUL for the demolition of existing garages and erection of 1 six storey building comprising 9 two bedroom, 1 one bedroom and 1 three bedroom flats, 1 four storey building comprising 4 two bedroom and 2 one bedroom flats and 13 three bedroom and 4 two bedroom houses. Provision of associated car parking, landscaping and associated works.

Date Decision: 30.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05365/NMA
Ward : **Purley Oaks And Riddlesdown**

Location : 3 Barnards Place
South Croydon
CR2 6DZ
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 18/05393/CONR for alterations to elevations and erection of single storey front/side/rear extensions including porch and conversion of garage to habitable room.

Date Decision: 03.11.20

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Ref. No. : 19/04443/FUL **Ward :** **Purley And Woodcote**
Location : 1 Wyvern Road **Type:** Full planning permission
Purley
CR8 2NQ
Proposal : Demolition of existing house and erection of 6 dwellings in two buildings with external bin and cycle store with associated parking and landscaping

Date Decision: 26.10.20

Permission Granted

Level: Planning Committee

Ref. No. : 20/02156/FUL **Ward :** **Purley And Woodcote**
Location : Land Adjacent 31 Purley Rise **Type:** Full planning permission
Purley
CR8 3AW
Proposal : Erection of a detached dwelling with formation of vehicular access onto Purley Rise & provision of associated parking, refuse bins and cycle storage on the land adjacent to 31 Purley Rise

Date Decision: 26.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02869/HSE **Ward :** **Purley And Woodcote**
Location : 10 Silver Lane **Type:** Householder Application
Purley
CR8 3HG
Proposal : Erection of a single storey rear extension

Date Decision: 03.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02992/DISC **Ward :** **Purley And Woodcote**
Location : 3 Northwood Avenue **Type:** Discharge of Conditions
Purley
CR8 2ER

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Proposal : Discharge of Conditions 3 (CLP), 4 (SUDS), 5 (Cycle and refuse), 6 (Ecology) and 8 (Landscaping)(part b play space equipment) attached to planning permission 19/02532/FUL for Demolition of a single family dwelling and erection of one 3-storey block, containing 2 x 3 bedroom, 3 x 2 bedroom and 2 x 1 bedroom units with associated landscaping, 1 parking space, cycle storage and refuse store.

Date Decision: 02.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03114/DISC
Location : 135 Foxley Lane
Purley
CR8 3HR

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (CLP), 5 (materials) and 6 (suds) associated with Planning Permission (19/05838/FUL) granted for Demolition of a garage and erection of 5 bedroom dwelling with associated parking, refuse store, cycle store and landscaping

Date Decision: 05.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03637/CONR
Location : Venture Lofts
15 High Street
Purley
CR8 2FQ

Ward : Purley And Woodcote
Type: Removal of Condition

Proposal : Removal of Condition 15 and variation of Conditions 1 (Plans), 2 (SUDS), 4 (Environment Agency), 8 (Environment Agency), 9 (Environment Agency), 10 (CLP), 11 (details), 12 (materials) and 13 (Landscaping) attached to Planning Permission 18/04812/FUL granted for, erection of a detached four storey building comprising of 2x studio, 2x one bedroom and 2x two bedroom flats. Provision of associated parking and landscaping. (Amended description).

Date Decision: 26.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03888/LP

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 14 Monahan Avenue
Purley
CR8 3BA
Type: LDC (Proposed) Operations
edged
Proposal : Re-cladding of existing front extension

Date Decision: 29.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03893/FUL
Location : 19 - 23 Whytecliffe Road South
Purley
CR8 2EZ
Type: Full planning permission
Ward : **Purley And Woodcote**
Proposal : Replacement of external cladding for fire safety and associated safety works.

