

Planning Committee Agenda



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

Reserve Members: Jamie Audsley, Bernadette Khan, Caragh Skipper,
Andrew Pelling, Pat Clouder, Humayun Kabir, 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 **Thursday, 4 February 2021** at the rise of Planning Sub-Committee but not earlier than **6.30 pm**. 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/11688>

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

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 27 January 2021

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 21 January 2021 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 5 - 6)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 7 - 10)

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

6.1 19/04067/FUL 27-29 Biddulph Road, South Croydon, CR2 6QB (Pages 11 - 40)

Demolition of the existing properties and erection of a building up to four storeys including 26 no. apartments with associated landscaping, car parking, bin and cycle storage. (Amended description).

Ward: Purley Oaks and Riddlesdown
Recommendation: Grant permission

6.2 20/01625/FUL 14 Oakwood Avenue, Purley CR8 1AQ (Pages 41 - 74)

Demolition of 1 no. detached family house and erection of 1 no. apartment blocks, comprising 20 new apartments, with associated hard and soft landscaping etc.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.3 20/03242/FUL 45 Kingswood Lane, Warlingham, CR6 9AB (Pages 75 - 94)

Demolition of the existing property and the erection of 6 x 3 bedroom houses, with associated access and parking.

Ward: Sanderstead
Recommendation: Grant permission

6.4 20/03470/FUL 5 Russell Hill, Purley, CR8 2JB (Pages 95 - 124)

Demolition of existing dwelling and garage, erection of three storey building (with lower ground and roof space accommodation) comprising 21 flats (7 x 1 beds, 12 x 2 beds and 2 x 3 beds) with associated parking, amenity space and waste and cycle stores.

Ward: Purley and Woodcote
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 125 - 126)

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

8.1 Weekly Planning Decisions (Pages 127 - 190)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 11 January 2021 and 22 January 2021.

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.

This page is intentionally left blank

PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

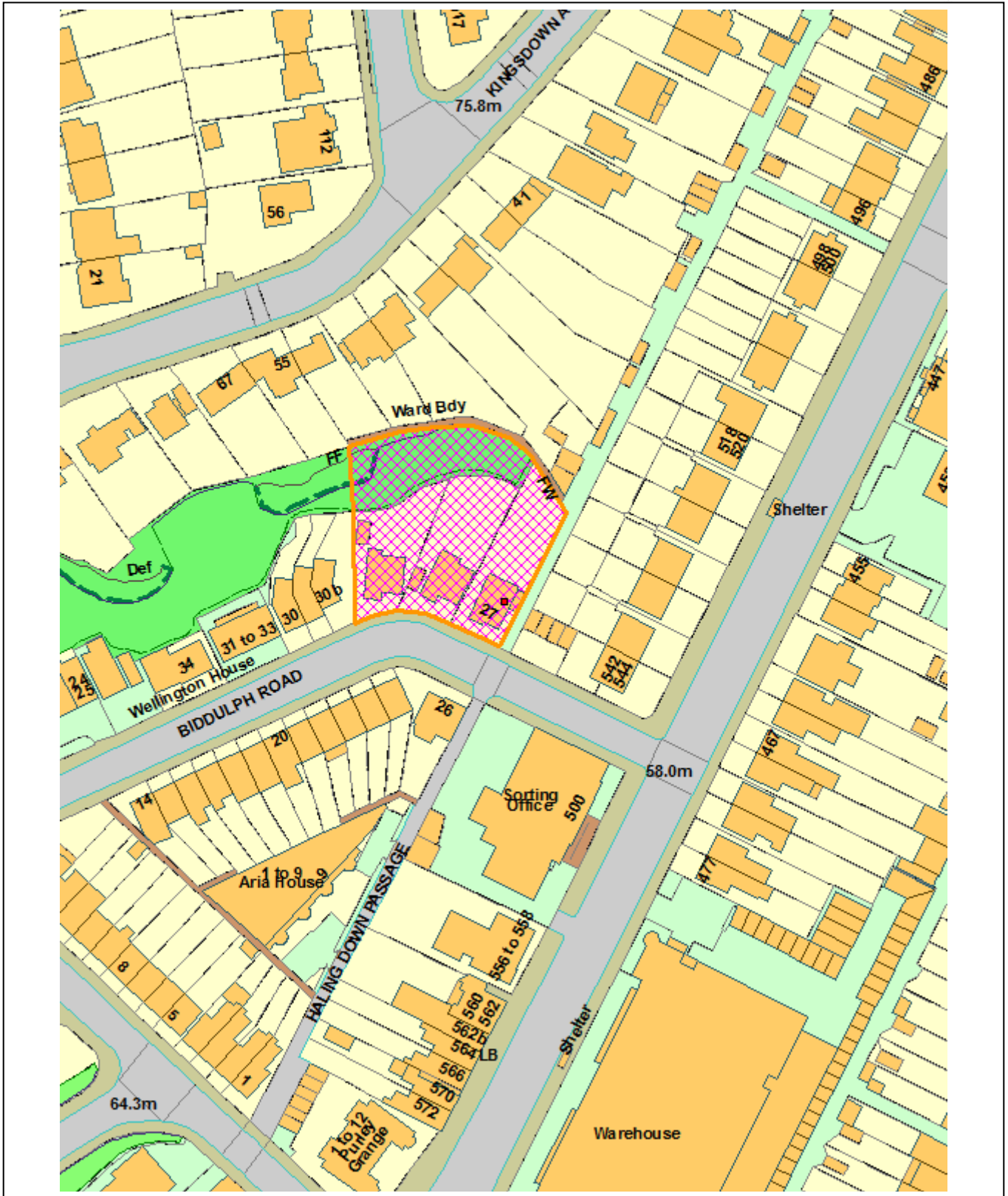
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

This page is intentionally left blank



This page is intentionally left blank

PART 6: Planning Applications for Decision

Item 6.1

1. SUMMARY OF APPLICATION DETAILS

Ref: 19/04067/FUL
 Location: 27-29 Biddulph Road, South Croydon, CR2 6QB
 Ward: Purley Oaks and Riddlesdown
 Description: Demolition of the existing properties and erection of a building up to four storey's including 26 no. apartments with associated landscaping, car parking, bin and cycle storage. (Amended description).
 Drawing Nos: 3137-17, 3137-31, 3137-32 rev N, 3137-33 rev K, 3137-34 rev L, 3137-35 rev J, 3137-36 rev H, 3137-37 rev C, 3137-38 rev E, 3137-39 Rev F, 3137-40 rev F, 3137-41 rev F, 3137-42 rev A, 3137-43 rev E, 3137-44, 3137-45 rev C, 3137-49 rev B 3137-50, 3137-51 rev B.
 Applicant: St Marks Properties (VII) Ltd
 Case Officer: Tim Edwards

	1b, 2p	2b, 3p	2b, 4p	3b	4b, 5p	Total
Existing Provision				3		3
Affordable Housing Provision		5		1	1	7
Market Housing	1	8	9	1		19
Total Proposed	1	13	9	2	1	26

Number of car parking spaces	Number of wheelchair accessible car parking spaces	Number of cycle parking spaces
15	3	51

- 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

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 60/40 split between affordable rent and intermediate housing.
 - b) Local Employment and Training Strategy and contributions;
 - c) Financial contribution towards air quality,
 - d) Financial contributions towards sustainable transport measures and highway improvements in the immediate area, calculated at £39,000;
 - e) S278 and S38 Agreement for the implementation of the highway works;
 - f) Carbon offsetting contribution
 - g) Monitoring fee; and
 - h) 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. Phase 1 Contaminated Land Report;

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, ambulant design of external stairs;
- 8. Full details of cycle and refuse storage to be submitted for approval, including lighting details;
- 9. Biodiversity Enhancement Strategy including lighting;
- 10. Detailed air quality assessment and mitigations
- 11. Detailed noise assessment and mitigations.

Pre-Occupation Conditions

- 12. Delivery and servicing plan;
- 13. Waste management strategy.
- 14. Car park management plan;
- 15. EVCP to be implemented on site;
- 16. Energy efficiency / sustainability;
- 17. Secured by design (D4)

Compliance Conditions

- 18. Accessible homes;

19. All proposed units to have access to all amenity areas irrespective of tenure;
20. Car parking provided as specified;
21. Visibility splays as approved;
22. Accord with the submitted Tree Protection Plan and Arboricultural Impact Assessment;
23. Accord with Conclusions and Recommendations section of the submitted Preliminary Ecological Appraisal;
24. Water efficiency; and
25. 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;
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 3 no. detached bungalows with accommodation within their roofs.
 - The erection of a building up to 4 storey's in height, comprising 26 apartments
 - 15 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 and were re-consulted upon. The main alterations to the scheme have been as follows:
 - Reducing the units numbers from 27 to 26.
 - Changing the internal arrangements and proposed mix.
 - Introduction of the first floor communal podium area
 - Alterations to the elevations.
 - Increasing the proposed affordable housing offer from 15% to 30%, all of which are
 - Changes to the vehicle and cycle parking layouts.

- 3.3. Since the previous consultations additional amendments have been made to the application, are considered to be non-material to the application and have therefore not be re-consulted upon.
- The addition of an additional lift within the western core, allowing for the 5 units located from the first floor and above within this core to have step free access.
 - Minor alterations to the buildings footprint to facilitate the alterations above.
 - Alteration to the internal car parking layout, moving the wheelchair accessible spaces closer to the wheelchair accessible units.
 - Additional refuse store to be provided along the western boundary for wheelchair accessible units.
 - Other minor alterations to the internal arrangement (including doors to and from the cycle/refuse stores/corridor sizes) although the unit mix remains the same as previously considered.

Site and Surroundings

- 3.4. The site comprises three detached bungalows with accommodation within the roof space. The site slopes significantly towards the rear, as land levels step up towards Kingsdown Avenue. The site also fronts onto the Haling Downs Passage which allows vehicular access to the rear of properties fronting onto both Brighton Road and Kingsdown Avenue and is an adopted highway.
- 3.5. Biddulph Road is a curved road, with varied character of in-fill three storey developments, such as Dell House located on the opposite curve to the site (with undercroft parking and two storeys of accommodation above) as well as two storey terraced properties.
- 3.6. The site is also closely located in relation to Brighton Road, being approximately 120 metres from the Brighton Road/Biddulph Road shopping parade, 450 metres from Purley Oaks Station (or 750 metres by step free access). The site has a Public Transport Accessibility Level (PTAL) of 3.
- 3.7. The site is located just outside an Archaeological Priority Area but within an area at risk from surface water and ground water flooding.

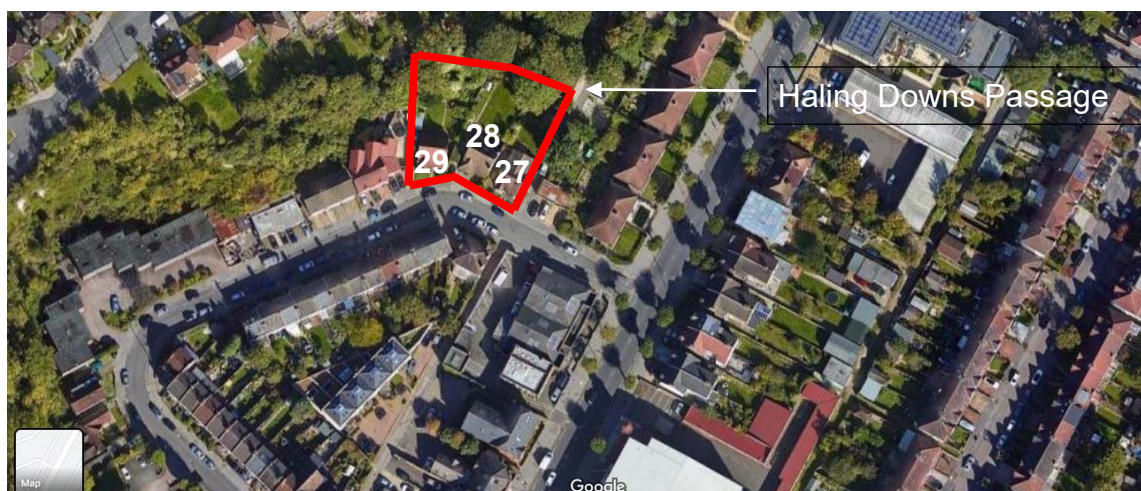


Figure 1 Birds eye view of the site and its surroundings

Planning History

3.8. There are no recent planning applications of relevance at the application site. However it should be noted that the following applications have been determined:

- 27-28 Biddulph Road, South Croydon, CR2: 07/01272/P - Demolition of existing buildings; erection of two storey building with accommodation in roofspace comprising 9 two bedroom and 1 three bedroom flats; provision of associated parking: **Permission Refused.**

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

- 30 Biddulph Road, South Croydon, CR2 6QB: 05/00420/P - Demolition of existing building; erection of a terrace of 2 three storey four bedroom houses with integral garages and 1 two storey three bedroom house; formation of vehicular accesses and provision of associated parking: **Permission granted and implemented.**
- Land R/O, 1-26 Biddulph Road, South Croydon, CR2 6QA: 10/03301/P - Erection of two storey building with accommodation in roofspace to provide 7 two bedroom, 1 one bedroom and 1 three bedroom flats; formation of vehicular accesses and provision of associated parking (renewal of planning permission 07/01382/P): **Permission Granted and implemented.**

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

- Land To The East Of Montpelier Road And Land And Garages South Of 75-135 Kingsdown Avenue, South Croydon, CR2 6QL: 16/06031/FUL - 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: **Permission Granted and in construction.**
- 443A Brighton Road, South Croydon, CR2 6EU (Currently the Peugeot Garage) - *Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works.*

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, in accordance with local plan requirements and is the maximum reasonable level of affordable housing currently deliverable in view of the schemes viability.

- The proposal includes a mix of units requested by a Registered Provider and in-line with policy expectations.
- 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 adequate amenity provision.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.

5. CONSULTATION RESPONSE

- 5.1. Lead Local Flooding Authority (LLFA): The LLFA have objected to the scheme but state that subject to a detailed planning condition being applied details can be provided and reviewed at the detailed design stage accordingly.
- 5.2. Historic England: No objection as the site is not within an Archaeological Priority Area.
- 5.3. Thames Water: No objection subject to proposed informative relating to water pressure being added to the proposal.
- 5.4. Place Ecology: No objection subject to securing biodiversity mitigation and enhancement measures
- 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 19 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: 40 Objecting: 38 Supporting: 2

- 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> Full assessment within paragraphs 8.2 to 8.7.	
Overdevelopment and intensification of the area with the surrounding developments currently constructed and/or with planning approval.	Addressed in paras 8.2 – 8.7

Loss of a three-bedroom dwellings.	The proposal would provide 12 family units of which three would be 3b or larger dwellings.
Flats are not needed in this location	
Design Full assessment within paragraphs 8.13 to 8.21	
The proposal is not in keeping with the character of the area with predominately Edwardian Terraced houses to the south and 1960/70's apartment blocks to the north.	Officers are satisfied that the proposal reflects the character of buildings in the area as explained in the Design and Character Assessment.
The proposed massing is bulky and out of keeping with the context	The proposed design, roof shape and height would break up the massing of the proposal.
The proposed building is too high.	The proposal would be four-storeys above ground level in line with the principles of the Suburban Design Guide.
The proposed area should be designated as a Local Heritage Area.	The site does not fall within a Local Heritage Area.
Neighbour Amenity Full assessment within paragraphs 8.31 to 8.37	
Proposed leads to loss of privacy, and overbearing impact onto neighbouring properties.	The impact of the development onto all adjoining properties is set out in paragraphs 8.31 – 8.38
Noise to adjoining properties which is already an issue	The impact of the development onto all adjoining properties is set out in paragraphs 8.31 – 8.37
Loss of light to the adjoining occupiers	The impact of the development onto all adjoining properties is set out in paragraphs 8.31 – 8.38
Impact on amenities of adjoining occupiers which would change a peaceful calm area	The impact of the development onto all adjoining properties is set out in paragraphs 8.31 – 8.38
Impact upon the security of all existing properties within Kingsdown Avenue and Brighton Road.	The proposed scheme would create additional passive surveillance onto Hailing Down Passage and towards Brighton Road.

Traffic & Parking *Full assessment within paragraphs 8.38 to 8.49*

<p>Impact upon parking overspill onto the road and cumulatively with the Brick by Brick development on Montpelier Road and The Peugeot Garage redevelopment on Brighton Road.</p>	<p>The proposal impacts namely relating parking availability and cumulative impact is considered in points 8.39 to 8.45 within the Brick By Brick Scheme. The Peugeot garage scheme is located over 200 metres away, and is therefore does not fall within the parking stress survey area to which this application related. This site are also separated by Brighton Road, where no parking can overspill anyway and creating a clear physical barrier between the sites.</p>
<p>The road is a constant car park and does not have double yellow lines as shown by the developer.</p>	
<p>The proposal would build over a footpath.</p>	<p>The proposed building does not build over a footpath it proposes a new public footpath to allow for improved pedestrian access to and from the Hailing Down Passage which is south of the development.</p>
<p>Hailing Downs Passage would be used as a rat run.</p>	<p>The proposal provides an improved entrance and exit onto Biddulph Road from this existing access route, with improved visibility, as well as pedestrian footpath directly adjacent to the site.</p>
<p>Impractical location of the proposed refuse.</p>	<p>This is discussed in paragraphs 8.49</p>

Impact on Ecology *Full assessment within paragraphs 8.106 to 8.114.*

<p>Destruction of habitat for local wildlife such as bats (endangered species) birds foxes and badgers.</p>	<p>The submitted Preliminary ecological report found no evidence of endangered species. The decision notice would include a condition to mitigate impact on wildlife and increase biodiversity of the development.</p>
---	--

<p>The proposal includes the loss of mature trees.</p>	<p>The NPPF, the London Plan and Croydon Local Plan do not prohibit cutting down trees. The Council Tree Officer did not raise objections regarding the loss of non-TPO trees, the proposed landscape Plan would provide replacement trees with significant sizes to overcome the harm of removing existing trees.</p>
<p>Other matters</p>	
<p>Previous planning applications have been restricted due to the Bungalow at no.29.</p>	<p>Each application is assessed on its own merits, in relation to the relevant planning policies and guidance at the time.</p>
<p>Previous refusals on site and adjoining the site in 2002 have stated concerns relating to overdevelopment.</p>	<p>Each application is assessed on its own merits, in relation to the relevant planning policies and guidance at the time.</p>
<p>The proposal only provides 5 apartments of affordable housing.</p>	<p>Officers are satisfied of the quality of the development; the proposal provides more than an appraisal indicates can be viably supported on site and so provides the maximum reasonable amount of affordable housing. This is discussed further in paragraphs 8.9 – 8.10</p>
<p>The proposed plans do not provide any community space for existing residents, only for the proposed residents.</p>	<p>There is no requirement, as part of this planning proposal, in line with national and local guidance for a development of this nature and size to provide communal space beyond that for the future occupiers.</p>
<p>No mention of the site proximity to the old quarry's cliff.</p>	<p>The development would provide adequate light and outlook</p>
<p>Impact on local infrastructure such as schools, and local surgeries.</p>	<p>The application would be liable for CIL payment which would contribute to delivering infrastructure to support the development of the borough.</p>
<p>Road and communities across Croydon are suffering from cumulative impact of too many HMO's.</p>	<p>The application proposes 26 individual apartments and not an HMO.</p>

Impact of construction within old quarry.	This is a building control matter and not a planning consideration.
Construction traffic and disruption	A pre-commencement condition will be imposed requiring a Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network and adjoining occupers.
The proposed site location plan is wrong.	The details submitted are considered to be accurate for consideration with appropriate certificates having been signed with the application.

- 6.6. The two letters of support, highlighted the following points:
- Great demand for affordable housing in the area with the development effective use of available space.
 - The proposed development is in-keeping with other development situated in Biddulph Road.
 - Use of underground parking provides large area of green space for future residents.
- 6.7. Note that a number of non-planning related concerns (eg low gas supply pressure loss of view, setting a precedent, loss of property value, etc) were also raised.
- 6.8. Lower end Kingsdown Avenue Residents Association (LeKARA) objected to the application, raising the following (summarised) planning related concerns:
- Impact upon the amenity of the adjoining/local residents, especially when combined with Montpelier Road scheme.

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
- Townscape and visual impact
- The Quality of the Proposed Residential Accommodation
- Impact on Neighbouring Amenity
- Impact on Parking and Access
- Impacts on Trees and Ecology
- Sustainability and Flooding
- Environmental Health

Principle of Development

- 8.2. Proposed Land Use: 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 26 flats which would accord with national and local policies. Accordingly, the proposed land use would be acceptable in principle.
- 8.5. Loss of Existing Land Use: Policy DM1.2 of the CLP (2018) 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. All three of the homes are three-bedroom dwellinghouse under 130 sq m in size. Twelve family homes (including three of three or more bedrooms) would be provided within the proposed development and therefore would be acceptable and in accordance with the requirements set out by Policy DM1.2.
- 8.6. Density: The site falls in an urban 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 200 - 450 hr/ha. The proposal would result in a density of

476hr/ha, which officers notes slightly exceeds density when compared with the London Matrix. However, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic.

- 8.7. 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

- 8.9. Affordable Housing: 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.
- 8.10. A full viability appraisal accompanied the submitted documents for the planning application which concluded that the development would not be viable to provide any affordable housing within the development or make any financial contributions to affordable housing to the council. This appraisal was subject to a third party review during the course of the application who disagreed with the original viability findings and concluded that the scheme would be viable to support 26% of units as shared ownership units. However an agreement with a Registered Provider subsequently has meant that 30% of the development, by habitable room, is now proposed to be provided in-line with policy SP2 with a 60/40% split between affordable rent and intermediate housing provision. Therefore, the s106 would secure seven of the units, including two of the larger units as affordable housing, which is more than the site specific viability assessment indicates can be supported. This is therefore considered to be the maximum reasonable amount which can be secured.
- 8.11. Housing Mix: 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 urban setting with PTAL 3 should have 60% minimum percentage of three-bedrooms or larger.
- 8.12. 12 of the 26 units (approx. 46%) would be family units, including 2bed-4person units, and the affordable units are in accordance with a mix required by the registered provider, therefore meeting the policy requirements.

Townscape and Visual Impact

- 8.13. 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.
- 8.14. The proposed development would sit within a prominent corner both with Biddulph Road and to a lesser degree from Brighton Road. The proposal would also be visible from Hailing Down Passage, an adopted road which is notably fronted by garages and back entrances to the houses fronting Brighton Road and Kingsdown Avenue and therefore whilst the proposal must address this road accordingly, its role is much more prominent within Biddulph Road.
- 8.15. Biddulph Road, is made up of a variety of terraced housing as well as infill developments which are predominately three storeys in height and include for the most part parking at ground floor level and as seen by figure 2 below.



Figure 2 Site and the surroundings

- 8.16. As figure 2 indicates Biddulph Road, is not defined by one particular form of development with in-fill flatted blocks with flat roofs (Dell House) located on the adjacent curve of Biddulph Road, shallow pitched roofs such as those found on Cliff House as well as the crown roofs found on the backland development situated behind 1 – 26 Biddulph Road.



Figure 3 Proposed Block Plan

- 8.17. In line with the principles set out by the Suburban Design Guide (SDG) the location and site circumstances (i.e. the land level changes between this site and those set above within Kingsdown Avenue) provide the opportunity to create a marker point within the townscape by accommodating additional height and depth. The proposal aims to respond accordingly by proposing additional height as well as utilizing the combined depth of the site to create an L-shaped building which fronts onto the eastern and southern boundaries (as seen within figure 3). Additionally, Haling Down Passage provides separation from properties to the East and having a frontage on to this is positive in terms of providing a more defined setting and some passive surveillance to this route. Whilst the proposal is noted to be four storeys in height, taking into account the varied form of development including three storey flatted blocks such as 137 – 165 Montpelier Road, Dell House and Cliff House (see fig 4), the development is considered to be an innovative and original scheme which take its design queues from the existing built form.



Figure 4 The surroundings areas character (137 – 165 Montpelier Road – top left, Dell House – top right and Cliff House/30/30a and 30b Biddulph Road – bottom right).

- 8.18. Unlike the majority of examples seen throughout the wider streetscene, hard standing will not dominate the proposed scheme with the building set back by 2.50 metres at its closest point on the corner between Biddulph Road and Hailing Down Passage and then stepping back to 5.70 metres adjacent to 30b Biddulph Road to meet the building line seen within this stretch of the road. This setback allows for soft landscaping (with indicative replacement tree planting highlighted) and the two level access street facing entrances to the proposed two cores. On-site parking would instead be provided at ground floor level utilising the land levels to the rear and excavating accordingly. This parking space would then be topped with a podium and landscaped to provide additional communal/child play space, which would be accessible directly of the main core as well as externally from the ground floor amenity spaces seen within figure 5. Overall it is considered that the proposed development site layout, mass, height and scale respond to the evolving context of the area, whilst making the most efficient use of the land in line with guidance set out by the CLP 2018 and the SDG.
- 8.19. The elevations have been broken down utilising recessed balconies, fenestration, as well as adding stepping brick course (as a response to the local context seen with 30- 30b Biddulph Road) and soldier course banding during the application process adding detail and interest to all elevations.

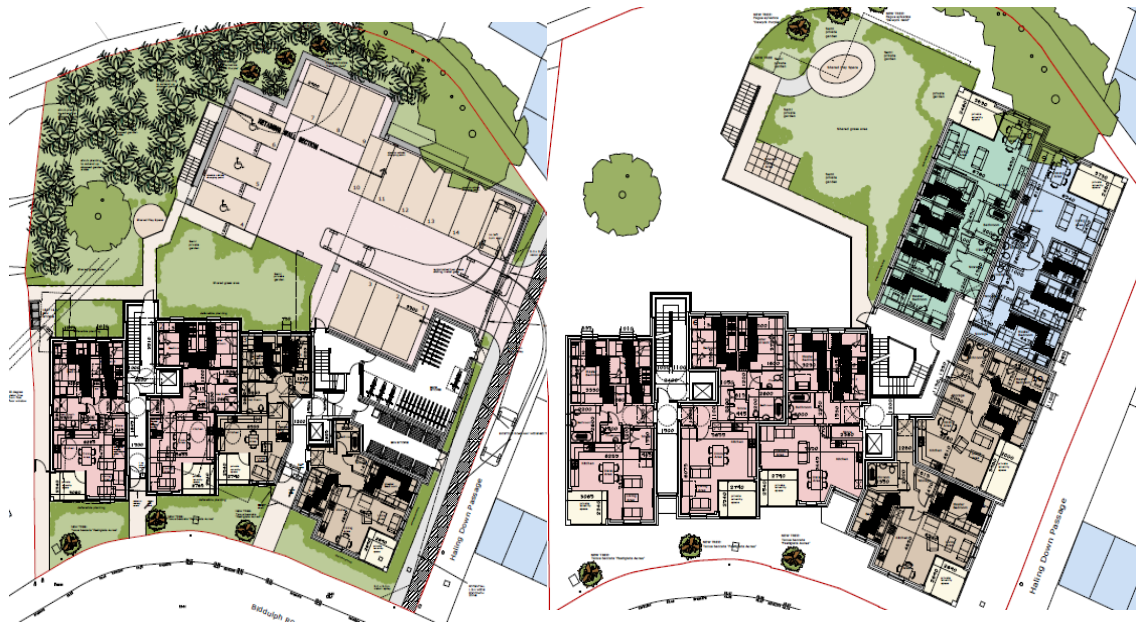


Figure 5 Site/Ground Floor Plan (left) and First Floor Plan (right)

8.20. Biddulph Road and the surrounding area are predominantly made up of buildings where brick is utilised as the main material, especially within the later developments highlighted through this report. The proposal would follow this material palette with two variations of brick utilised alongside aluminium fenestration and steel capping for the parapet. Overall this choice of materiality and how it is proposed to be used are considered appropriate for the design ethos.



Figure 3 – Proposed Front Elevation onto Biddulph Road

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

The Quality of the Proposed Residential Accommodation

8.22. Internal Areas: 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.

- 8.23. The proposal would comprise single-floor units with a mix of one, two, three and four bedroom units. All units would achieve or exceed their minimum respective sizes as set out in the NTS (2015). 21 of the 26 units are dual aspect with all single aspect units facing either east or west, ensuring no single aspect north facing units. Whilst the topography of the former quarry to the rear are noted, all units, notably including those at ground floor would be provided with acceptable outlook as well as acceptable daylight and sunlight as demonstrated by the average daylight calculations statement submitted with the amended plans.
- 8.24. Accessibility: 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.
- 8.25. The proposed building would be provided with two cores, with lift provided in each core allowing for step-free access to be provided. The proposal is therefore able to meet the London Housing SPG guidance for accessible dwellings with the proposal including 3 x M4 (3) units (10% on units) at ground floor level which is fully accessible from front door to rear door as well as to the proposed parking area and lower communal amenity space. The rest of the units on site are proposed to be secured as 90% M4 (2).
- 8.26. Amenity Areas and Play Space: 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 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.
- 8.27. 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.

8.28. In addition to the private amenity areas, the development would have two communal spaces, one at ground floor level and the other at first floor level which would be accessible via steps externally or via the main core which includes a lift. Whilst this mean that those located within the other core do not have direct step-free access they would still be able utilise the lift within the other core to ensure that this communal space is accessible. Regardless of this point and to ensure ease of movement and connectivity between the communal spaces, the details relating to the communal stairs/routes including handrails, lighting and step depth are proposed to be secured via condition to ensure ambulant disabled accessible stair design.

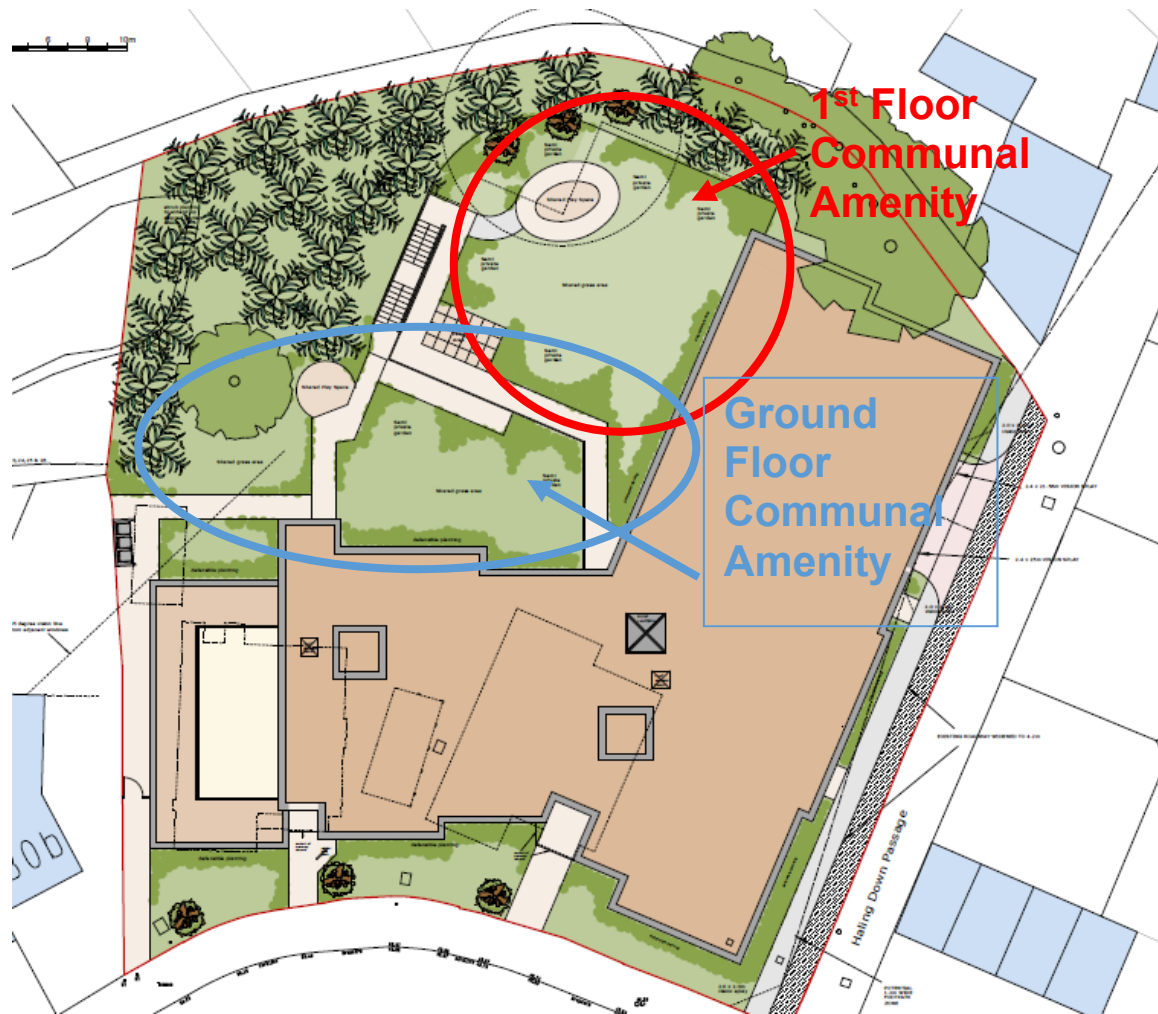


Figure 6 Communal amenity spaces

8.29. Policy DM10.4 also states that all flatted developments must provide a minimum of 10 sqm of new play space as set out in Table 6.2, this calculation will be based on the amount and tenure of affordable housing and the sizes of the proposed units. The proposal should therefore provide 103 sqm would be required as play space for the scheme. The proposed indicative site plans have indicated two areas for play and whilst this are noted not to meet the proposed policy requirements there is approximately 297.5 sq m of communal space (both at ground and first floor) which could further increase the play provision to the required standards whilst still providing 193.5 of communal space for all

users of the development. Further details are proposed to be secured via condition as part of the landscaping scheme for the site.

- 8.30. Overall, the development is considered to provide an acceptable standard of accommodation for future occupiers.

Impact upon the adjoining occupiers

- 8.31. The properties most affected by the development would be the immediate neighbours (24 – 26 and 30b Biddulph Road, the properties fronting Brighton Road to the east and to the rear 47/49/49/51/53 Kingsdown Avenue).



Figure 7 Relationship with neighbouring properties

30b Biddulph Road

- 8.32. The proposed flatted block is located east of this adjoining occupier. There would be an approximate 3.60 metre separation between the buildings at the closest point between front elevations, further increasing to 5.25 metre as 30b steps into towards the rear.
- 8.33. There are no habitable side facing windows within the western elevation of the proposed development, with the balconies recessed within the building envelope, restricting overlooking towards this adjoining occupiers. There is noted to be a third floor private amenity space on the third floor, however this is set in from the flank elevation with further details in relation to the balustrading/screening treatment proposed to be conditioned to ensure that the impact of this on the streetscene is acceptable as well as ensuring that any overlooking towards 30b is minimised accordingly.

542/544 Brighton Road

- 8.34. There is an approximate 24 metres separation between the eastern elevation of the proposed development and these adjoining occupiers which is mirrored throughout those fronting onto Brighton Road. Whilst it is noted that these adjoining occupiers sit at lower land levels, overall considering the separation distances there is not considered to be an overbearing impact upon these adjoining occupiers.

24 – 26 Biddulph Road (opposite side of Biddulph Road)

- 8.35. To the south of the site is the end of the terrace to which 24 and 25 Biddulph Road are attached and then the detached two storey house, 26 Biddulph Road. There is approximately an 18 metre separation between the front elevations. Considering this separation across a road, overall there is not considered to be a detrimental impact upon these adjoining occupiers.

47/49/49/51/53 Kingsdown Avenue

- 8.36. To the rear of the site are the properties which front onto Kingsdown Avenue. Owing to the land levels, the site is set significantly below the properties and whilst the proposed development would be notably higher than the existing properties, there would remain approximately 35 metres separation between the rear elevation of the development and the rear elevation of these adjoining occupiers. Whilst there would be some overlooking to and from the very rear of 47 and 49 Kingsdown Avenue's rear garden. Considering the land levels changes, the separation distance and Policy DM10 which provides protection for the first 10 metres of a neighbouring garden, overall the proposal would have an acceptable impact upon these adjoining occupiers.
- 8.37. Being for residential use within a residential road, but in close proximity to a mixture of use overall the proposal is not considered to create unacceptable noise and disturbance to the adjoining occupiers.
- 8.38. 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).

Parking and Access

Parking

- 8.39. The site is located on the corner of Biddulph Road and Hailing Down Passage which are adopted highways. Hailing Downs Passage is a single lane road, which allows access to the garages located at the rear of Brighton Road and Kingsdown Avenue but also allowing access through to Kingsdown Avenue itself.
- 8.40. The site has a PTAL rating of 3 which means that it has moderate access to public transport links. The site is also located approximately 120 metres from the Brighton Road/Biddulph Road shopping parade, local bus services on Brighton Road and 450 metres from Purley Oaks Station (or 750 metres by step free access).
- 8.41. 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 20 parking spaces.