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04075/DISC
Location : Crakell End
Hartley Down
Purley
CR8 4EA
Type: Discharge of Conditions
Ward : **Purley And Woodcote**
Proposal : Application to discharge condition 9 (Construction Logistics Plan) of parent permission 19/03689/FUL Demolition of existing detached bungalow and garage. Erection of two pairs of semi-detached dwellings (4 dwellings in total) with car parking, refuse and recycling store, soft landscaping and new vehicular access

Date Decision: 06.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04094/DISC
Location : Development Site Former Site Of
3 Olden Lane
Purley
CR8 2EH
Type: Discharge of Conditions
Ward : **Purley And Woodcote**
Proposal : Discharge of condition 2 (material specification) attached planning permission ref.19/00110/FUL.

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Date Decision: 06.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04097/DISC
Location : 59 - 63 Higher Drive
Purley
CR8 2HR

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition number 7 (piling method) attached to planning permission ref. 19/03282/FUL (Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage).

Date Decision: 30.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04130/LP
Location : 30 Selcroft Road
Purley
CR8 1AD

Ward : Purley And Woodcote
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear/side extension and new openings

Date Decision: 30.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04254/HSE
Location : 29A Cliff End
Purley
CR8 1BP

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Rear dormer roof extension including rear Juliet balcony; gabled roof formation; front roof light; new side window and external alterations.

Date Decision: 06.11.20

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Ref. No. : 20/05257/NMA **Ward : Purley And Woodcote**
Location : 1 Hereward Avenue **Type: Non-material amendment**
Purley
CR8 2NN

Proposal : Non-material amendments (replacement of roofing material and alteration to the ground floor side/rear window opening) to planning permission ref.20/00442/HSE.

Date Decision: 06.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05260/DISC **Ward : Purley And Woodcote**
Location : 59-63 Higher Drive **Type: Discharge of Conditions**
Purley
CR8 2HR

Proposal : Discharge of condition 15 (lighting) attached to planning permission ref. 19/03282/FUL. (Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage).

Date Decision: 30.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05486/PDO **Ward : Purley And Woodcote**
Location : Telephone Exchange **Type: Observations on permitted development**
88 Brighton Road
Purley
CR8 4DA

Proposal : Proposed installation of telecommunications apparatus under Class A of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, (as amended) (the GPDO).

Date Decision: 06.11.20

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Ref. No. : 20/00170/CONR
Location : 43 Downsway
South Croydon
CR2 0JB

Ward : Sanderstead
Type: Removal of Condition

Proposal : The demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, containing 5 two bedroom and 2 three bedroom flats with associated access, 5 parking spaces, cycle storage and refuse store. (without compliance with conditions 1, 3, 4, 6 and 13 attached to reference number: 19/00828/CONR to allow for minor changes to: land levels; refuse arrangements; landscaping; and construction setup)

Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03137/CONR
Location : Atwood House
2A Addington Road
South Croydon
CR2 8RA

Ward : Sanderstead
Type: Removal of Condition

Proposal : Variation of Condition 12 (Parking Spaces Laid Out in Accordance) of planning permission 16/04178/FUL dated 03/11/2016 for 'Demolition of existing buildings; erection of two/three storey building comprising 30 retirement living flats with ancillary communal facilities; formation of access road and provision of associated parking.' The variation seeks to alter the parking layout.

Date Decision: 27.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03189/HSE
Location : 48 Onslow Gardens
South Croydon
CR2 9AT

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of single storey rear extension and alterations to ground level to create raised decking area

Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04145/HSE
Location : 1 Claremont Close
South Croydon
CR2 9EQ
Proposal : Erection of a two storey side extension.

Ward : Sanderstead
Type: Householder Application

Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04223/HSE
Location : 10 Barnfield Road
South Croydon
CR2 0EY
Proposal : Demolition of existing garage and porch and erection of a single storey front and side extension.

Ward : Sanderstead
Type: Householder Application

Date Decision: 29.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05609/LP
Location : 116 Limsfield Road
South Croydon
CR2 9EF
Proposal : Alterations, erection of a hip-to gable roof extension and dormer on the rear roof slope

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

Date Decision: 06.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03756/FUL
Location : John Ruskin Sixth Form College
Selsdon Park Road
South Croydon
CR2 8JJ

Ward : Selsdon And Addington Village
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Proposal : Removal of existing sheds and the construction of an ancillary building with a height of approximately 7.3 metres and two storage containers in the car park of John Ruskin College.