- 8.42. The proposal provides 15 vehicular parking spaces on-site of which 3 would be wheelchair accessible with step free access provide to both cores from the proposed parking area. Therefore, the development would create a maximum of 5 vehicles onto the local road network. The applicant has undertaken an on-street parking survey to recognised Lambeth methodology which shows that local parking stress was 75%. Further details were subsequently provided following a request for a cumulative consideration of parking stress taking into account the approved scheme on Montpelier Road. Whilst this is a material consideration for this proposal, as identified by the submitted assessment owing to the separation distances between the two sites the immediate surrounding areas and those assessed by both parking surveys do not directly overlap with the area surveyed and considered for ref.16/06031/FUL being at points over 500 metres away from this proposed site. Overall it was considered that the parking stress linked to ref.16/06031/FUL would leave a capacity of 39 parking spaces on the street following the potential overspill from that development and which has been consider the baseline of parking capacity. As the development is likely to result in five overspill cars, there is ample on street capacity.
- 8.43. The proposal involves the removal of the three existing crossovers and therefore has the potential to create three additional spaces on street. Whilst concerns have been raised in relation to highway safety and the location of these spaces on the bend in the road, it is notable that there is unrestricted parking throughout Biddulph Road, barring single yellow lines with the Brighton Road junction, and that currently the areas adjacent to these existing crossovers on-site are utilised for parking. The existing on-site arrangements also require existing residents to enter or exit their drives in reverse with limited visibility which would be removed.
- 8.44. Considering the parking stress levels set out, and to encourage sustainable transport methods and discourage car ownership, it is recommended that the following measures are secured through the S.106 Agreement process:
- A financial contribution of £39,000 towards
- (1) the placement of car clubs with Electric Vehicle Charging Points within low to moderate PTAL area,
 - (2) contribute towards feasibility study to further develop proposals with TfL to introduce a tramlink extension along Brighton Road to Purley.
 - (3) remove parking permits from future occupiers should the site fall within a permit zone.
- 8.45. Taking into account the sites location, the potential the maximum demand of two additional on-street parking spaces alongside the sustainable transport contribution proposed to be secured via legal agreement overall the proposal is not considered to have an unacceptable impact upon highway safety and parking capacity to warrant refusal.

Access

- 8.46. The proposed access to the on-site parking arrangement would be via Hailing Down Passage with the applicant proposing to widening of the roadway to 4.2 metres (which would allow vehicle to pass each other) and the introduce a 1.2 metre pedestrian footpath for future residents to access the proposed cycle and refuse store externally in a safe manner. The proposed widening of this existing element of Hailing Down Passage would improve visibility to and from this road as well as to the site itself. This proposal is considered acceptable and the proposed work would be secured via legal agreement as well as via section 278 and section 38.
- 8.47. 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. An automatic gate is currently proposed on-site and whilst this is understood from a secure by design perspective, details in relation to its appearance and operation are proposed to be secured via condition to ensure that vehicles entering the site do not detrimentally impact highway safety within Hailing Down Passage.

Electric Charging Points

- 8.48. 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, 6 parking spaces are proposed with charging points and the other bays will be secured with passive provision by way of condition.

Cycle Storage

- 8.49. Cycle storage would be provided internally within the building, accessible via the footpath from Hailing Down Passage as well as via the building itself. 51 cycle parking spaces are proposed to be provided as required by policy. Full details of this storage area will be secured by condition.

Refuse Storage

- 8.50. The main refuse store is located within the building, with access provided off Hailing Down Passage and in an appropriate position for waste personnel to access. An external refuse store is also proposed at the rear of the site, adjacent to the western boundary for units 1 and 2 (two of the M4 (3) wheelchair accessible units). This store would however be located more than 20 metres from the highway and therefore full details of waste collections on site are proposed to be secured via a waste management strategy which would be secured via condition accordingly.

Trees and Ecology

- 8.51. There are currently a total of 7 trees and one group of trees within the immediate vicinity of the development and identified within the submission. There are noted to be other trees within the site, however these are located on the old chalkface of the quarry on which the current bungalows are located. These are therefore not proposed to be impacted by the development. The proposal includes the removal of 6 trees on-site, all of which are C graded barring one B grade tree. These are proposed to be replaced like for like with 3 replacement

trees at the rear and 3 trees located along the front boundary, further improving the frontage, whilst being located in appropriate locations adjacent to the proposed entrances footpath to ensure they do not come under undue pressure from future occupiers. The applicant proposed 3 Irish Yew Trees, 2 Beech trees (offering two different variations) and 1 Hornbeam, in the proposed locations circled below. Considering the importance of the proposed trees, it is proposed that further details shall be secured via condition to ensure those notably proposed at the front of the site are of a size/quantity to ensure they have an instant on the wider streetscene.

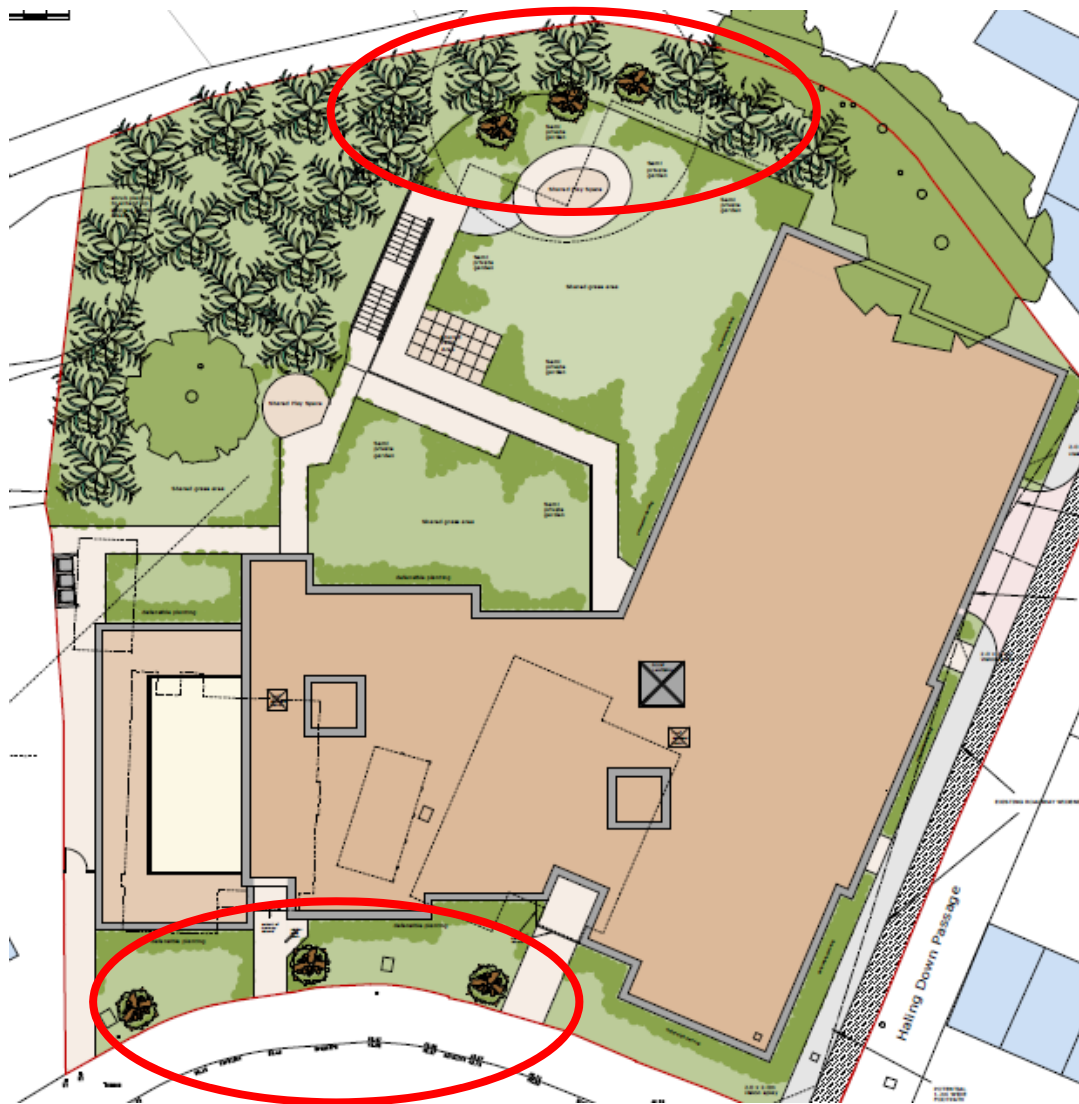


Figure 8: New Tree Locations

The site is not subject to any statutory or non-statutory ecology designations. The application was submitted with relevant assessment which set out that sites likely impact upon designated sites, protected and priority species. This has been reviewed accordingly and considered to be 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.

- 8.52. 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

- 8.53. Sustainability and Energy Efficiency: 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. Full relation into how the proposal will meet the 35% and provide any carbon offset funding will be secure via s106.
- 8.54. 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.
- 8.55. Flooding and Sustainable Urban Drainage: The site falls within an area potentially at risk from groundwater flooding as well as very low levels of risk of surface water flooding. The applicants have submitted a Flood Risk Assessment which was reviewed by the LLFA and overall, whilst the LLFA accept the principle, they have set out a holding objection to the scheme. However, the LLFA have agreed that these matters can be addressed through planning condition to ensure the relevant details are considered and approved accordingly.

Environmental Health

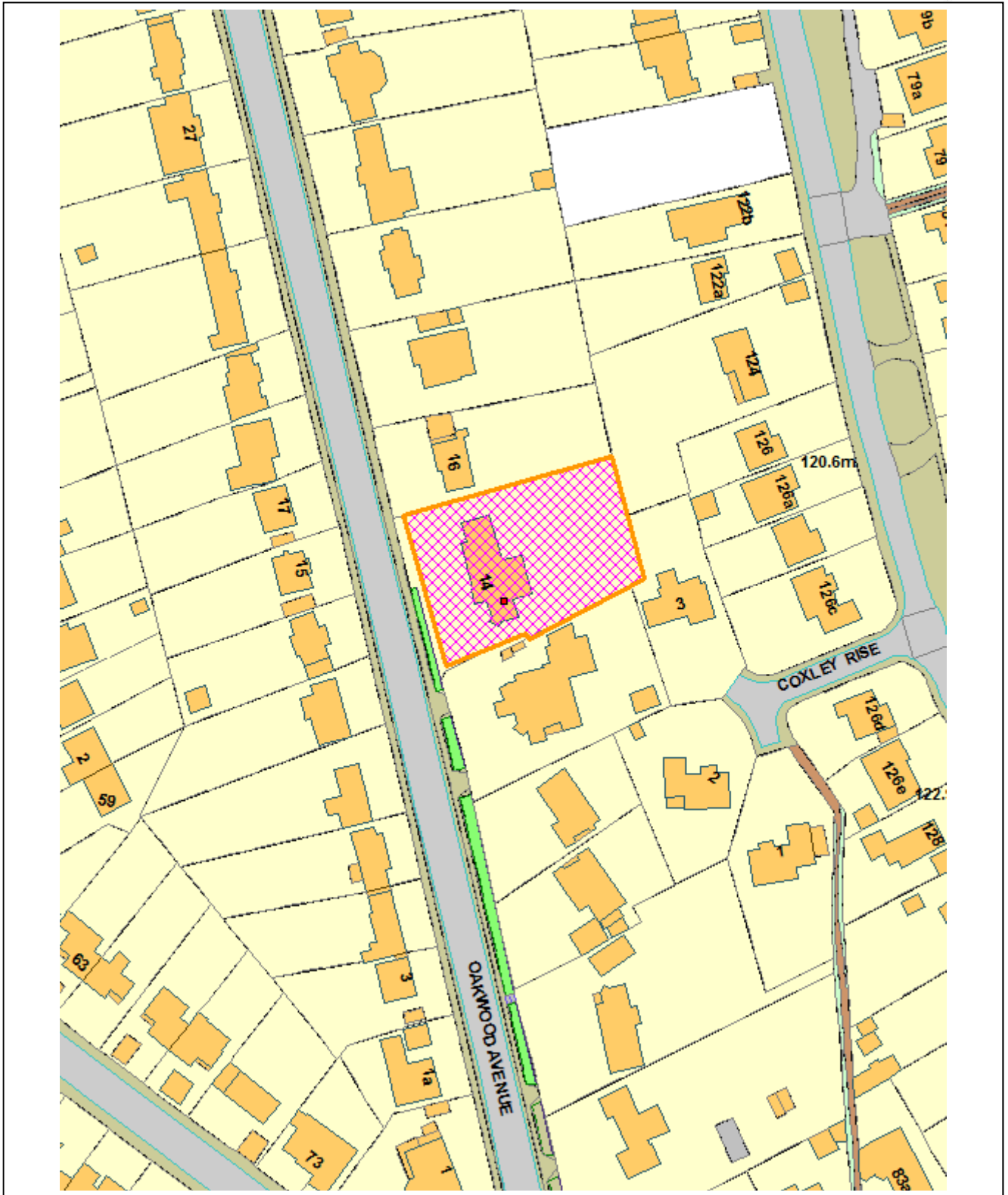
- 8.56. Policy DM23 of the Croydon Local Plan (2018) states that the Council will promote high standards of development and construction throughout the borough by: a. Ensuring that future development, that may be liable to cause or be affected by pollution through air, noise, dust, or vibration, will 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;
- 8.57. Air Pollution: An environmental management plan and a construction logistics plan prior to the commencement of the development are proposed to be condition. Additionally, the s106 agreement would include air quality financial contribution of £100 per unit.
- 8.58. Noise Pollution: Owing to the sites location, an assessment for environmental noise is proposed to be conditioned and would be required in order to understand noise levels during the survey, the max level both at daytime and night time, where the measurements were taken from, the weather conditions and noise meter used to ensure that the noise standards for all living rooms and bedrooms meet the good standard for acoustic design.

- 8.59. Contaminated Land: The site is in residential use and the land is unlikely to be contaminated. A stage 1 contamination report and intrusive investigation is however recommended by condition, along with remedial works in the event that contamination is found to be present during the construction phase, to ensure a safe environment for future residents.

9. CONCLUSIONS

- 9.1. The provision of 26 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, with a 60/40 split as per agreement with a registered provider and in line with Policy SP2.4 of the local plan.
- 9.3. The proposed site layout and design of the new building has had sufficient regard to the scale and massing, pattern and form of development in the area and to existing building, and would result in an appropriate scale of built form on 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. All material considerations have been taken into account, including responses to the consultation. The conditions recommended and obligations secured by Section 106 would ensure that any impacts of the scheme are mitigated against and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

This page is intentionally left blank



This page is intentionally left blank

1.0 APPLICATION DETAILS

Ref: 20/01625/FUL
 Location: 14 Oakwood Avenue, Purley CR8 1AQ
 Ward: Purley and Woodcote
 Description: Demolition of 1 no. detached family house and erection of 1 no. apartment blocks, comprising 20 new apartments, with associated hard and soft landscaping etc.
 Drawing Nos: 19-139-P001A; P003; P004; P005; P013C; P014C; P020E; P021C; P022D; P023B; P025D; P026C; P027D; P030; P031; P032; P034B; P035 (proposed ramp details); P035 (proposed security plan); F003 (landscape site plan); F003 (trees and hedges); F003 (hard landscape and play).
 Agent: David Ciccone
 Applicant: Mayle Developments Ltd
 Case Officer: Yvette Ralston

	1b2p	2b4p	3b5p	4 bed (+)	TOTAL
Existing	0	0	0	1	1
Proposed (Market housing)	6	8	3	0	17
Proposed (Affordable housing)	0	3	0	0	3
TOTAL proposed	6	8	3		20

Number of car parking spaces	Number of cycle parking spaces
20	38

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
- Referral from Ward Councillor (Cllr Simon Brew)

2.0 RECOMMENDATION

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

- Affordable housing: 2 x London Affordable Rent units (2b4p), 1 x shared ownership unit (2b4p)
- Review mechanism to reassess viability upon completion with potential to increase the affordable housing financial contribution to 50% (habitable room)
- Carbon offset contribution of £27,972

- Air quality contribution of £2,000 to fund initiatives in the Council's Air Quality Action Plan
- Contribution of £30,000 towards sustainable transport initiatives such as Electric Vehicle Charging Points and an off-site car club
- Contributions to local employment and training (construction phase) of £12,500 plus Local Employment and Training Strategy
- S278 and S38 Agreement for the implementation of the highway works
- Monitoring fees of £9,000

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

Pre-commencement conditions

3. Construction Management Plan and Construction Logistics Plan
4. Phase 1 contaminated land report
5. Piling method statement
6. Drainage and SUDS: Consultation with EA regarding groundwater source protection zone, justification for runoff infiltration time and works to be carried out in accordance with the FRA

Pre-Commencement Conditions except for demolition and below ground work

7. Material specifications/samples of external materials to be submitted
8. Landscaping and child play / communal amenity space and boundary treatment notably between private amenity spaces and communal areas, ambulant design of external stairs;
9. Full details of cycle and refuse storage to be submitted for approval, including lighting details
10. Submission of biodiversity enhancement strategy
11. Specification of ultra-low NOx boiler
12. Submission of details of mechanical ventilation system
13. Submission of visibility splays for vehicles

Pre-Occupation Conditions

14. Submission of Delivery and Servicing plan
15. Submission of car park management plan
16. Details of waste and recycling
17. ECVPs to be implemented on site

18. Energy efficiency
19. Secure by Design accreditation (D4)

Compliance Conditions

20. All proposed units to have access to all amenity areas irrespective of tenure
21. Noise standards for living rooms and bedrooms
22. Minimise light pollution
23. Accessible homes
24. Accord with the submitted Tree Protection Plan and Arboricultural Impact Assessment
25. Accord with recommendations of the Preliminary Ecological Appraisal
26. Water efficiency
27. Background noise levels
28. 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. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Thames Water informatives regarding underground assets, public sewers and Groundwater Risk Management Permit
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing two storey detached dwelling
- Erection of a replacement four storey building including accommodation in the roofspace comprising 20 flats
- Underground car park with 20 parking spaces and 38 cycle parking spaces
- Relocation of vehicular crossover
- Communal and private amenity space, play space and hard and soft landscaping and land level alterations



Proposed CGI

- 3.2 During the course of the application amended plans have been received. Amendments were predominately to the elevations, ground floor layout and access arrangements and did not constitute material changes to the proposed scheme so re-consultation did not take place.

Site and Surroundings

- 3.3 The site is located to the east side of Oakwood Avenue and comprises a large detached house on a wide plot with an extensive rear garden. The property on the site is a traditional suburban style 2 storey property in white rendered that has been extended over time. There is space for car parking on the front forecourt. The site slopes gradually upwards from the road towards the rear garden, and the road slopes upwards from the south to the north.
- 3.4 The area is suburban and residential in character, comprising detached properties of predominantly 2 storeys. There are TPO trees in the front gardens of 8-12 Oakwood Road. One notable protected beech tree sits on the boundary between number 12 and number 14, the application site, within the grounds of number 12. The site is located within an Archaeological Priority Zone and has a PTAL of 0 which indicates the worst access to public transport. The site is at very low risk of surface water flooding.



Aerial view of site

Planning History

3.5 Site history is set out below.

Reference	Description	Decision	Date
19/00296/HSE	Alterations, conversion of garage; erection of single storey side/first floor side/rear extensions and single storey rear extension to form annex	Approved	12.04.2019
16/04769/LP	Erection of single storey rear extension	Approved	24.10.2016
16/00743/P	Erection of single storey side/rear extension and an attached double garage.	Approved	18.04.2016
15/05418/P	Erection of two storey side and rear extensions and a detached garage	Approved	25.01.2016

3.6 Two pre-apps were submitted before the current application

Reference	Description
-----------	-------------

20/00296/PRE	Proposed demolition of 1no. detached family house and erection of 1no. apartment block, comprising of 22 new apartments, with associated hard and soft landscaping etc.
19/04047/PRE	Proposed demolition of 1 no. detached family house and erection of 1 no. apartment blocks, comprising of 25 new apartments, with associated hard and soft landscaping etc.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal includes 15% affordable housing, which is currently the maximum deliverable amount as demonstrated by the viability review which has been independently assessed, with a review mechanism secured to reassess the viability upon completion.
- The proposal includes a mix of different sized units and provides a decent quality of accommodation and amenity space for residents.
- The design and appearance of the development is of a suitably high quality, and would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the street scene.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Mature trees and those protected by TPOs will be protected subject to compliance with the submitted tree protection plan
- Contributions will be secured to ensure a zero carbon development and other sustainability aspects have been assessed and will be delivered in accordance with conditions.

5.0 CONSULTATIONS

Lead Local Flood Authority (LLFA) (Statutory Consultee)

- 5.1 The submitted strategy and overall approach are generally robust and sound. Justification is sought for the 0-12 minute runoff infiltration time used in the Flood Risk Assessment; it may be more appropriate to be split over 0-8 minutes given the small area of the site. In addition, the site is within a Groundwater Source Protection Zone so liaison with the EA should be undertaken as part of a planning condition.

OFFICER COMMENT: A conditions will be included to address these points

Greater London Archaeological Advisory Service (GLAAS) (Statutory Consultee)

- 5.2 The archaeological desk based assessment dated January 2020 by ABRA has been assessed and the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and there is no discernible on-going archaeological interest. No further assessment or conditions are therefore necessary

Thames Water

- 5.3 No objection in regards to the waste water network and sewage treatment subject to a condition requiring submission of a piling method statement given that the proposed development is located within 15 metres of a strategic sewer, and an informative regarding groundwater discharge to the public sewer. With regard to water supply, the site falls within the area of the Sutton & East Surrey Water Company.

Secure by Design

- 5.4 No objection subject to conditions for the development to achieve Secure by Design accreditation. The following specific points were raised:
- Controlled access to the rear garden from the street is required
 - The front fence should be 1.8m in height to prevent access
 - Windows and doors looking out to the communal garden should have defensible space
 - Tree branches should be maintained so they are not lower than 2m to allow natural surveillance
 - Doorset requirements are specified for the doors and windows above the main porch, the ground floor south flat and the refuse store to meet security requirements
 - An access control system is required to the car park and from the car park to the main building core as well as lighting specified and CCTV
 - The door to the cycle store to be clarified and CCTV included
 - The postal strategy is to be discussed with the SbD Officer
 - An access control system to the block with video and audio link and data loggins is required.

OFFICER COMMENT: The points raised will be secured by condition as part of the SbD accreditation prior to occupation. The request for a 1.8m fence at the front on either side is noted, however it is considered that such a high fence at the front would have a harmful impact on the design aesthetic so will not be pursued, and the 1.1m high balustrades with hedging as proposed will be retained.

Ecology

5.5 No objection subject to securing biodiversity mitigation and enhancement measures as outlined in the Ecological Appraisal.

5.6 The views of the Planning Service are expressed in the Material Planning Considerations section below.

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 13 letters of notification to neighbouring properties. A site notice was displayed and a press notice placed in the Croydon Guardian on 21/05/20.

6.2 The number of representations received from in response to notification and publicity of the application are as follows. It should be noted that there are multiple / duplicate entries submitted by the same objectors and these have been counted individually:

6.3 No of individual responses: 492; Objecting: 485; Supporting: 4 (and 3 neutral)

6.4 4 supporting representations were received on the grounds that flats are more affordable than houses and will boost the housing stock for Croydon; parking will be hidden in the basement; the large plot sizes on the road are suited to flats.

6.5 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

Objection	Officer comment
<i>Impacts on neighbouring amenity</i>	
Harmful to local amenity - invasion of privacy due to windows and balconies.	Addressed in paragraphs 8.26-8.32 of this report.
Loss of daylight for neighbours.	Addressed in paragraphs 8.26-8.32 of this report.
Breach of 45 degree line from number 12 and inadequate tree planting to mitigate.	Addressed in paragraphs 8.26-8.32 of this report.
Rear of the building extends 20m beyond the rear of number 16 and at 15m high will be a visual intrusion and overbearing.	Addressed in paragraphs 8.26-8.32 of this report.
Overlooking towards neighbours on Oakwood Avenue (12,16)	Addressed in paragraphs 8.26-8.32 of this report.

Riddlesdown Road (126A, 124) and properties down the hill (e.g. 17, 11, 13, 15 Oakwood Ave) - privacy impacts and light pollution	
Acoustic impacts on neighbours from passive or mechanical ventilation systems to basement	A condition will be included to control noise from any ventilation systems
The children's playground will generate noise	This would not be unreasonable in a residential area
<i>Design and character</i>	
Overdevelopment - Scale is too large, higher than adjacent properties and would appear intrusive in the street scene.	Addressed in paragraphs 8.10-8.17 of this report
The site is already wider than others so the building will appear enormous	Addressed in paragraphs 8.10-8.17 of this report
Balconies not in keeping with the road	Balconies are considered to be sympathetically designed and well integrated
Harmful to the character of the area / not in keeping	Addressed in paragraphs 8.10-8.17 of this report
Front paving and hardstanding will be visually dominant	Addressed in paragraphs 8.10-8.17 of this report
Building footprint will cover 37% of the plot whereas houses on the street cover 10-20% of their plots	Noted. Suburban intensification schemes typically result in an increase in built footprint
Oakwood avenue is a quiet road and one of the few roads remaining consisting solely of detached family accommodation - flats will be detrimental to its unique character.	Flats would contribute to providing a mix of different types of housing to facilitate mixed and balanced communities.
Basement would not meet Secure by Design standards	SbD accreditation will be secured by condition.
Object to basement excavation which could cause problems for neighbouring properties	This will be controlled by building regulations or other legislation such as the Party Wall Act
<i>Parking, transport and highways impacts</i>	

There is only one bus in the area and the site is not in reasonable walking distance of public transport due to the steep hills so people will use cars which will increase traffic and pollution.	Addressed in paragraphs 8.38-8.43 of this report
People will not cycle because of the hills	Topography is noted however the Council seeks to encourage sustainable transport. Car parking is also provided.
Residents will have more than one car and there is no visitors parking - will lead to on-street parking which will be detrimental to the area.	Addressed in paragraphs 8.38-8.43 of this report
Failure to provide a car club parking bay	Noted however the development will contribute towards sustainable transport initiatives through the S106 to include attracting a car club to the area
Parking spaces will be expensive so residents will park on the street	The cost of the parking spaces is not a material planning concern
Parking arrangement could cause bottlenecks, visibility is not sufficient on the ramp, the ramp gradient is unsafe, the 'queueing point' could be dangerous, there is no entrance barrier to the car park.	The parking arrangements have been reviewed and are considered satisfactory
Transport capacity into central London is already overcrowded	Noted
Increased cars will be a danger to school children walking/living in the area	Addressed in paragraphs 8.38-8.43 of this report
Emergency service access will be restricted	A construction logistics plan will be provided by condition to ensure the highway remains clear for emergency vehicles during the construction process.
Parking survey took place in the night so no visitors or deliveries present.	The Lambeth methodology is for surveys to be undertaken in the night when the highest numbers of residents and cars are likely to be home

Transport Statement does not consider impacts on school run traffic.	The development would be unlikely to have a material impact on the amount of traffic on the road during the school run.
What is passive car charging provision?	Addressed in paragraph 8.1 of this report
<i>Impacts on ecology and trees</i>	
Loss of habitat, impacts on birds, badgers, bats, slow worms	The ecology appraisal has been assessed by the Council's ecology advisor and deemed acceptable subject to the mitigation measures outlined.
Loss of green space	The proposed landscaping scheme involves greenery and planting on the forecourt, sides and rear of the building
The tree in 12 Oakwood Avenue is shown to be smaller than it actually is. Discrepancies in the RPZ on drawings. How will the development minimise the impact on this tree?	Addressed in paragraphs 8.33-8.36 of this report.
<i>Sustainability and flooding</i>	
Increase in carbon footprint. Does not fit with the Council's ambition to be carbon neutral by 2030.	S106 contributions towards air quality initiatives, carbon offsetting, sustainable transport, etc will be sought
Impacts on air quality from dust and vehicles	A S106 air quality contribution will be provided.
Environmental impacts of demolition. The existing property should be converted into flats	Environmental construction impacts will be controlled by condition.
Drainage issues including surface runoff and pressure on drains	Surface water will be captured in soakaways. Thames Water have not raised concerns regarding drainage.
Basement flooding issues have not been addressed.	The site is in flood zone 1 and an area of limited potential for groundwater flooding so a basement impact assessment is not required as part of the FRA and this has not been raised as an issue by the LLFA.

<i>Quality of accommodation</i>	
There is no provision for a sprinkler system which will be required under post Grenfell Revised Approved Document B for structures over 11 metres. Including such a system would increase overall development height. Also no plant room for necessary life safety fire suppression systems.	This will be controlled by building regulations. A condition will be included to require submission of a fire statement.
No lift / lift capacity inadequate. Lift capacity study should be undertaken.	The scheme includes a lift
Exceeds London Plan density targets	Noted. Density figures are a guideline
Not sufficient provision for wheelchair users (2 x 1-bed flats) – these are no larger than standard 1-bed flats. 2 bedrooms would be more suitable for live-in support.	A condition will be included to ensure the M4(3) flats comply with M4(3) building regulations
Access to the cycle park is beside one of the disabled bays so the car there is likely to be scratched	It is considered that there is sufficient space to enter the bike store.
Insufficient garden space for 70 residents	Over 180sq of shared amenity space for residents is provided.
The 3-bed apartments have the lowest storage area of 0.9sqm.	The 3b5p units have 3sqm of dedicated storage space which exceeds the London Plan requirement of 2.5sqm.
<i>Principle of flatted accommodation</i>	
Flats not welcomed. Many flats unsold in the area, there will not be demand for these. Should be retaining family houses.	This is a residential area and good quality flats with decent amenity spaces for new residents is appropriate. It must be noted that flats are often more affordable than houses with gardens and they contribute to providing a mix of different types of housing in the area.
Houses with gardens are more beneficial for people's mental health than flats	
What is the need for this development? There are 3 times as many flats for sale in the area as houses. Flats are no longer a property type desired by buyers and renters.	

There will be too many residents in the area with 70+ additional people living here	
Noise from new residents	
<i>Other matters</i>	
Should be refused for lack of affordable housing / which units are affordable?	Addressed in paragraphs 8.6-8.9 of this report
Schools, GPs and local hospital already over capacity	The development will make a CIL payment to contribute towards local infrastructure and services
Construction impacts	A construction management plan will be required by condition
Sets a precedent for future development	This is an appropriate use within a residential area and each scheme is assessed on its own merits
There is no Construction Logistics Plan which is essential given the excavation required	A CLP will be required by condition.
Community consultation was inadequate	Consultation undertaken by the developer was supplementary. The Council has undertaken statutory consultation in accordance with regulations
The proposed excavation will cause archaeological harm	GLAAS has confirmed that there are not likely to be any impacts on assets of archaeological interest
The plans do not show dimensions or levels or requirements for retaining structures. National validation criteria has not been met.	The drawings are to scale and proposed levels are shown on the site plan
Drawing inaccuracies for the footprint of number 12 as part of the rear/side extension has not been constructed.	As the footprint of number 12 is further away from the boundary than shown on the location plan, there will be no additional amenity impacts in terms of the 45 degree line or daylight and sunlight impacts

Heating and hot water flues are not shown (there is no communal plant room) and a communal satellite antennae should be provided.	Plant room is on the ground floor. Heating/hot water arrangement are outlined in the energy Statement
Refuse arrangements not practical as it will be time consuming to take 7 bins from the development to the road	Refuse arrangements are appropriate. Details of the receptacles will be provided by condition.
Red line boundary is shown to include a small patch of land on the public highway in front of number 12	This area of land has been removed from the red line.

6.6 Riddlesdown Residents Association objected to the application, raising the following (summarised) concerns:

- The Transport Statement is not accurate regarding walking distance to bus stops or train stations because topography is not considered.
- All nearby schools are oversubscribed – it is unclear where children living in the flats will go to school
- Over-intensification of the site and exceeding the London Plan density matrix
- Excessive bulk, scale and massing in a suburban location and uncharacteristic built form
- The DAS does not refer to NPPF policies
- Non-compliant affordable housing offer
- Impact on neighbouring amenity
- Insufficient amenity and private garden space
- Soakaways should be provided for surface water disposal
- How will the infiltration tank and the basement work together?
- Foul water sewers need to be increased in size
- Concerns about parking layout
- There is no overspill parking proposed
- Basement may flood in heavy rain
- Where is the evidence that the number or refuse bins is sufficient?
- The 3-bed units are located on 1st and 2nd floor when it would be preferable for them to be on the ground floor for easier access to the amenity and play space
- Mature trees on the rear boundary could cause loss of light to 3 Coxley Rise
- Cumulative impact of the loss of family homes and strain on infrastructure
- Comments regarding requirements for improved infrastructure and public services to support development are ignored by the Council.

6.7 Purley and Woodcote Residents Association objected to the application, raising the following (summarised) concerns:

- Loss of a family home

- Overdevelopment of the site with a significant increase in the built area of the existing family home
- Overdevelopment of the site resulting in inadequate amenity space for potential occupiers
- The design is 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 adjoining properties. Size and scale means that occupiers of neighbouring properties will suffer visual intrusion, increased noise and loss of privacy.
- Inadequate car parking resulting in additional on street parking, parking pressure on the surrounding area, and increased traffic movements endangering road safety.

6.8 Councillor Simon Brew has objected to the application and referred this application to committee on the following planning related grounds:

- Overdevelopment
- Impacts on local infrastructure
- Not compliant with density targets: 329hr/ha when London Plan specifies 150-200hr/ha (almost double)
- Cumulative impacts of other flatted schemes in the area, approx. 100 new flats within 1km and this is not compensated for by CIL payments
- Oakwood Avenue is the sole remaining road consisting of family homes with gardens and that should be considered a heritage asset
- Visual impact on streetscape, fails to respect local character, contrary to SDG 2.7
- Scale, massing, bulk, form and design visually dominating and harmful to character and detrimental to visual amenity
- Massing much larger than any in vicinity
- Paving and hardstanding would have a harmful impact on the green character of the area.
- Proximity to homes on either side
- Privacy impact on numbers 12 and 16 and number 3 behind and daylight impacts
- Breach of 45 degree lines by intrusion into back garden
- If permission is granted the solar panels must be required before occuperaion to reduce carbon footprint
- Access to the communal amenity space at the rear is via a flight of stairs which is not DDA compliant for wheelchairs
 - *Officer note: there are no stairs to access the amenity space but there are stairs to the play space*
- Access to garage is via a steep 1:6 gradient and risk of carpark flooding during heavy rain.
- No provision of a car club bay as required by Policy DM30 Table 10.1.
- The road is very steep which impacts on access to Purley district centre, Riddlesdown station and the 407 bus stop.
- Quantum of cycle spaces is ridiculous due to topography
- 15% affordable housing is inadequate and contrary to policy.

6.9 Councillor Simon Hoar (neighbouring Ward Councillor) has objected to the application on the following planning related grounds:

- Overdevelopment of the site with 20 units replacing one
- Out of keeping with the area due to height, harmful to the character of the street
- Loss of privacy to neighbours from overlooking balconies
- Loss of daylight to neighbours
- Lack of privacy for new occupants
- Over saturation of flats within the local area
- Detrimental impact on local amenity and infrastructure
- Insufficient parking will impact on the road and traffic flow

6.10 The applicant also undertook their own community engagement prior to submission which involved a handout being provided to neighbours and they were invited to send their comments via email or telephone. A summary of some of these responses and the applicant's responses is provided in the applicants Community Engagement Statement.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

Consolidated London Plan (2015):

- 3.3 Increasing Housing Supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.14 Existing Housing
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management

- 5.13 Sustainable drainage
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 8.13 Community Infrastructure Levy

Croydon Local Plan (2018):

- 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
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

Emerging New London Plan

- 7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption and therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for

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

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Residential tenure and unit mix
- Design of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Access, parking and highways impacts
- Waste / Recycling Facilities
- Impacts on trees, biodiversity and ecology
- Sustainability and Flood Risk

Principle of Development

8.2 The NPPF applies a presumption in favour of sustainable development. Paragraph 68 acknowledges the contribution that small and medium size sites can make in meeting housing requirements and supports the development of windfall sites. Similarly Policy SP2.1 of the Croydon Local Plan (2018) applies a

presumption in favour of development of new homes and Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites. London Plan policy 3.3 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The proposal is for a residential scheme comprising 20 units in a 4 storey building. The site is within an established residential area and is a windfall site which could be suitable for sensitive renewal and intensification.

- 8.3 Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three bedroom units and the loss of units that have a floor area of less than 130sqm. The existing property has 4 bedrooms and measures 272sqm. 4 x 3 bed units would be re-provided (3 x 3b5p) resulting in a net gain of family homes, in accordance with the policy.
- 8.4 With regards to density, the London Plan suggests that in a suburban setting such as this with a PTAL of 0, an appropriate density would be 150-200 habitable rooms per hectare (hr/ha). The proposal has a density of approximately 335hr/ha, which exceeds the guidance. However the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic.
- 8.5 The proposed residential use and its density is considered acceptable in principle.

Residential tenure and unit mix

- 8.6 Policy SP2.4 sets out that the Council will seek to achieve up to 50% affordable housing on sites of ten or more units, subject to viability with a 60:40 split between affordable rented homes and intermediate homes. A minimum of 30% affordable housing should be provided on site but if this is not viable then the minimum level of affordable housing permitted would comprise 15% on site plus a review mechanism with the potential to increase affordable housing provision to an equivalent of 50% upon completion based on a review of actual sales values and build costs.
- 8.7 In this case, the provision is for 15% affordable housing (by habitable room) comprising 2 x affordable rent units and 1 x shared ownership unit (all 2b4p units), to be provided and managed by Hexagon Housing Association. The applicant will also enter into a review mechanism to re-assess viability upon completion with the potential to increase the affordable housing provision. This will be secured through a S106 agreement.
- 8.8 The viability assessment submitted by the applicant concluded that it would not be viable for the applicant to provide any affordable housing on site or make any

financial contribution to the council, stating that even without affordable housing the scheme would generate a deficit of £2,432,265. The Council's review of the assessment agreed that a fully market tenure scheme would generate a deficit – although a lower deficit of £715,609 - and recommends that a review mechanism is entered into. However, the Council's policy is clear that if the minimum level of affordable housing (i.e. 15% on site plus a review mechanism) is not provided then the scheme would be refused. The applicant has therefore proposed the offer outlined above and this is considered acceptable and in compliance with policy SP2.4.