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03901/HSE **Ward : Selsdon And Addington Village**

Location : 19 Featherbed Lane
Croydon
CR0 9AE Type: Householder Application

Proposal : Erection of ground/first floor side/rear extensions; alterations to existing rear/side ground floor extensions; erection of rear roof extensions; insertion of roof lights to front and side roof slopes; enlargement of existing front bay window; conversion of a garage into habitable room; and, alterations to front elevation of the dwelling.

Date Decision: 27.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04162/HSE **Ward : Selsdon And Addington Village**

Location : 23 Ballards Way
South Croydon
CR2 7JP Type: Householder Application

Proposal : Erection of a single storey rear extension, extension to the existing garage and conversion of the garage into a habitable room.

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05031/HSE **Ward : Selsdon And Addington Village**

Location : 21 Sylvan Close
South Croydon
CR2 8DS Type: Householder Application

Proposal : Proposed replacement single storey rear extension and single storey side extension to the rear of garage.

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Date Decision: 05.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03762/ADV
Location : Shell Service Station
117 Whitehorse Road
Croydon
CR0 2LG
Ward : **Selhurst**
Type: Consent to display advertisements
Proposal : Erection of 2 No pole mounted non-illuminated signs
Date Decision: 28.10.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/03827/GPDO
Location : 19 - 21 Selhurst Road
South Norwood
London
SE25 5PP
Ward : **Selhurst**
Type: Prior Appvl - Class M A1/A2 to dwelling
Proposal : Change of use of the part of the ground floor from a betting shop (sui generis) to a flat (C3)
Date Decision: 30.10.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/04070/FUL
Location : Flat 2, Park Point
17B Henderson Road
Croydon
CR0 2QG
Ward : **Selhurst**
Type: Full planning permission
Proposal : Installation of timber boundary fencing.
Date Decision: 29.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04076/GPDO
Location : 83 Gloucester Road
Croydon
CR0 2DN

Ward : Selhurst
Type: Prior Appvl - Class B1(c) to Dwelling

Proposal : Change of use from (Class B1(c)) Light Industrial) to (Class C3 Residential) comprising 8 units with associated parking.

Date Decision: 03.11.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/04126/DISC
Location : Ledaire Point
19A Devonshire Road
Croydon

Ward : Selhurst
Type: Discharge of Conditions

Proposal : Discharge of Condition 13 - Contaminated Land - of Planning Permission 19/01351/FUL for Demolition of existing buildings, erection of a 3 storey building with 9 residential flats comprising 1 x 3 bedroom flat, 5 x 2 bedroom flats, and 3 x 1 bedroom flats, provision of associated refuse storage and cycle storage.

Date Decision: 05.11.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05241/LP
Location : 53 Windmill Road
Croydon
CR0 2XR

Ward : Selhurst
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion including rear dormer in rear roof slope and skylight windows in front roof slope.

Date Decision: 28.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05422/DISC

Ward : Selhurst

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : Rabenview House
1A St James's Park
Croydon
CR0 2WS
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 6 (Water Calculations and carbon emissions) of planning permission 19/01964/CONR granted for Erection of 3/4 storey block comprising of 6 x one bed and 1 x two bed flats.

Date Decision: 26.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03491/HSE
Location : 115 Woodmere Avenue
Croydon
CR0 7PH
Ward : **Shirley North**
Type: Householder Application

Proposal : Erection of detached garage in rear garden.

Date Decision: 05.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04108/FUL
Location : 11 Burrell Close
Croydon
CR0 7QL
Ward : **Shirley North**
Type: Full planning permission

Proposal : Alterations; erection of part single/two-storey rear extension and single-storey side/rear extension.