- 8.9 Policies SP2.7 and DM1.1 seek to ensure adequate provision of small family sized units in order to meet the borough's need and ensure that a choice of homes is available in the borough. In suburban areas of low PTAL such as this, 70% of the homes on site should have three or more bedrooms. The policy allows a transition period until the end of February 2021 whereby 2b4p units contribute towards the proportion of family sized units. The proposal is for 3 x 3b5p, 11 x 2b4p, 6 x 1b2p units which constitutes 70% family sized units (including the 2b4p units) which complies with policy SP2.7 and DM1.1.

Design and impact on the character of the area

- 8.10 The existing building does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.11 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.
- 8.12 The scheme has evolved through two rounds of pre-application discussion and minor design amendments to the elevations and layouts have been made as part of the assessment process.
- 8.13 In terms of height and massing, the proposed building is 3 storeys plus accommodation in the roof space, set above basement level car parking. The Suburban Design Guide SPD indicates that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be 3 storeys with an additional floor contained within the roof space. The height is considered to be appropriate.



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

Extract from Suburban Design Guide SPD



Proposed massing / street elevation (also showing outline of existing property and the second pre-app 20/00296/PRE)

- 8.14 The proposed footprint of the building is larger than its neighbours, with a rear projection extending up to 15m beyond the back of neighbouring properties (number 16), however the plot is large and the 45 degree lines from the closest ground floor habitable rooms of the neighbouring properties on either side are not breached, as shown on the site plan. This indicates that the proposed massing is appropriate and will not have an overbearing impact on neighbouring occupiers. The proposed footprint retains appropriate separation distances between neighbouring residences. On the north elevation there is a gap of 3.5m between the side of the building and the edge of the site (adjoining number 16). On the south elevation, the gap between the edge of the building and the edge of the site is between 4.7m and 1.3m at its closest point. These areas on either side of the building are used as private gardens for ground floor flats so would not be used as walkways or access points for residents, and new mature tree planting will also be introduced on all boundaries.
- 8.15 The front building line is in line with the existing neighbouring properties which is supported. The proposed frontage is 27.8m wide, compared to the existing building on the site which has a total width of 23.5m including the side extension and garage. It is acknowledged that the increased width coupled with the increased depth of the proposed building means that the building is of a larger scale than neighbouring properties and introduces a larger suburban grain to the

neighbourhood. However the suburban design guide SPD acknowledges that intensification schemes such as this will be generally larger than their neighbours, and this is acceptable provided the design is of a high quality.



Proposed site plan

8.16 The proposed design approach is a contemporary reinterpretation approach. The character appraisal included within the design and access statement identifies various features within the surrounding styles of suburban housing and draws upon these in the proposed design, including the front gable, the vertical emphasis around the entrance, the use of brick in different colours, and the angled corner which references the arrangement of the existing house. Amendments to the elevations have been made as part of the assessment, including changes to the materials from predominantly white render to predominantly brick. Detailing using lighter bricks has been introduced to break up the façade and detailing is included around windows. The roof form has also been simplified. The architectural expression and materiality is now considered to be of an appropriately high quality which responds well to the character of the area.

- 8.17 In terms of site layout, the proposed underground parking is supported as this maximises opportunities for landscaping at ground floor level to reflect the green and open character of the street and this is considered to enhance the streetscene. The vehicular crossover is relocated further north to provide ramped access to the underground parking. Cycle parking is also included in the underground car park and waste storage is provided internally at ground floor level. There is a separate ramped entrance for pedestrians providing access to the main front entrance, and also a clear access route for operatives to access the bin store which is positioned at the front of the ground floor. An area of communal amenity space and play space is provided at the rear which is accessed internally through the building. The proposed site layout is supported.
- 8.18 Currently the site slopes upwards from the pavement with a sloped stone wall in front of the forecourt. The proposal would involve some fairly significant excavation at the front to provide the ramped access down to the underground car park. Other proposed land level alterations are minor; the front sloped wall would be removed and replaced with a gradual ramp from the pavement to the main front door and some front boundary hedging. The existing rear garden is flat and no excavation or retaining walls are proposed at the rear. The proposed changes at the front of the site are considered to represent a visual improvement to the street scene.
- 8.19 The proposal is considered to comply with policies SP4.1 and DM10.

Quality of Accommodation

- 8.20 Policy 3.5 of the 2016 London Plan states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units exceed the minimum space standards and layouts are sensible.
- 8.21 Internal layouts have been well thought out and all proposed units are dual aspect. There are 3 flats (1 bed units 4, 10 and 16 which are stacked above each other on ground, first and second floors) which have their secondary side (south) facing aspect obscured to protect the amenity of neighbouring occupiers at number 12. Occupiers of these units would not have outlook towards the south but would still benefit from ventilation from the windows, and neighbouring amenity would be protected, so the arrangement is acceptable.. An obscured window is also provided to the living room window of ground floor flat 1 because access to the communal amenity space for all residents is via a pathway outside this window. This is a secondary window to the living room and the obscure glazing will protect the privacy of prospective residents, so is acceptable.
- 8.22 An internal daylight and sunlight study has been submitted which assesses the Average Daylight Factor (ADF) for all ground floor habitable rooms and a sample

of rooms on first second and third floor. The study demonstrates that all rooms exceed the ADF guidelines of 1.5-2% for kitchen/living rooms and 1% for bedrooms, indicating that all units will receive sufficient daylight. It is noted that the communal stairwell will not receive natural light.

- 8.23 Policy 3.8 of the London Plan, the London Housing SPG (2015) and emerging London Plan policy D7 state that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. 2 x 1b2p wheelchair user dwellings are shown on the plans (unit 4 on ground floor and unit 10 on first floor). The remaining 90% should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings'. Land level alterations are proposed to enable step free access from the street to the main entrance via a sloping path and a lift is provided internally to provide step free access from the entrance to all units. Part M4(2) also requires that step free access is provided to all facilities of the site, including communal amenity space and play space. Step-free access to the amenity space is provided via the communal core and a path which leads outside from the north east corner of the site with benches positioned around the external path. As currently proposed the access to the play space at the end of the garden is via a set of steps. A condition will be included to require step free access to the play space, either by reconfiguring this space within the garden or by providing a stair climber or platform lift
- 8.24 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Each upper floor unit is provided with a balcony which complies with the space requirements and each ground floor unit has a terrace and private garden, which is welcomed.
- 8.25 Policy DM10.4 also requires provision of children's play space calculated using the Mayor of London's population yield calculator. Play space of around 50sqm is provided in the north eastern corner of the garden. According to table 6.2 of policy 10.4, with 17 market units, 1 shared ownership (2-bed) and 2 affordable rent units (2-bed), a requirement for 42.6sqm of children's play space would be generated, and this is exceeded.
- 8.26 Communal amenity space of approximately 180sqm is also provided (not including the perimeter space which is generally occupied by trees). This space comprises lawn, planting, seating and a pergola or similar such structure. The proposed land level alterations means that some retaining walls will be required at the north and south boundary and within the amenity space and details of this will be provided by condition.
- 8.27 In summary, the proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Housing SPG (2015).

Impacts on Neighbouring Residential Amenity

8.28 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The nearest residential properties are number 12 to the south and number 16 to the north. As mentioned above, the depth of the projection does not exceed the 45 degree line from the closest ground floor windows on either side. The proposal also does not breach the 45 degree line on either side in elevation, and the lowering of the ground floor land level levels in comparison with neighbouring properties assists in reducing the potential dominance of a 4 storey building. The building is not considered to have an overbearing impact on properties on either side.



Proposed site plan showing relationship with neighbouring properties

8.29 Number 16 to the north has 5 windows facing the site at a distance of approximately 5.9m from the proposed building at its closest point. The proposed development includes a number of north facing windows however all windows at first and second floor level which would enable direct overlooking towards the property and the first 10m of the rear garden would be obscure glazed. Careful

consideration has been given to internal layouts to ensure that each of these rooms have alternative windows to allow adequate light for prospective occupiers. Number 12 to the south has a number of windows facing the site at a distance of between 8 and 9.5m to the proposed building. The proposed development includes south facing windows which similarly would be obscure glazed at ground, first and second floor level to prevent overlooking towards the property and the garden. On both boundaries, semi-mature trees are proposed to be planted to further assist with screening between the properties.

- 8.30 A daylight and sunlight study has been undertaken to assess the impacts of the proposed development on numbers 12 and 16. The vertical sky component (VSC) analysis, which measures the amount of sky visible from a centre point of a window, indicates that all windows of number 12 retain at least 80% of their existing VSC, and all retain above the BRE guideline of 27%, which suggests that the development would not have a noticeable impact on the amount of light received to each window and each room will still receive good levels of natural daylight. The VSC analysis for number 16 shows that one window (the ground floor side facing window) would fall short of the BRE guidelines, receiving 72% of its current VSC, and falling to 26.37%, which is only marginally below the 27% BRE guideline. This room is also likely served by another larger window on the rear elevation so this minor transgression is considered acceptable. In terms of sunlight, the Annual Probable Sunlight Hours (APSH) test indicates that all relevant windows of numbers 12 and 16 would continue to receive the recommended amount of daylight annually and in the winter months.
- 8.31 Balconies are proposed on the front and rear elevations. The front balconies do not raise any amenity concerns as these are looking over the public highway. The rear balconies are inset with hit and miss bricks on the side to prevent overlooking towards neighbours on either side. The outlook is proposed over the rear amenity space.
- 8.32 The property to the rear at 3 Coxley Rise has its back garden positioned directly beyond the application site at a distance of 14.5m, and the property itself is at the rear of number 12 Oakwood Avenue. It is noted that the proposed rear facing balconies would be orientated towards the rear garden of 3 Coxley Rise but the separation distance is considered to be adequate. The existing mature tree is to be retained and additional semi-mature trees are to be planted on the boundary, which will assist with screening the rear garden from overlooking. The proposed development would be visible from the windows of 3 Coxley Rise however there would be no conflict with the 45 degree line and the separation distance means that the proposal is not considered to have an overbearing impact.
- 8.33 Representations have also raised concerns around overlooking impacts towards 124/126/126a Riddlesdown Road. These properties are located over 26m from the rear of the site boundary and around 40m from the rear of the proposed

buildings so any overlooking towards these properties would be from a distance and would not raise concerns regarding undue amenity impacts.

- 8.34 Overall the amenity impacts on neighbouring occupiers are considered to have been adequately mitigated and on balance are considered acceptable.

Trees, Biodiversity and Ecology

- 8.35 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are mature trees along the rear and side boundaries, many of which are located just outside the site boundary. These include one TPO Beech tree in the front garden of number 12 (category B) and other large trees which do not have TPOs including a sycamore in the rear garden of number 12 (category B), a silver birch in the rear garden of number 16 (category B), and a sycamore just beyond the rear boundary (category B). All of these mature boundary trees would be retained and protected. The two street trees (one to the north and one to the south) would also be retained and their root protection zones would not be impacted by the relocation of the vehicle crossover.
- 8.36 It is proposed to remove one false acacia tree (category C) in the rear garden of the application site and one group of yew trees (category C) near to the boundary with number 12 in order to facilitate the development. There are no other tree removals proposals and these removals would be mitigated by planting of 13 new trees and additional shrubs and hedges as part of the landscaping scheme. 11 of the 13 new trees would be semi-mature specimens located on the eastern (adjoining 3 Coxley Lane), southern (adjoining number 12) and northern (adjoining number 16) boundaries. 2 further trees would be planted in the front garden.
- 8.37 Representations have raised concerns about impacts on the beech tree at number 12. The Tree Report outlines that this tree has a RPA radius of around 14.4m and is likely to experience a root incursion of approximately 13% as a result of the development, as the south western corner of the building would encroach the RPA. The proposed basement does not encroach into the RPA of any retained trees. An Arboricultural Method Statement outlines how this tree and other retained trees will be safeguarded during the construction process. A condition will be attached to ensure that works are undertaken in accordance with the Statement.

- 8.38 Policy DM27 seeks to protect and enhance the borough's biodiversity. An Ecological Appraisal has been submitted which assesses the impacts of the proposed development on designated sites, protected species and Priority species & habitats. This also includes biodiversity enhancements such as bird nesting boxes on retained trees and incorporating a range of native and non-native plant species within the landscaping scheme to provide habitats for wildlife. The council is satisfied that there is sufficient ecological information available for determination and that the mitigation measures identified are appropriate to conserve and enhance protected and Priority Species. Biodiversity enhancements are also outlined in the report, which are supported. Conditions will be attached to ensure compliance with the recommendations of the ecological appraisal and the submission of a biodiversity enhancement strategy.

Landscaping

- 8.39 Local Plan policy 10.8 requires proposals to incorporate hard and soft landscaping. A landscaping scheme is proposed which involves paving of the front and rear paths using various high quality materials, lawn at the front and back with boundary hedging to delineate private and communal amenity spaces. Seating is provided in the rear garden as well as timber play equipment in the play space. The proposed landscaping is considered to be simple but high quality. Further details along with details of the retaining structures are to be provided by condition.

Access, Parking and Highway Safety

Car parking

- 8.40 The site has a Public Transport Accessibility Level (PTAL) of 0 which is the worst access to public transport. Car parking on a 1:1 basis is proposed within an underground car park, including 2 disabled parking bays. The quantum of car parking is in accordance with the London Plan standards. The underground car park would be accessed via a modified vehicle access point on Oakwood Avenue, further north than the existing vehicle crossover. The vehicle crossover would be a dropped kerb with a flat section of 4.5m and 0.5m ramps either side, in accordance with Council guidance. Pedestrian sight lines at the crossover are shown in the Transport Statement and are acceptable. Vehicle sightlines will be required by condition.
- 8.41 The main ramp down to the basement car parking is on a 1:6 slope, with 1:12 transitions at either end, which is acceptable. The proposed ramp is 5m wide which is appropriate to enable 2 cars to pass each other. Swept paths for each of the parking spaces are provided, demonstrating that the spaces are accessible. The relocated crossover will require the relocation of a lamppost, which will be agreed as part of a S278 Agreement. The S278 will also require the reinstatement of the existing crossover and improvements to the footway in front of the site.

- 8.42 Representations have raised concerns about on-street car parking by visitors or if occupiers have more than one car. A parking stress survey has been undertaken which shows very low parking stress in the street (13%) and concludes that the proposed development would have limited impact on parking stress on the street given the quantum of on-site parking spaces. This is accepted.
- 8.43 4 active electric vehicle charging points (20%) will be provided in the basement car park, and the remainder of the spaces will be passive spaces (spaces with the necessary underlying connections and cabling to enable installation of charging points in the future), in line with policy DM30.
- 8.44 A contribution of £30,000 will be secured via S106 agreement to contribute towards sustainable transport initiatives including on street car clubs with electric vehicle charging points (ECVPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.

Cycle parking

- 8.45 Policy DM30 and London Plan policy 6.9 and Table 6.3 would require provision of a total of 34 cycle spaces. Cycle parking facilities must be secure, integrated, convenient and accessible. The cycle store is located in the basement with space for 38 cycles, which is acceptable. Semi vertical racks and Sheffield stands will be provided, including space for 5% wider and adapted bikes. A sliding door to the bike store will be installed to avoid any conflict with the adjacent car parking space. Details will be secured by condition.

Waste / Recycling Facilities

- 8.46 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design and should be within the main building envelope. The bin store is proposed at ground floor level, with access for residents from the entrance core and access for operatives externally from the front. The drag distance for operatives is around 20m which complies with guidance in the Council's New Build and Conversion waste management guidance. Details of the receptacles will be provided by condition to ensure capacity is adequate.

Sustainability and Flood Risk

Energy efficiency

- 8.47 Local Plan Policies SP6.2 and SP6.3 require development to minimise CO2 emissions in line with the energy hierarchy and all new major developments must be zero carbon. This is to be achieved by a minimum 35% reduction in regulated carbon emissions over the 2013 Building Regulations on site, with any remaining CO2 emissions to be offset through a financial contribution. The Energy Statement shows that on site CO2 reductions of 36% will be achieved through the use of solar PVS, advanced heating controls and thermal insulation within the building fabric. A condition will be included to ensure the solar panels and other energy efficiency measures are implemented prior to occupation. The remaining carbon would be offset via a contribution at a cost of £60 per tonne of carbon, equating to approximately £27,972. This would be secured through the S106 agreement.
- 8.48 The S106 will also require an air quality contribution of £2,000 to fund initiatives in the Council's Air Quality Action Plan in accordance with Local Plan policy DM23 and the Council's Air Quality interim policy guidance.

Flood risk

- 8.49 The site is located within an area at very low risk of surface water flooding. The proposed surface water drainage strategy will include the incorporation of infiltration SUDS (soakaways) and this will ensure no discharge to public sewers. Two soakaways will be included, one within the front landscaped area and one in the rear landscaped area, and a SUDS maintenance strategy is included. The Lead Local Flood Authority (LLFA) has been consulted and has advised that the submission is robust and the SUDS strategy is sound but that the applicant should consult the Environment Agency as a formality as the site is located within a Groundwater Source Protection Zone. A condition will be included to ensure SUDS are incorporated within the development as proposed and that the EA is consulted.

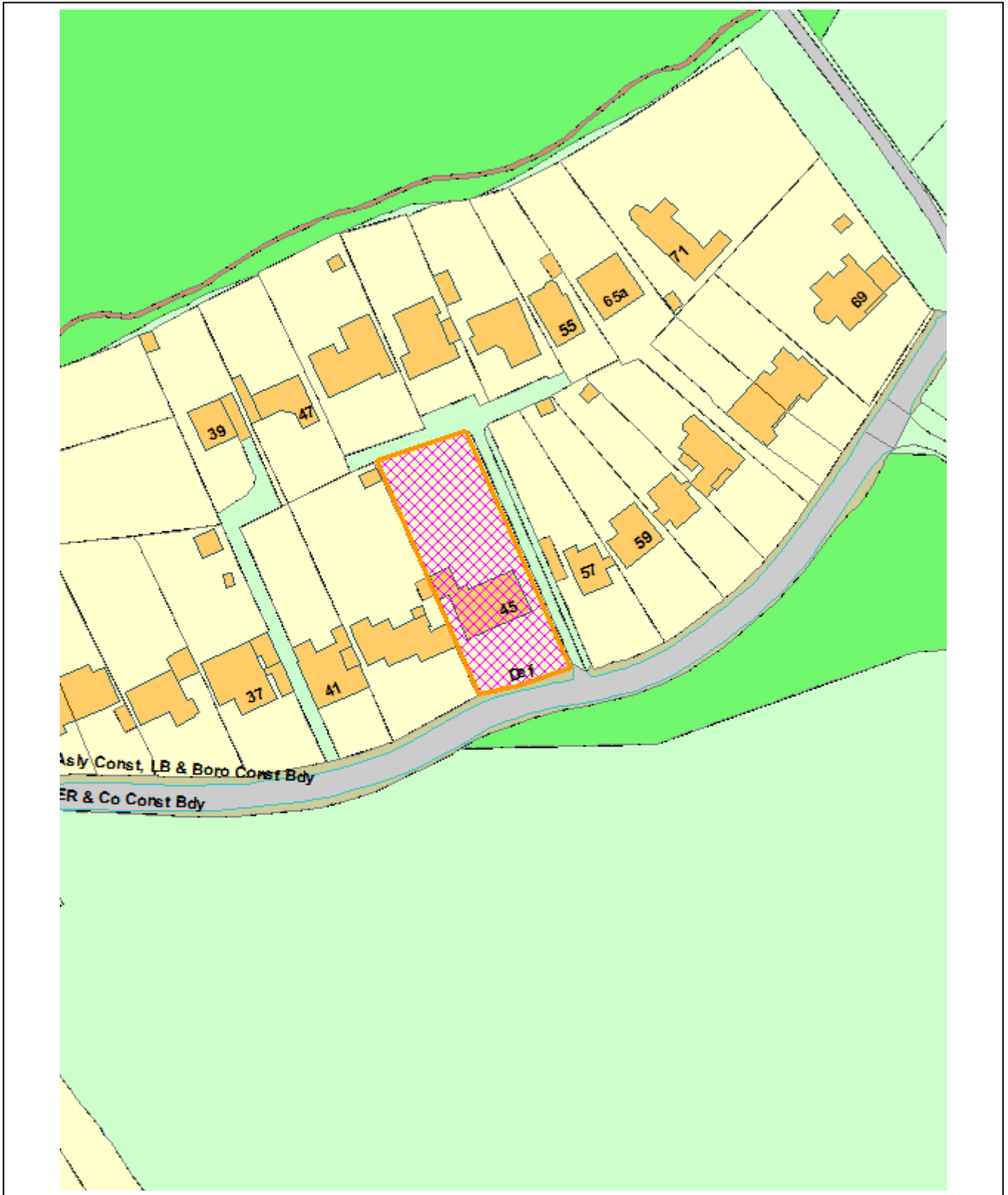
Conclusion and Planning Balance

- 8.50 The provision of 20 flats in this location is acceptable in principle. The provision of 15% affordable housing and a review mechanism is supported and the proposed mix of units is acceptable to provide a range of accommodation sizes. The design, massing and site layout has evolved over time through pre-app discussions and is now considered acceptable. The proposed quality of accommodation is acceptable and the amenity space, play space and accessibility arrangements and landscaping are supported. Amenity impacts on neighbouring occupiers will be adequately mitigated. Existing mature trees in neighbouring gardens will be retained and protected. The parking arrangements and highways impacts are acceptable, and the proposed development is also acceptable on sustainability grounds.
- 8.51 All material considerations have been taken into account, including responses to the public consultation. The conditions recommended and obligations secured by Section 106 would ensure that any impacts of the scheme are mitigated and it is not considered that there are any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

Other matters

- 8.52 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.53 All other planning considerations including equalities have been taken into account.

This page is intentionally left blank



This page is intentionally left blank

PART 6: Planning Applications for Decision

Item 6.3

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/03242/FUL
 Location: 45 Kingswood Lane, Warlingham, CR6 9AB.
 Ward: Sanderstead
 Description: Demolition of the existing property and the erection of 6 x 3 bedroom houses, with associated access and parking.
 Drawing Nos: Site Location Plan, 002/01 Rev.A (Site Plan), 002/02 Rev.A (House Type A Plans and Elevations), 002/03 (House Type B Plans and Elevations), 002/04 Rev.A (3D Visual), 002/05 (Site Plan), 002/06 (Existing Floor Plans), S19/7491/01 Topographical Survey.
 Applicant: Mr Atri Prashad of Turnbull Land Limited
 Case Officer: Joe Sales

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision					1	1
Proposed Provision				6		6

	Car parking spaces	Cycle parking spaces
Existing	2	0
Proposed	7	26

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

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 £9,000 for improvements to sustainable transport improvements in Sanderstead Ward including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions, membership of car club for the units for 3 years.

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 and issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Electric Vehicle Charging Points
9. Cycle parking and refuse
10. Car parking
11. Windows restrictions
12. Visibility splays
13. Accessible units
14. Energy emissions
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Section 106
- 2) CIL
- 3) Code of practice for Construction Sites
- 4) Boilers
- 5) Refuse
- 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of the existing dwellinghouse at 45 Kingswood Avenue.
- Erection of 6, three-bed dwelling houses.
- Provision of 7 off-street parking spaces.
- Provision of external refuse store.

3.2 Amended plans were received showing amended materiality for the front 3 terraced dwellings and minor amendments to the pedestrian layout. No re-notification was conducted because the amendments did not lead to a material change in circumstances.

Site and Surroundings

- 3.3 The application site is a large detached single storey property situated on the northern side of Kingswood Lane (set within a large plot). The topography of the site is relatively flat.
- 3.3 The surrounding area is mainly residential in character and many of the properties occupy fairly generous plots. Whilst there is no distinct style in regard to the properties along Kingswood Lane, the majority of properties appear to be single family dwellings.
- 3.4 The site is located right on the boundary with Tandridge District Council and the PTAL is classified as 1a "Poor".
- 3.5 There is a private road to the east and rear for which the applicant has stated the subject site does not have access rights.
- 3.6 There are no heritage assets immediately adjacent to the site nor are there any protected trees.



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

Planning History

3.5 None relevant on this site.

4. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide more than 30% 3-bedroom houses.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by a site notice which was erected immediately outside of the site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 29 Objecting: 28 Supporting: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.5

Loss of family home	Addressed in the report at paragraph 8.2 – 8.5
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.6 – 8.24
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.6 – 8.24
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.25 – 8.31
Loss of privacy	Addressed in the report at paragraphs 8.25 - 8.31
Overlooking	Addressed in the report at paragraphs 8.25 – 8.31
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.25 – 8.31
Refuse arrangements	Addressed in the report at paragraphs 8.43
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.36 – 8.44
Negative impact on highway safety	Addressed in the report at paragraphs 8.36 – 8.44
Refuse and recycling provision	Addressed in the report at paragraphs 8.36 – 8.44
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.44
Impact on wildlife	Addressed in the report at paragraphs 8.46
Impact on flooding	Addressed in the report at paragraph 8.50
Adverse impact on local services	Addressed in the report at paragraph 8.37
Impact on trees	Addressed in the report at paragraphs 8.30 – 8.32

- 6.3 The site adjoins the shared boundary with Tandridge District Council and they were therefore consulted on the proposed development. The response received from Tandridge District Council on the 7th October 2020 raised no objections to the proposed development.

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) as amended. 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.

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

Emerging New London Plan

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

- 7.3 The policies of most relevance to this application are as follows:
- D1 London's form, character and capacity for growth
 - D2 Infrastructure requirements for sustainable densities
 - D3 Optimising site capacity through the design-led approach
 - D4 Delivering good design
 - D5 Inclusive design
 - D6 Housing quality and standards
 - D7 Accessible housing

- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.4 Croydon Local Plan (adopted February 2018)

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

7.5 Suburban Design Guide Supplementary Planning Document (SPD) 2019

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

7.6 Other relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

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

The Principle of Development

8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.

8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification which responds to the character of the area (as assessed below).

8.4 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing unit comprises a 5-bedroom dwelling and the proposal would provide 6 x 3 bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.

- 8.5 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (200 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.6 The existing properties are not protected from demolition by existing policies and their demolition is acceptable subject to a suitably designed replacement building coming forward.

Layout, Scale and Massing

- 8.7 The proposals have been designed to utilise the generous plot size by providing two rows of terraced dwellings each containing three units. In terms of their siting, it is considered that the proposed site layout is consistent with the aims and objectives of the Suburban Design Guide.
- 8.8 Section 2.9 of the Suburban Design Guide refers to the relationship between buildings and provides guidance on what is acceptable with regards to new residential development and their relationship with the existing urban form of the area. With regards to the proposed dwellings, the front terrace is appropriately located on the existing street scene which is consistent with the neighbouring dwellings. The siting of these dwellings ensures that the proposals maintain the existing building line which exists along this stretch of Kingswood Lane.
- 8.9 An access road is provided from the existing road and provides vehicular access to the dwellings at the front of the site and to the rear. Given the size of the plot, it is considered that this arrangement is acceptable in terms of the overall site layout and allows for the potential of the site, to deliver homes, to be maximised.
- 8.10 In terms of the units situated to the rear of the site, these provide a front to back relationship with the proposed dwellings to the front of the site and whilst section 2.9.10 of the Suburban Design Guide refers to back to back distances, it is considered that the recommended separation distances stated within this section of the guidance should be applied in this instance. The proposals provide a back to front separation distance of 16.72m which exceeds the recommended distance of 12m for new to new dwelling separation distances as set out within the Suburban Design Guide.

- 8.11 Significant buildings to the rear are not characteristic of the area but are suitable on these plots which have deeper gardens, which is generally the case on Kingswood Lane.
- 8.12 The Suburban Design Guide also recommends that there should be a minimum separation distance of 18m between new to existing dwellings. The road which runs along the eastern boundary of the site provides access to a cluster of dwellings which are also located on this extension of Kingswood Lane. The proposals provide an approximate distance of 21m to these dwellings which is considered acceptable when assessed against the Suburban Design Guide in terms of their siting away from the existing dwellings.
- 8.13 The proposals do offer a generous amount of separation distance to the neighbouring boundaries. 4m is provided to the neighbouring property at 43 Kingswood Lane and 1m is provided to the boundary which is shared with the existing access road. This is in line with the Suburban Design Guide which recommends that a minimum of 1m separation distance is provided between proposed buildings and existing boundaries.
- 8.14 The proposed heights of the dwellings are two storeys with accommodation in the roofspace. Section 2.10 of the Suburban Design Guide states that developments across the borough should generally be of at least three stories in height. The proposals respond respect the height of the existing dwellings in the area and are considered to be an appropriate scale in terms of their height.
- 8.15 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Whilst some of the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the front boundary. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive and will be subject to a suitable level of soft landscaping to mitigate the impact of the parking forecourt area.
- 8.16 Overall it is considered that the layout, mass and scale of the proposed development is consistent with the aims and objectives of the Suburban Design Guide and Policy DM10 of the Croydon Local Plan.



Fig 2: Proposed site layout

Architectural Form and Street Scene

8.17 The proposal seeks to replace the existing detached dwelling with 6 units. The scheme has been specifically designed as 2 rows of three terraced houses because this would work well with the existing topography of the site and is an efficient use of the land. The front buildings are sited to respond to the siting of properties on either side and to respect the existing building line.

Dwellings Fronting Kingswood Lane

8.18 The proposed development has adopted a contemporary reinterpretation design approach. The terrace of dwellings which will be situated within a prominent position in the street scene has adopted traditional features such as the gable roofs. The proposed material palette also contributes to a contemporary style of architecture whilst also working with traditional forms and features which are predominant within the area.

8.19 It is proposed to construct the dwellings using a red brick at the ground floor level and a white brick on the upper levels to replicate white render which is a common material found on the elevations of the existing dwellings within the area. These proposed materials are considered to be consistent with the existing materials found in the immediate vicinity of the proposed development site and it is considered that these allow the proposal to integrate into the existing street scene, successfully providing a terrace of dwellings that are sympathetic to the neighbouring properties.



Fig 3: Elevational view highlighting the front of the proposal in relation to neighbouring properties.

Dwellings located to the rear

- 8.20 The proposed dwellings to the rear of the site are sub-servient to the dwellings that front the existing street. Whilst it is still important to provide a development that is, in terms of its design, high in quality, the proposals will have less of an impact on the street scene given their back land location.
- 8.21 Given the subservient nature of the rear terrace and the fact that they relate to the proposed terraced dwellings to the front of the site through the use of similar materials, the impact to the street scene will be minimal and the character of the wider area will be largely unharmed as a result of the proposed development.
- 8.22 The proposed terraced dwellings to the rear of the site are in accordance with the Suburban Design Guide and Policy DM10 of the Local Plan and are therefore acceptable in terms of their impact to the street scene and the character of the wider area.



Fig 4: Elevational view highlighting the dwellings located to the rear of the site.

- 8.23 The design of the buildings would incorporate a traditional styled appearance consisting of gables and pitched roofs, maintaining the overall street scene with

use of an appropriate material palette with an adequate balance between brick and glazing and appropriate roof proportions.



Fig 6: 3D visual of site showing proposal from Kingswood Avenue

8.24 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

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

8.25 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the neighbouring properties at the flatted scheme to the west of the site, 43 Kingswood Lane, the dwelling towards the eastern boundary, 57 Kingswood Lane and the dwellings located to the rear of the site at no's 49 and 51 Kingswood Lane.

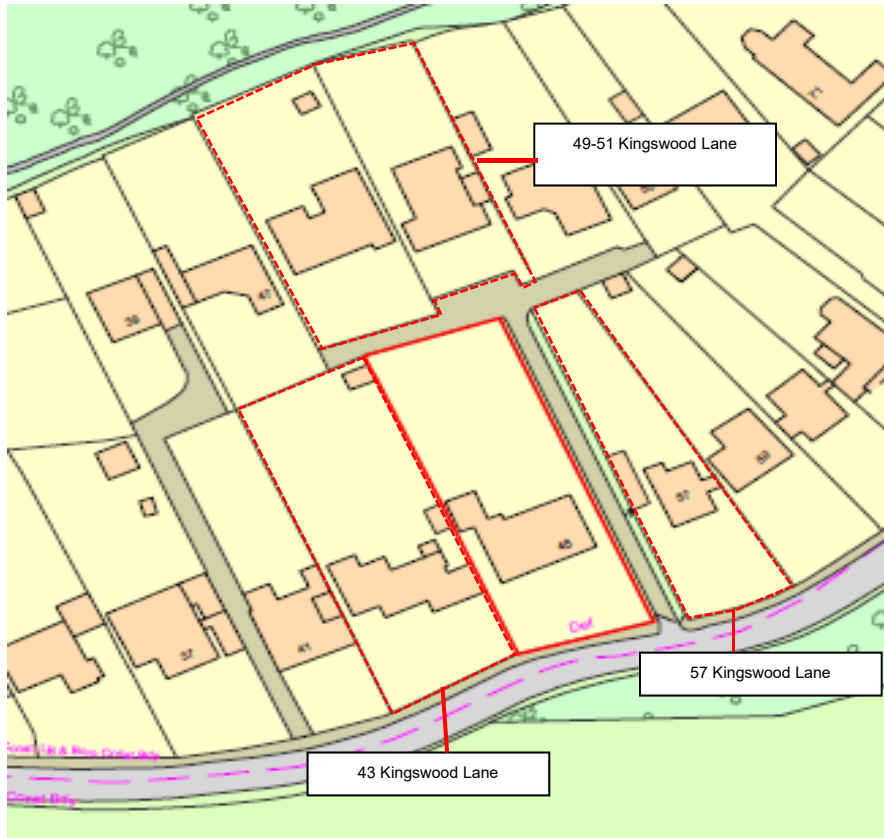


Fig 5: Existing site plan showing relationship to neighbouring properties

43 Kingswood Lane

- 8.26 The neighbouring property at no. 43 Kingswood Lane is currently being redeveloped in line with planning permission ref. 19/01561/FUL which included the demolition of the existing dwelling and the erection of 9 flats. The approved development is significantly deeper than the rear building line of the proposed terrace of three dwellings which front Kingswood Lane. It is therefore considered that there will be minimal harm caused to the outlook and the amenity of the future occupiers of the neighbouring development as a result of the location of these dwellings.
- 8.27 The proposed terrace of three units to the rear of the site will intersect the 45 degree line when measured from the nearest ground floor habitable window from the development at 43 Kingswood Lane. Given the scale and size of the development at 43 Kingswood Lane, it is considered that the proposed terrace of three dwellings will have a minimal impact on the outlook and the amenity of the future occupiers of this development. Furthermore there is a separation distance of 13m between the two buildings and the generous separation distance between the proposed terraced dwellings located to the rear of the site and the existing boundary which mitigates this impact further.
- 8.28 The approved development includes a number of windows located on the flank elevation which shares the boundary with the application site. Whilst these windows are present on the elevation, these are secondary windows to the

approved units and are at a high level which will cause minimal impact on the outlook and privacy of these units in relation to the proposed development.

57 Kingswood Lane

8.29 57 Kingswood Lane is located to the west of the application site. A separation distance of around 10m is provided between the front terrace and 20m to the terrace located to the rear. It should be noted that the proposed development and the existing neighbouring property are separated by an access road and two lines of boundary treatments. Furthermore, an existing garage is situated on the eastern boundary of the dwelling which is set back from the main house. Due to the separation distance of the proposed development to the existing dwelling and the existing garage which will block the views of the existing dwelling when viewed from the nearest ground floor habitable room, it is considered that there will be minimal impact caused as a result of the development to the outlook and the amenity of the existing adjoining occupiers of the existing dwelling.

49 and 51 Kingswood Lane

8.30 These existing dwellings are situated on the road which runs along the rear of the application site to the north. These existing dwellings will be set away from the terrace of three dwellings to the rear of the site and the dormer windows located in the roof will be approximately 21m away in distance. Given the guidance set out within the Suburban Design Guide and due to the scale, size and typology of the dwelling in conjunction with the separation distance, it is considered that there will be minimal harm caused to the outlook and amenity of the neighbouring properties as a result of the proposed development.

8.31 The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

The effect of the proposal upon the amenities of future occupiers

8.32 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.

8.33 The units would have access to private amenity space which meets the required standards.

8.34 In terms of accessibility, all of the units would be M4(2) compliant which is acceptable.

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

Traffic and highway safety implications

- 8.36 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates very poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 12 spaces.
- 8.37 The scheme proposes 7 on-site parking spaces, this would provide 1:1 parking spaces with a designated visitor space. The proposed parking provision has been reviewed by the strategic transport team at the council and it is considered that this provision is acceptable and meets the parking needs of the proposed development.
- 8.38 There are a number of representations that refer to the highway safety at the site. In respect to highway safety, the access is centrally located with good visibility and vehicles have the ability to turn on site. A swept path plan has been provided that will allow for vehicles to enter and exit in first gear and cross one another at the vehicular entrance without the need for cars to be stacking in the street. Full details of proposed dropped kerbs, vehicle tracking and pedestrian visibility splays can be conditioned.
- 8.39 A financial contribution of £9,000 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units.
- 8.40 The proposed dwellings are each served exclusively with an independent refuse store within the development site. These are all conveniently located so that they can be easily accessed by the future occupiers of the development. A refuse collection point is provided on the access road between the proposed front and rear dwellings. It has been demonstrated that this collection point will be within 30m of the dwellings to the rear and provide sufficient refuse storage for these units. A suitably worded condition is recommended to confirm the details relating to the capacity of the collection point and also the construction details of both the collection point and the individual refuse stores.
- 8.41 A designated pedestrian access is provided into the site for future residents to access the site in a safe way and the pathway provides a defined pedestrian route to the rear of the site which is considered to be acceptable and does not result in a compromise of highways safety in relation to vehicular and pedestrian movements.