Date Decision: 05.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04188/NMA
Ward : **Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : Princewood Court
32 Woodmere Avenue
Croydon
CR0 7PB
Type: Non-material amendment

Proposal : Application to alter the wording of condition 6 (accessibility) attached to planning permission 19/00783/FUL for 'Demolition of the existing property and the erection of a replacement detached two storey building with accommodation in the roofspace, comprising 7 self-contained flats (2 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with 5 off street car parking spaces, bike store, integrated refuse store and site access (Amended Plans)'

Date Decision: 26.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05610/LP
Location : 10 Orchard Avenue
Croydon
CR0 8UA
Ward : **Shirley North**
Type: LDC (Proposed) Operations edged
Proposal : Erection of dormer (amended description)

Date Decision: 05.11.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/06022/FUL
Location : 802 Wickham Road
Croydon
CR0 8EB
Ward : **Shirley South**
Type: Full planning permission
Proposal : Part retention of single storey rear extension (following demolition of existing rear garage) including a pergola roof for the enlargement of the existing restaurant (E Use Class) and extension of opening hours.

Date Decision: 29.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03869/HSE
Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 184 Bridle Road
Croydon
CR0 8HL
Type: Householder Application
Proposal : Single storey side and rear extension (following demolition of detached side garage) and external alterations.

Date Decision: 06.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03918/HSE
Location : 41 Hartland Way
Croydon
CR0 8RJ
Type: Householder Application
Ward : **Shirley South**
Proposal : Erection of a single storey side/rear extension

Date Decision: 26.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04044/HSE
Location : 7 West Way
Croydon
CR0 8RQ
Type: Householder Application
Ward : **Shirley South**
Proposal : Alterations to the roof of the existing single storey rear addition.

Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04143/FUL
Location : 186 Bridle Road
Croydon
CR0 8HL
Type: Full planning permission
Ward : **Shirley South**
Proposal : Erection of two storey side/rear extension to form a new dwelling with associated car and cycle parking.

Date Decision: 02.11.20

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Level: Delegated Business Meeting

Ref. No. : 20/02463/CONR **Ward : South Croydon**
Location : Royal Russell School **Type: Removal of Condition**
 Coombe Lane
 Croydon
 CR9 5BX
Proposal : Variation of condition 8 (time for demolition in respect of Queens House extended to 12 months) subject to previous planning consent ref. 19/02112/CONR.

Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02946/HSE **Ward : South Croydon**
Location : 11 Upland Road **Type: Householder Application**
 South Croydon
 CR2 6RD
Proposal : Proposed ground floor side infill extension with internal alterations and associated works.

Date Decision: 29.10.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03014/FUL **Ward : South Croydon**
Location : 66 Birdhurst Road **Type: Full planning permission**
 South Croydon
 CR2 7EB
Proposal : Replace existing windows and door with new UPVC double glazed windows and door.

Date Decision: 26.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03118/DISC **Ward : South Croydon**
Location : 282 Brighton Road **Type: Discharge of Conditions**
 South Croydon
 CR2 6AG

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Proposal : Discharge of Condition 7 (Energy) attached to planning permission 18/04099/FUL for Alterations and use of rear of ground floor as studio flat and erection of single storey rear extension.

Date Decision: 30.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/03817/DISC
Location : Coombe Wood School
30 Melville Avenue
South Croydon
CR2 7HY

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Discharge of condition 41 (Hard Court Details) of planning permission 18/01711/FUL for the 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.'

Date Decision: 29.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03882/HSE
Location : 4 Elm Close
South Croydon
CR2 7AH

Ward : South Croydon
Type: Householder Application

Proposal : Demolition of garage; erection of two-storey side and single-storey rear extension; and associated alterations to front and rear steps and patio.