- 8.42 Cycle storage for 2 cycles per unit would be provided within the rear gardens of the units with the exception of unit 5. 20% of parking spaces must be provided with active charging points, with active EVCPs. This will be conditioned. Two visitor cycle store spaces are provided within the curtilage of the development towards the rear of the site. Given that the location of the visitor cycle store is within an area that provides passive surveillance, it is considered that this location is acceptable and that the development delivers sufficient cycle storage.
- 8.43 The refuse arrangements would be acceptable. The front houses would have individual refuse storage at the front of the dwellings. The refuse store for the houses at the rear is located in the middle of the site and is a temporary storage area from where the refuse will need to be taken to the highway on collection day. It can be secured by condition. A bulky goods storage area is provided at the front of the store.
- 8.44 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Impact on trees and wildlife

- 8.45 The site contains some established trees and shrubs with no protected trees currently present on site. Although 12 individual trees will be removed, all are category C trees with the exception of one which is a category B tree. The site provides an opportunity to plant a number of new trees as part of a landscape scheme. A landscaping and planting plan can be conditioned.
- 8.46 Prior to the demolition of the existing building and the erection of the proposed dwellings, the retained trees will be protected in accordance with the accompanying TPP, drawing number 20-1026-TPP. Construction of the new area of hard surfaces extend into the theoretical Root Protection Areas of T17, a tree which will be retained. However, the new hard surface will be constructed on top of the existing round level and no excavation will take place below ground level, minimising the impact to the existing tree. A similar arrangement has been proposed regarding T13 where it is proposed to site a cycle store within the root protection area. This structure will be of a lightweight nature and will be bolted directly to the hardstanding which will be carried out in the same method as above.
- 8.47 The works should be undertaken in accordance with the Arboricultural Report and Impact Assessment recommendations and this has been conditioned.
- 8.48 Concerns have been raised in relation to the general wildlife of the area and it is noted that the application site is sat opposite a green space which is located within Tandridge District Council and is designated as tier 3 rural settlement boundary within the adopted Core Strategy. The site is therefore not designated or protected as a site of ecological importance. Furthermore, it has been confirmed that there were no objections raised in relation to the proposed development from the adjoining local planning authority. The submitted design and access statement also suggests that there are no indicators on the site which

suggest the presence of any protected wildlife or that wildlife will be affected by the proposals. The proposed landscaping of the site will seek to provide an improved environment for biodiversity and wildlife. A condition has been proposed to include full details of landscaping proposals which will include the above measures. It is not considered that there will be an impact on the general wildlife of the area based on the existing neighbouring policy designations and the fact the site is set within a suburban area. Furthermore, the proposed landscaping of the site will seek to improve conditions for wildlife and bio-diversity which is considered to be acceptable.

Sustainability Issues

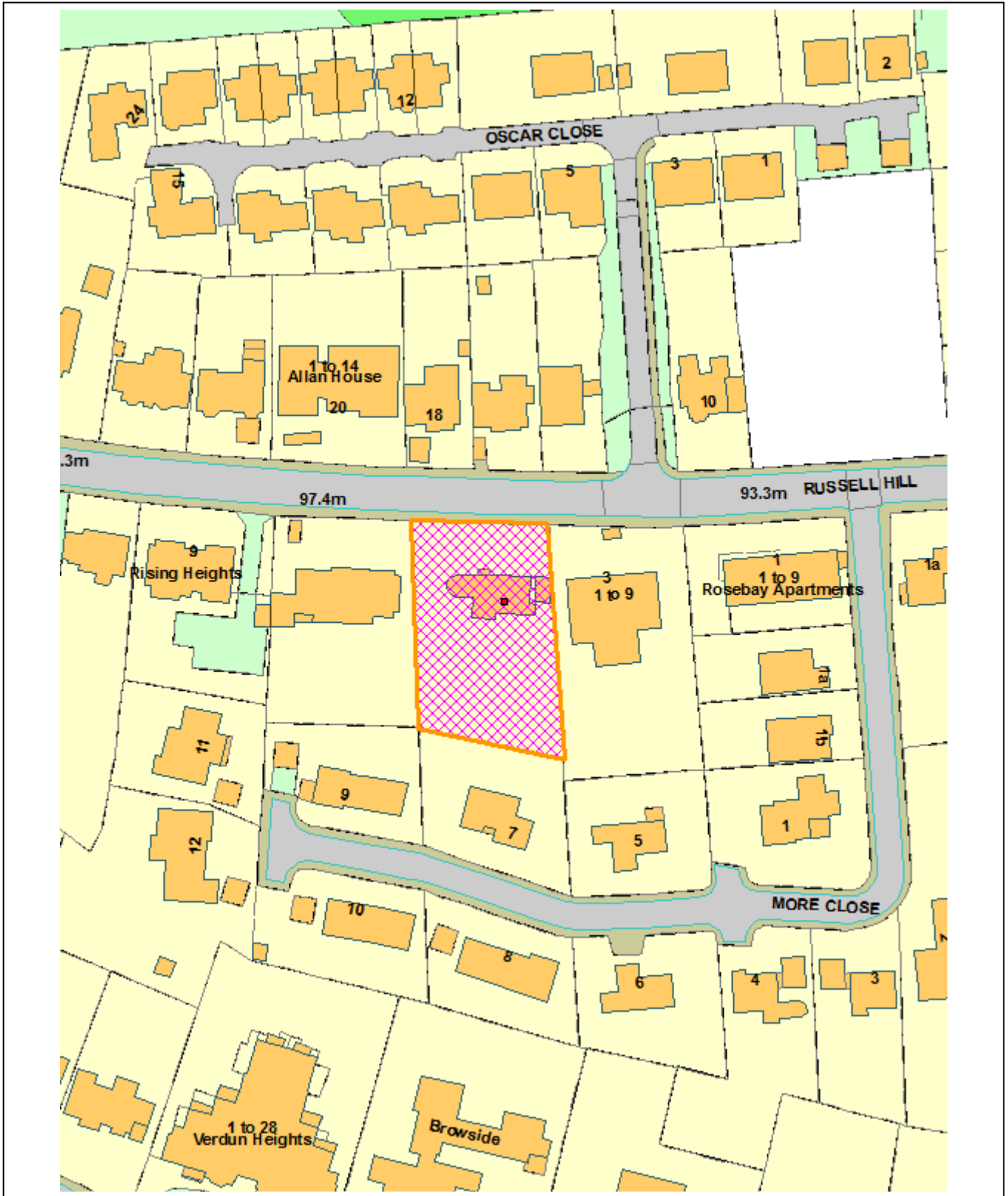
- 8.49 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

Other Matters

- 8.50 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area and hardstanding will incorporate permeable paving which drain to adjacent soft landscaping areas. This can be secured through a condition.
- 8.51 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.52 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 area, such as local schools.

Conclusions & planning balance

- 8.53 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and weight is given to the provision of family units. The proposal, through amendments submitted has an acceptable impact on neighbouring properties. Overall, the scheme is considered to provide high quality homes in which respond to the size of the existing plot and the character of the wider area and the scheme is recommended for approval.
- 8.54 All other relevant policies and considerations, including equalities, have been taken into account.



This page is intentionally left blank

1.0 APPLICATION DETAILS

Ref: 20/03470/FUL
 Location: 5 Russell Hill, Purley, CR8 2JB
 Ward: Purley and Woodcote
 Description: Demolition of existing dwelling and garage, erection of three storey building (with lower ground and roofspace accommodation) comprising 21 flats (7 x 1 beds, 12 x 2 beds and 2 x 3 beds) with associated parking, amenity space and waste and cycle stores.
 Drawing Nos: 19-138-P001 (Received 04/08/2020), 19-138-P002 (Received 04/08/2020), 19-138-P003 (Received 04/08/2020), 19-138-P004 (Received 04/08/2020), 19-138-P005 (Received 04/08/2020), 19-138-P001 Rev A (Received 04/08/2020), 19-138-P010 Rev D (Received 07/01/2021), 19-138-P013 Rev C (Received 07/01/2021), 19-138-P014 Rev C (Received 07/01/2021), 19-138-P015 Rev C (Received 07/01/2021), 19-138-P016 Rev C (Received 07/01/2021), 19-138-P017 Rev C (Received 07/01/2021), 19-138-P018 Rev C (Received 07/01/2021), 19-138-P019 Rev C (Received 07/01/2021), 19-138-P020 Rev C (Received 07/01/2021), 19-138-P021 Rev C (Received 07/01/2021), 19-138-P022 Rev C (Received 07/01/2021), 19-138-P023 Rev C (Received 07/01/2021), 19-138-P024 Rev C (Received 07/01/2021), 19-138-P025 (Received 07/01/2021), 19-138-P025 Rev A (Received 07/01/2021), 19-138-P030 Rev C (Received 07/01/2021), 19-138-P031 Rev B (Received 07/01/2021), 19-138-P032 Rev B (Received 07/01/2021), 19-138-P033 Rev B (Received 07/01/2021), 19-138-P034 Rev C (Received 07/01/2021), 19-138-P035 Rev D (Received 25/01/2021), 19-138-P036 Rev C (Received 07/01/2021).
 Agent: Mr David Ciccone
 Applicant: Mr Dilip Shah
 Case Officer: Paul Young

	studio	1 bed	2 bed	3 bed	4 bed (+)
Existing	0	0	0	1	0
Proposed	0	7	12	2	0

4 of the units are proposed as affordable housing (both 3 bedroom units and 2 x 2 bedroom units)

Number of car parking spaces	Number of cycle parking spaces
14	40

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

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission subject to a S106 agreement with the following heads of terms:

- Clauses securing the Affordable Housing Offer
- Clauses precluding future residents from obtaining parking permits (in case of implementation of future Controlled Parking Zone)
- Clauses securing a Local Employment and Training Strategy and Training Contribution (around £16, 000)
- Financial Contributions for Carbon Offsetting (around £24,000)
- Financial Contributions towards Air Pollution Mitigation (around £2,100)
- Financial Contributions towards Sustainable Transport (around £31,000)

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

CONDITIONS

- 1) Commencement time limit of 3 years
- 2) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 3) Material specifications/samples of external materials to be submitted
- 4) Compliance with hard and soft landscaping plan including boundary treatments
- 5) Tree Protection measures to be implemented for retained trees
- 6) Additional details/specifications of playspace equipment/area.
- 7) No additional windows in any flank elevations above ground floor without consent.
- 8) All inserted flank windows above street level to be obscure glazed and non-opening
- 9) Details of privacy screening for proposed balconies/terraces
- 10) Access Road, ramp and car parking/manoeuvring area to be provided as shown and to be used solely in conjunction with the approved development.
- 11) Visibility splays to be provided/retained
- 12) Submission of further details of electric vehicle charging points
- 13) Submission of Construction Logistics Plan
- 14) Compliance with Flood Risk Assessment and SUDS strategy.
- 15) Implementation of waste/recycling areas prior to occupation of units
- 16) Implementation of cycle parking/storage areas prior to occupation of units
- 17) All units to meet M(4)2 requirements and 10% (2 units) to meet M(4)3 standards.
- 18) Compliance with measures set out in submitted ecological report
- 19) Compliance with CO2 reduction targets and water efficiency standards
- 20) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

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

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing 2/2.5 storey dwellinghouse and garage.
- Erection of a 3 storey building with roofspace accommodation and excavation to provide two levels of lower ground/basement accommodation (for a total of 6 floors of residential accommodation). The proposed building would provide a total of 21 flats (2 x 3 beds, 12 x 2 beds and 7 x 1 beds) complete with balcony/terraced areas and/or private gardens and communal amenity space/playspace.
- Excavation of the site to provide a ramp down into an undercroft car parking area providing 14 parking spaces.
- Provision of new boundary treatments, privacy screens, waste and cycle facilities, pathways and other hard and soft landscaping.

3.2 Note: the original proposal was for 23 flats with three levels of lower ground/basement accommodation, the lowest floor was removed and some minor changes to the elevations were made in a set of amended plans received in early 2021 and which are under assessment here.

3.3 A proposed site plan of the proposed development is shown below:



Site and Surroundings

- 3.4 This application concerns an area of land (approximately 0.15 ha in area) which lies on the southern side of Russell Hill and currently houses a 2 storey detached dwelling with roofspace accommodation with an associated garage building front and rear gardens.
- 3.5 Land levels fall steeply from north to south and more gently from east to west. There is an existing vehicular crossover to the front of the property. Russell Hill and the surrounds are suburban areas which are generally made up of large traditional style detached dwellings, along with a number of flatted developments of differing form and design, including at the neighbouring site (3 Russell Hill). More Close to the rear was traditionally made up of detached properties of modest scale and height, although a number of recent planning consents for flatted developments have been approved (see planning history section), although most of these have not yet been implemented.
- 3.6 The site is bordered by No. 3 and No.7 Russell Hill to the east and west respectively, and No.7 More Close to the south. The site falls within PTAL 3 and outside areas at significant risk of flooding.

3.7 A recent aerial photo of the site is shown below:



Planning History

3.8 The planning histories of this site and those in the vicinity are set out under the table below:

Application Site	Description	Decision	Date
20/00582/PRE	Demolition of existing single dwellinghouse, construction of a part-five and part-seven storey building, including three subterranean levels and roof accommodation, comprising 23 flats, basement vehicle parking, soft and hard landscaping, refuse and cycle stores.	Advice Issued	20/05/2020
18/05156/FUL	Demolition of existing building. Erection of four/five storey building comprising 19 flats (11 x three bedroom, 4 x two bedroom and 4 x one bedroom units) with associated parking, amenity space, cycle and refuse storage.	Permission Refused	21/03/2019
Relevant nearby sites			
1 More Close 19/04564/FUL	Demolition of existing two storey detached house and erection	Permission Granted	11.11.2020

	of a three storey building to provide 9 units, with associated vehicular accesses, car parking, child playspace and soft and hard landscaping as well as cycle and refuse storage.		
2 More Close 18/03342/FUL	Demolition of existing property, erection on three/four storey building comprising 9 flats (2c three-bedrooms, 5 x twobedrooms and 2 x 1-bedroom flats) including balconies with new access, parking area , refuse and cycle storage.	Permission Granted	06.03.2019
3 More Close 18/06093/FUL	Demolition of existing property, erection of three/four storey building comprising 9 flats including balconies with parking area, landscaping, child play spaces, refuse and cycle storage	Permission Granted	02.05.2019
4 More Close 19/04478/FUL	Construction of a part-three-/ part-four-storey building to accommodate nine flats (3 x 1-bed, 4x 2-bed, and 2 x 3-bed), a new vehicular access and four parking spaces, associated refuse and cycle stores along with hard and soft landscaping; following the demolition of existing dwellinghouse.	Resolution to Grant (subject to S106)	27.11.2020
6 More Close 19/05032/FUL	Construction of two interlinked blocks to accommodate 9 flats with associated car parking spaces, refuse store and cycle store facilities; following demolition of existing dwellinghouse.	Withdrawn	24.09.2020
Purley Baptist Church And Hall, Banstead Road, 1-4 Russell Hill Parade,1 Russell Hill Road And, 2- 12 Brighton Road And 1-9 Banstead Road Purley CR8 16/02994/P	Demolition of existing buildings on two sites; erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses	Permission Granted	15.12.2016

1A Russell Hill 18/05423/FUL	Erection of detached three bedroom dwelling to rear fronting More Close	Permission Granted	21.12.2018
3 Russell Hill 18/04264/FUL	Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.	Permission Granted	15.02.2019
9 Russell Hill 14/03339/P	Demolition of the existing detached building; erection of a three storey building with accommodation in roofspace comprising 8 two bedroom flats with 8 associated car parking spaces	Permission Granted	04.06.2015
20-22 Russell Hill 12/03156/P	Demolition of existing buildings; erection of two storey building with accommodation in roofspace comprising 14 one bedroom flats to provide short term accommodation for semi independent living for people leaving residential care; formation of vehicular access and provision of associated parking	Permission Granted	28.01.2013
29-35 Russell Hill 19/03604/FUL	Demolition of existing residential dwellings and erection of 2 buildings, comprising of 106 new apartments, with associated hard and soft landscaping, access and car parking.	Permission Granted	14.02.2020
37 Russell Hill 19/00467/FUL	Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage.	Permission Granted	20.12.2019

3.9 Application 18/05156/FUL on the application site was refused for a number of reasons, including:

- Harm to the character and appearance of the site and surrounding area due to bulk, scale and design
- Loss of privacy, visual intrusion and overbearing impact on number 7 More Close

- Insufficient information on flood risk and mitigation
 - Failure to contribute to addressing London's and the borough's need for affordable homes.
 - Insufficient Family units
 - Poor quality accommodation.
 - Insufficient car parking/Increase in parking pressures
- 3.10 As indicated in the above table, there have been a number of planning consents for residential redevelopments/intensification schemes in close proximity to the application site, the cumulative impacts of which will be considered in the assessment of this application.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is of a suitably high quality, and would not harm the character of the surrounding area.
- Subject to conditions, the living conditions of adjoining occupiers would be protected from undue harm.
- The quality of accommodation is acceptable/encouraged and living standards of future occupiers would comply with National, Regional and Local standards.
- A satisfactory mix of accommodation and level of affordable housing is proposed to create a mixed and balanced community within the development
- Subject to the suggested conditions, the proposed vehicular and pedestrian access/layout and level of parking is acceptable and would not unduly harm highway safety
- Subject to compliance with a tree protection plan and a suitable landscaping scheme (secured via conditions), no harm would result to visual amenity or biodiversity.
- Subject to conditions, suitable sustainable energy, water and drainage measures can be secured.

5.0 CONSULTATIONS

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 Historic England (GLAAS): no objections
- 5.3 Place Services (Ecology): No objections subject to the mitigation measures set out in the revised ecological appraisal
- 5.4 Lead Local Flood Authority: No objections subject to the mitigation measures set out in the FRA.