Date Decision: 30.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04067/DISC
Location : 15A Normanton Road
South Croydon
CR2 7AE

Ward : South Croydon
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Proposal : Discharge of conditions 9 (Electric Vehicle Charging Points), 11 (Construction Logistics Plan), 12 (ecology), 13 (CEMP (Biodiversity)), 14 (Biodiversity Method Statement), 15 (badgers), 16 (wildlife fencing), 17 (birds), 18 (lighting design for biodiversity), 19 (Biodiversity Compensation and Enhancement Strategy), 22 (surface water drainage) and 23 (flood resistance and resilience measures) attached to planning permission 19/03438/FUL for the erection of 3 houses with associated parking and landscaping

Date Decision: 03.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04150/GPDO

Ward : **South Croydon**

Location : 49 Haling Road
South Croydon
CR2 6HS

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: 29.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/04220/GPDO

Ward : **South Croydon**

Location : 3 Elm Close
South Croydon
CR2 7AH

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 3.54 metres

Date Decision: 29.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05194/NMA

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 14 St Peter's Road
Croydon
CR0 1HD
Type: Non-material amendment

Proposal : Non material amendment to 20/02018/CONR to the staircore, internal ground floor arrangement and cycle storage.

Date Decision: 02.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05196/PDO
Location : O/S Main Lodge And Royal Russell School
Coombe Lane
Croydon
CR0 5RF
Ward : **South Croydon**
Type: Observations on permitted development

Proposal : Erection of 4no. 9 metre medium wooden poles and the Installation of fixed line broadband electronic communications apparatus.

Date Decision: 26.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05502/NMA
Location : 5 Croham Valley Road
South Croydon
CR2 7JE
Ward : **South Croydon**
Type: Non-material amendment

Proposal : Non Material Amendment to Planning Permission 19/03628/FUL granted for demolition of the existing property followed by a replacement development of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling.

Date Decision: 06.11.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/04018/LP
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 16 Rothesay Road
South Norwood
London
SE25 6NY

Type: LDC (Proposed) Operations
edged

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

Date Decision: 30.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04040/LP

Ward : South Norwood

Location : 12 Rothesay Road
South Norwood
London
SE25 6NY

Type: LDC (Proposed) Operations
edged

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

Date Decision: 30.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02637/FUL

Ward : Thornton Heath

Location : 6 Hythe Road
Thornton Heath
CR7 8QP

Type: Full planning permission

Proposal : Demolition of a garage and erection of a two storey one bedroom dwelling with associated landscaping and cycle and refuse storage, and erection of a roof extension and roof lights to 6 Hythe Road

Date Decision: 26.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02944/FUL

Ward : Thornton Heath

Location : 111A South Norwood Hill
South Norwood
London
SE25 6DD

Type: Full planning permission

Proposal : Side Extension, Loft Conversion and Remodelling of the existing dwelling to form 5No self-contained units

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Date Decision: 27.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/03320/FUL	Ward :	Thornton Heath
Location :	24 Sandfield Road Thornton Heath CR7 8AU	Type:	Full planning permission
Proposal :	Alterations; conversion of single dwelling to form 1 x 3-bed flat and 1 x 2-bed flat, conversion of existing garage and erection of single-storey side/rear extension.		

Date Decision: 06.11.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/03592/HSE	Ward :	Thornton Heath
Location :	92 Grange Park Road Thornton Heath CR7 8QB	Type:	Householder Application
Proposal :	Erection of part single/part two storey rear extension		

Date Decision: 28.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/03611/FUL	Ward :	Thornton Heath
Location :	17 Whitehorse Lane South Norwood London SE25 6RD	Type:	Full planning permission
Proposal :	Alterations to shop front		

Date Decision: 29.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/04131/FUL	Ward :	Thornton Heath
Location :	35 Gilsland Road Thornton Heath CR7 8RQ	Type:	Full planning permission
Proposal :	Change of use from C4 (small HMO up to 6 persons) to Sui Generis (7 persons) and associated refuse and cycle storage		

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Date Decision: 06.11.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/04216/LP

Ward : Thornton Heath

Location : 62 Hunter Road
Thornton Heath
CR7 8QG

Type: LDC (Proposed) Operations
edged

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

Date Decision: 05.11.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02923/HSE

Ward : Waddon

Location : 3 Stafford Gardens
Croydon
CR0 4NQ

Type: Householder Application

Proposal : Erection of an outbuilding in the rear garden for use as a self-contained granny annexe

Date Decision: 26.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03879/FUL

Ward : Waddon

Location : Costco
27-29 Imperial Way
Croydon
CR0 4RR

Type: Full planning permission

Proposal : Erection of 2m high weld mesh perimeter fence around parts of boundary and pedestrian footpath link.

Date Decision: 05.11.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03886/DISC

Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : Garages R/O 126-130 Coldharbour Road Type: Discharge of Conditions
Croydon
CR0 4DW

Proposal : Discharge of Condition 3 - Materials - and Condition 4 - Terrace Planters, attached to planning permission 16/06273/FUL for Demolition of garages and erection of a two-storey building comprising 4 one bedroom and 4 two bedroom flats together with landscaping and other associated works.

Date Decision: 29.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/04127/LP Ward : **Waddon**
Location : 14 Courtney Road Type: LDC (Proposed) Operations
Croydon edged
CR0 4LS

Proposal : Alterations; erection of L-shaped rear dormer, installation of 2x rooflights in front roof slope and installation of door in rear elevation.

Date Decision: 26.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04316/DISC Ward : **Waddon**
Location : 4 Trojan Way Type: Discharge of Conditions
Croydon
CR0 4XL

Proposal : Discharge of Condition 6 (Travel Plan) attached to planning permission 19/05579/FUL for the change of use from A1 (non-food) to A1 (unrestricted) to allow for a food retailer to occupy part of the retail warehouse and installation of additional plant on the north elevation.

Date Decision: 26.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04324/GPDO Ward : **Waddon**
Location : 6 Page Crescent Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 4DT

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 04.11.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/04400/HSE
Location : 3 Goodwin Road
Croydon
CR0 4EJ
Proposal : Erection of single storey front and rear extensions
Date Decision: 06.11.20
Ward : Waddon
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04962/FUL
Location : Flat, 43 Waddon Road
Croydon
CR0 4LH
Proposal : Construction of loft conversion with roof lights in the front roof slope and dormer in the rear.
Date Decision: 06.11.20
Ward : Waddon
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05137/CAT
Location : 9 The Waldrons
Croydon
CR0 4HB
Proposal : T1 Ash - Undertake pollarding of the canopy framework by reducing at least 50-70% of current canopy framework. In poor structural condition. Over extended limbs/Decay cavity / wound at base.
Date Decision: 30.10.20
Ward : Waddon
Type: Works to Trees in a Conservation Area

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/02378/DISC
Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : 58A Apsley Road
South Norwood
London
SE25 4XT

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (refuse/cycle/fencing) and 4 (hard and soft landscaping) of LPA ref: 18/04940/FUL (Erection of 2-storey side extension to provide 1 x two bed dwelling).

Date Decision: 05.11.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03705/DISC

Location : 40A - 40G Enmore Road
South Norwood
London
SE25 5NG

Ward : **Woodside**

Type: Discharge of Conditions

Proposal : Details pursuant to condition 2 (a) roof material, (b) bin and cycle store, (c) dimensions of bin and cycle store of planning permission ref 19/01404/FUL granted for erection of additional fourth storey to existing flatted scheme to provide 1 x 2 bed flat with external private amenity space.

Date Decision: 26.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03757/DISC

Location : Development Site Former Site Of
19 - 23 Clifford Road
South Norwood
London
SE25 5JJ

Ward : **Woodside**

Type: Discharge of Conditions

Proposal : Discharge of Condition 14 - Sustainable Urban Drainage System (SUDs)- Attached to Planning Permission 17/06263/FUL for Alterations, Partial-demolition of buildings, alterations to existing buildings including roof and lower ground floor, erection of three storey side extension, formation of 13 one bedroom and 2 studio flats at lower ground, ground, first and second floors, formation of B1 (c) light industrial unit at ground floor, provision of associated cycle storage and bin storage, provision of associated amenity space.