6.0 LOCAL REPRESENTATION

- 6.1 Neighbour notification: A site notice has been displayed and a press notice issued. 24 written objections have been received in response. Following the receipt of amended plans (see proposal section), a new site notice was erected and neighbouring properties were (re)notified of these amendments by letter. In response, an additional 6 written objections were received.
- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

(Planning Related) Objection	Officer comment
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Paragraphs 8.4 – 8.18 of this report.
Out of character/harmful to the area due to its bulk/siting and design	Addressed in Paragraphs 8.7-8.18 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Loss of light, outlook and privacy to neighbouring properties	Addressed in Paragraphs 8.34-8.40 of this report
Extra pollution and noise	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
<i>Landscape/Trees</i>	
Loss/Harm of trees, vegetation and natural habitat	Addressed in paragraphs 8.57-8.62 of this report.
<i>Transport and parking</i>	
Insufficient parking provision	Addressed in paragraphs 8.41-8.49 of this report
Adverse impact on highway safety	Addressed in paragraphs 8.41-8.49 of this report.

<i>Other matters</i>	
Strain on public services/infrastructure	If granted permission and implemented, the development would be liable for CIL payments and the units would generate Council Tax payments which could fund infrastructure/services.
Increase in Flood Risk	Addressed in paragraph 8.50-8.56 of this report
Disruption during Construction	A Construction management plan will be secured via planning condition

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

6.4 Purley & Woodcote Residents Association: Councillor Oviri has objected to the application on the following (summarised) planning related grounds:

- Loss of family accommodation
- Overdevelopment
- Cumulative Impact.
- Detrimental to the amenity of occupiers of adjoining properties (noise, privacy, visual intrusion)
- Inadequate parking resulting in on street parking and additional traffic stress
- Poor Design/Out of character

6.5 Councillor Oviri has objected to the application on the following planning related grounds:

- Overdevelopment
- Cumulative Impact.
- Detrimental to the amenity of occupiers of adjoining properties (particularly overlooking)
- Inadequate parking resulting in on street parking and additional traffic stress
- Out of character

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

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

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

Consolidated London Plan 2016 (LP):

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

Croydon Local Plan 2018 (CLP):

- SP2 Homes
- SP6.3 Sustainable Design and Construction
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Biodiversity

- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

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

Emerging London Plan

- 7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption and therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.
- 7.5 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.6 It is important to note, that whilst the Secretary of State has not supported the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.7 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of Development

- 8.2 Paragraph 59 of the 2018 National Planning Policy Framework (NPPF) states that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*
- 8.3 Similarly, the London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting overall demand and thus helping to address overcrowding and affordability issues.
- 8.4 In relation to density, Policy 3.4 of the London Plan indicates that in suburban areas with PTALs of 2-3, an appropriate density equates to 150-250 habitable rooms per hectare (hr/ha).
- 8.5 The proposed development would provide 58 habitable rooms, which equates to a density of around 386 hr/ha. However, it is noted that in the subtext of Policy 3.4 it states that a rigorous appreciation of housing density is crucial to realising the optimum potential of sites, but it is only the start of planning housing development, not the end. It is not appropriate to apply it mechanistically. Officers consider that the site is located on the edge of a thriving District Centre which provides a range of services and is an appropriate location for the proposed scheme.

- 8.6 Given the site is within an established residential area, the principle of proposing residential development on the site is therefore considered acceptable (and is indeed encouraged) by adopted planning policies and guidance.

Townscape and Visual Impact

- 8.7 The existing building does not hold any special significant architectural merit and is neither locally nor statutorily listed. Therefore there is no 'in principle' objection to its demolition.
- 8.8 Policy SP4.1 of the 2018 Local Plan states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities
- 8.9 Similarly, Policy DM10.1 of the 2018 Local Plan states that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect:
- a. The development pattern, layout and siting;
 - b. The scale, height, massing, and density;
 - c. The appearance, existing materials and built and natural features of the surrounding area; the Place of Croydon in which it is located.
- 8.10 The Council's Supplementary Planning Document titled Suburban Residential Development (2019) sets out more detailed guidance on how to (best) meet the requirements of Policies SP4.1 and DM10.1.
- 8.11 In relation to bulk and scale, Policy 2.10 of the SPD (height of developments facing onto the street) sets out guidance in terms of massing for new developments. It states that where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.



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

- 8.12 The proposed development would generally be in compliance with this. Whilst this would result in a built development of greater height than its neighbours, the

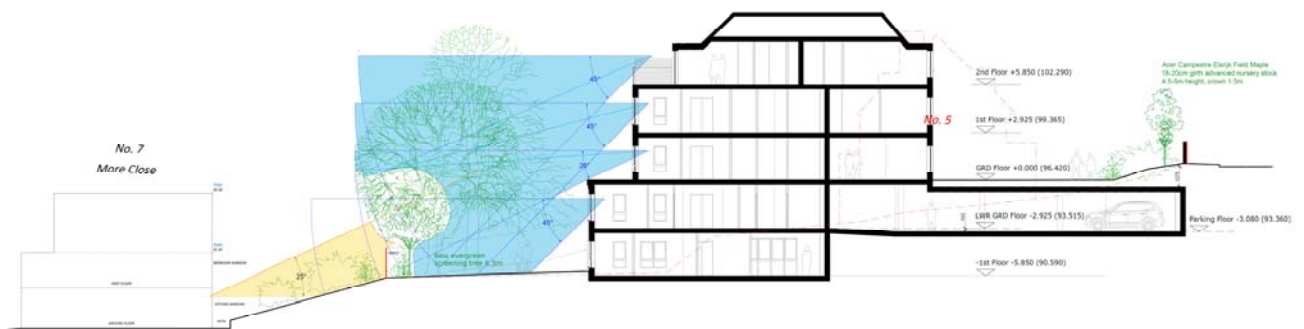
main bulk/height of the development (the 3 storey plus element) would be set at least 6m away from its neighbours on either side (numbers 3 and 7) and set back at least 10m from the boundary with the street. These distances/setbacks, combined with the fall in land levels, would ensure that the development, whilst appearing larger than the existing and its neighbours, would not dominate the streetscene to a significant or an unacceptable degree. Computer generated images (CGIs) of the proposed development from the front of the development is shown below:



8.13 It is noted that additional excavation is also proposed to the front of the building to form the underground car parking area (below a landscaped deck) and to the rear of the building to provide additional accommodation. Paragraph 2.20 of the SPD states that Croydon's topography presents many opportunities for new development in semi submerged lower floors with level access on one side of a property. It goes on to state that basements, lower-ground floor development and massing that steps down a slope that do not require the introduction of light wells will generally be acceptable provided that any habitable rooms have sufficient

access to natural light (see section on quality of accommodation later in the report).

8.14 The site slopes sharply to the South, and the proposed development utilises the topography of the land in order to provide two additional 'floors' of accommodation through excavation down and along the existing slope. Owing to this, no light wells would be required in order to provide natural light into primary windows serving habitable rooms. A BRE lighting assessment has been submitted which assesses the light into these lower level habitable rooms (more details in the quality of accommodation section of the report). A sectional plan of the proposed development is shown below to highlight this. Note: this shows the maximum/greatest extent/depth of lower ground floor works.



8.15 This proposed lower ground massing would not be apparent or visible from the streetscene. Similarly, in order to shield neighbouring properties from this massing, detailed planting schemes have been provided which adds additional evergreen trees along the shared boundary with number 7 More Close (which lies opposite). This relationship is demonstrated to a certain degree in the above section. Additionally, a photograph is shown below of the existing relationship, followed by a CGI of the rear part of the proposed development as well as part of the proposed planting scheme detailing the proposed planting to the rear.

Photograph of the existing situation



CGI of the rear of the proposed development



Part of the proposed Planting scheme



8.16 In terms of design, the proposed development presents traditional features (such as dual pitched gable ended forms) with an architectural rationale which responds in a contemporary way to the existing context. In terms of materials, the applicant has demonstrated how the proposed white painted brick and multi-red brick responds to the findings of the local materiality's study.

8.17 In general, the proposed design is considered to be of a good quality and in compliance with adopted policies and guidance, although further details on the material specifications will be secured via condition to ensure that they are of a suitably high quality.

8.18 Consideration has been given to the cumulative impact of development on the character of the area (as required by policy DM10). As noted above, the scheme is considered to be well designed and to sit appropriately with the massing of surrounding buildings and in accordance with the SDG as it reads from the street

as a three storey (plus roof accommodation) building well separated to the sides of the site. Other developments in the area have also been found to be acceptable and so their cumulative impact on character is acceptable.

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

Affordable Housing

Policy SP2.4 of the Local Plan 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 achieve a 60:40 tenure split of affordable or social rent to intermediate products whilst achieving 30% on site affordable housing or, if this is not viable, a minimum of 15% plus a Review Mechanism.

- 8.20 The applicant has submitted a financial viability assessment on the site which has been independently checked (and found to be sound). This indicates that, assuming a (standard) 17.5% profit margin, the provision of any affordable housing is not financially viable for the development.
- 8.21 Notwithstanding this, the applicant has agreed heads of terms with an affordable housing provider to purchase 4 of the units (both 3 bedroom units and two of the 2 bedroom units). This would mean that 24% of the total number of proposed habitable rooms would be affordable, which is slightly below the 30% target. The two 3 bedroom units are being offered as London affordable rent (57%) and the two x 2 bedroom units being offered as shared ownership (43%), which is broadly in line with the 60:40 ratio sought in Policy SP2.4.
- 8.22 This is assessed to be better than the scheme can support based on the analysis of the financial appraisal, which is considered sound and so is acceptable, subject to a review mechanism as set out within Policy SP2.5 (secured via the S106). As such, the requirements of Policy SP2.4 have been met.
- 8.23 In summary, whilst affordable housing has been demonstrated to be 'unviable', it is still proposed to be provided in broad compliance with Policy requirements. This adds some additional weight in favour of the proposed development.

Mix, Quality and Accessibility of Accommodation Provided

- 8.24 Policy DM1.2 sets out that for schemes of 10 or more units, and in suburban areas with PTALs of 0-3, 70% of the proposed units should be 3 or more bedrooms. It does however go on to state that within three years of the adoption of this plan, where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two bedroom, four person homes

complying with the floor space specification of national Technical Standards or the London Mayor’s Housing Supplementary Planning Guidance or equivalent.

8.25 The applicant has submitted a financial viability assessment on the site which has been independently checked (and found to be sound). This indicates that the development (and the provision of additional 3 bedroom units) is not financially viable.

8.26 Two 3 bedroom units are proposed along with twelve 2 bedroom 4 person units, together totalling 66.6% of the development. However, it is noted that the site lies very close to (within 55m) of the boundary with PTAL level 4 (good), which would require a lower provision of 60% under Policy DM1.2. As such, the proposed mix (at 66.6%) is considered acceptable in this instance.

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

8.28 In addition to the above, Policy DM10.4 of Croydon’s local plan states that all proposals for new residential development will need to provide private amenity space that is high quality, measures 5m² per 1-2bedroom unit and an additional 1m² per extra occupant after that. Communal space and children’s playspace should also be provided in accordance with the standards in policy.

8.29 These standards are set out within table 6.2 within Policy DM10.4. A breakdown of the development in relation to Gross Internal Area (GIA’s) and Amenity space requirements and provisions of the development are set out in the following table:

Unit No.	Unit Type	GIA		Private Amenity (PA)	
		Required (m ²)	Provided (m ²)	Required (m ²)	Provided (m ²)
1	3b5p	86	91	8	8.5
2	3b5p	86	92	8	7.5
3	2b4p	70	75	7	8.5
4	2b4p	70	83	7	6.5
5	2b4p	70	75	7	7
6	2b4p	70	82	7	8.5

7	1b2p	50	51	5	8.4
8	2b4p	70	82	7	7
9	1b2p	50	50	5	5.1
10	2b4p	70	70	7	8.5
11	2b4p	70	81	7	8.2
12	2b4p	70	76	7	9
13	1b2p	50	51	5	7
14	1b2p	50	51	5	5.1
15	1b2p	50	54	5	8.7
16	2b4p	70	74	7	8.2
17	2b4p	70	76	7	9
18	1b2p	50	51	5	7
19	1b2p	50	51	5	5.1
20	2b4p	70	81	7	7.4
21	2b4p	70	77	7	7.1

8.30 The proposed development would generally meet/exceed the standards. Two of the units would be below private amenity standards by a very small degree (0.5m²), but given that the GIA of the units would be at least 6m² above the London Plan requirements, the overall standard of accommodation would be satisfactory. It is noted that in the subtext of Policy DM10.4 it indicates that where there is a shortfall in Private amenity space provision, this can be compensated for via an enlarged unit GIA.

8.31 Additionally, a communal area of around 270m² to the rear would also be provided (as well as an area to the front of the development), which would also provide adequate provision for childrens playspace. Policy DM10.4 would require a playspace area of 67.3m² be provided which can be comfortably accommodated/integrated into the amenity areas shown in the submitted site and landscape plans. Finerdetails of the playspace areas/equipment willbe secured via condition).

8.32 In terms of accessibility, London Plan Policy 3.8 requires 10% of new-build housing to be “wheelchair user dwellings” (Building Regulation M4(3)) and the remainder “accessible and adaptable” (Building Regulation M4(2)). To achieve these requirements, step free access is required which for flatted developments usually means providing a lift. Two of the proposed units (flats 4 and 8) are

proposed as wheelchair user dwellings to meet M4(3) and a lift is provided so the remaining units can meet M4(2), and so the requirements of this Policy are met.

- 8.33 Similarly, the units in the roofspace would have floor to ceiling heights within London Plan standards/tolerances. An internal daylight study has also been submitted which demonstrates that all the habitable rooms have an Average Daylight Factor (ADF) which exceeds British Research Establishment Guidelines the guidelines. As such, in general, the proposed accommodation is considered to be of a good standard, and no planning harm has been identified in this regard.

Impacts on Neighbouring Residential Amenity

- 8.34 The nearest residential properties to the development are numbers 3 Russell Hill (which is split into 9 flats) and number 7 Russell Hill, with number 7 More Close lying to the South (opposite).

- 8.35 In terms of the rear building line, Suburban Design Guide SPD (2019) states that depth of the projection should be no greater than 45 degrees as measured from the middle window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both side. The relevant extract from the Suburban Design Guide SPD (2019) which demonstrates this is shown below.



Figure 2.11b: Depth of projection no greater than 45 degrees as measured from the middle of the window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both sides.

- 8.36 The submitted site plan (shown in the proposal section and shown at a greater scale below) demonstrates that the proposed development would not conflict with this guidance. Indeed, whilst the lower ground floors would extend the greatest distance to the rear (south), the upper floors of the development would extend to a lesser degree. Additionally, these upper floors would be set off the shared boundaries and at least 7m away from the properties either side. As a result, no material harm would result to their amenities in terms of loss of sunlight, daylight or outlook. (Part of) the proposed site plan is below:



8.37 In relation to overlooking, no clear glazed flank windows are proposed above the ground floor (street level), and privacy screens are proposed along the flanks of the raised balcony/terrace/roof inset areas to prevent direct overlooking of the gardens of both adjacent neighbours (17 and 21). Full details of these privacy screens will be secured via condition.

8.38 In relation to 7 More Close (opposite), it is noted that the distance between the rear of the development and this property would be at least 23m, which exceeds the 18m set out in the Council's SPD for Suburban Residential Development. Notwithstanding, it is acknowledged that this property is on notably lower ground and would result in a notable increase in habitable room windows which would face over the rear garden serving this property.

8.39 Partly owing to this, and as indicated previously in the report, a planting scheme has been sought (at application stage) which proposes the planting of evergreen trees along this shared boundary in order to mitigate overlooking of this garden area (and those either side), as well as reducing potential noise disturbance from the use of the lower ground shared communal amenity space/playspace to the rear of the site.

8.40 The proposed development would introduce additional activity and lighting in and around the site. However, this activity would be residential in nature, within a residential area, and adopted planning policies and guidance encourage intensification of residential use in principle (subject to a full planning assessment). It is noted that there are a number of recent consents on neighbouring sites which would also result in similar levels of intensification. As such, it is not considered to result in unacceptable harm in this regard.

Access, Parking and Highway Safety

8.41 Policy SP8.15 of the Croydon Local Plan states that the Council will encourage car free development in Centres, where there are high levels of PTAL and when a critical mass of development enables viable alternatives, such as car clubs (while still providing for disabled people). Detailed car parking standards are contained within the Croydon Local Plan's Detailed Policies and Proposals.

8.42 The site has a Public Transport Accessibility Level (PTAL) of 3 (moderate). The 2016 London Plan requires a maximum of 1.5 spaces for 3 bedroom dwellings, and less than 1 space for 2 and 1 bed dwellings (which equates to a maximum of 22 spaces in total for the proposed development). However, within the London Plan (Policy 6.13 – Parking) it states that “all developments in areas of good public transport accessibility in all parts of London should aim for significantly less than 1 space per unit.” It is also indicated in the subtext of this policy that it is often not desirable to provide the maximum amount of parking that policy allows, so as to promote sustainable transport and minimise air pollution.

8.43 14 Car parking spaces would be provided, which suggests a ‘worst case’ overspill scenario of 8 vehicles.

8.44 However, 2011 Census data for Purley indicates that car ownership was 0.5 for 1 bedroom units, 0.8 for two bedroom units and 1.2 for three bedroom units. Factoring in the rise in car ownership (6% increase to 2018 from recent TFL data), it is calculated that the proposed development would have a likely car ownership of 16.3 vehicles. 14 Car parking spaces would be provided. This indicates that there would actually be a likely modest overspill of 2 to 3 vehicles onto the public highway. There would also be a likely loss of one on-street parking bay as a wider vehicular entrance and enlarged crossover would be required.

8.45 Paragraph 109 of the 2019 NPPF states that Development should only be prevented or refused on highways grounds if “*the residual cumulative impacts on the road network would be severe.*”

8.46 The applicant has submitted a parking stress survey using the Lambeth methodology. This counted 202 free parking spaces in the locality (within 200m). It also has taken into account the consents and live applications present at the

time of the survey (and highlighted in the Planning History section of the report), and has indicated that the shortfall between the parking provision of these consents/live applications and the maximum car parking standards set out in the London Plan would be 48 spaces. As such, the worst case scenario as set out in the report would still leave over 150 spaces. In reality, the number of free parking spaces that remain is likely to be notably higher because, as noted earlier, the Census data (updated in line with TFL data) indicates that the car ownership of 1, 2 and 3 bedroom units in Purley is lower than the 'maximum' London Plan standards.

- 8.47 As such, it is considered that any limited overspill resulting from the development could easily be accommodated on street. The development would not therefore increase parking pressures to a 'severe' level and as such, no conflicts with paragraph 109 would arise.
- 8.48 In terms of access and the proposed ramp, the applicant has provided a level and wide waiting area at the top of the proposed ramp which would be controlled via an electronic barrier, and have modelled the vehicular pathway into the underground area to demonstrate that there is no risk of any vehicle 'grounding' when using the ramp.
- 8.49 In relation of cycle parking, London Plan standards would require 35 secure and covered cycle parking spaces. The