Date Decision: 28.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/03989/LP
Location : 21 Anthony Road
South Norwood
London
SE25 5HA
Proposal : Erection of rear dormer, removal of chimney stack and installation of 1 rooflight in front
roofslope.
Date Decision: 02.11.20

Ward : Woodside
Type: LDC (Proposed) Operations
edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04013/HSE
Location : 30 Goodhew Road
Croydon
CR0 6JX
Proposal : Alterations; erection of two-storey side extension.
Date Decision: 27.10.20

Ward : Woodside
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04025/HSE
Location : 37 Clifford Road
South Norwood
London
SE25 5JS
Proposal : Demolition of garage and erection of two storey side extension and loft conversion with
dormer in the rear roof slope.
Date Decision: 03.11.20

Ward : Woodside
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04074/HSE
Location : 69 Ferndale Road
South Norwood
London
SE25 4QR
Proposal : Erection of single storey rear/side extension
Date Decision: 03.11.20

Ward : Woodside
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04137/DISC **Ward : Woodside**
Location : Enmore Lodge **Type: Discharge of Conditions**
34-36 Enmore Road
South Norwood
London
SE25 5NQ

Proposal : Discharge of Condition 8 - Contaminated Land - attached to Planning Permission 18/01483/FUL for Alterations, Demolition of existing buildings, Erection of a three storey building comprising 6 two bedroom and 3 one bedroom flats, Alterations to vehicular accesses, provision of vehicular access and associated forecourt parking, provision of associated refuse storage and cycle storage

Date Decision: 26.10.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/04195/LP **Ward : Woodside**
Location : 24 Westgate Road **Type: LDC (Proposed) Operations**
South Norwood **edged**
London
SE25 4LZ

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

Date Decision: 26.10.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/05035/GPDO **Ward : Woodside**
Location : 640 Davidson Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 6DJ

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 2.85 metres and a maximum height of 3.61 metres

Date Decision: 06.11.20

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Location : The Wheatsheaf
757 - 759 London Road
Thornton Heath
CR7 6AW

Type: Discharge of Conditions

Proposal : Discharge of condition 16 (Electric Vehicle Charging Points) of permission 17/00663/FUL - Demolition of existing Public House and erection of a 5 storey building providing 134sqm of Class A1/A2 use at ground floor, and 6 one bedroom, 4 two bedroom and 3 three bedroom flats above: formation of vehicular access and provision of associated car parking and secure cycle storage.

Date Decision: 29.10.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02967/FUL
Location : 850 London Road
Thornton Heath
CR7 7PA

Ward : **West Thornton**
Type: Full planning permission

Proposal : First and second floor rear extensions with alterations to the ground floor and installation of a new door to the shopfront to convert the existing dwelling (C3) on the upper floors into a large HMO (sui generis)

Date Decision: 27.10.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03917/FUL
Location : 97 Headcorn Road
Thornton Heath
CR7 6JS

Ward : **West Thornton**
Type: Full planning permission

Proposal : Alterations. conversion to form 1 three bedroom (4 persons bedspace) and 1 one bedroom (2 persons bedspace), provision of first floor rear balcony, refuse/cycle stores and off-street parking

Date Decision: 26.10.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04054/LP
Location : 35 Limpsfield Avenue
Thornton Heath
CR7 6BG

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

Proposal : Erection of single storey rear extension and outbuilding at rear; erection of dormer extension in rear roofslope and installation of rooflights in front roofslope.

Decisions (Ward Order) since last Planning Control Meeting as at: 9th November 2020

Date Decision: 30.10.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04165/GPDO
Location : 10 Galpins Road
Thornton Heath
CR7 6EA

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

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

Date Decision: 29.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/04222/GPDO
Location : 27 Limpsfield Avenue
Thornton Heath
CR7 6BG

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum overall height of 3.45 metres

Date Decision: 29.10.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05344/PDO
Location : Telephone Exchange
147 Brigstock Road
Thornton Heath
CR7 7JP

Ward : West Thornton
Type: Observations on permitted
development

Proposal : Installation of 3 no. antennas, installation of 1 no. equipment cabinet with associated apparatus and ancillary works

Date Decision: 30.10.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05618/LP
Location : 25 Whitehall Road
Thornton Heath
CR7 6AF
Proposal : Erection of rear dormer and installation of 2 rooflights in front roofslope.
Date Decision: 06.11.20

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

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting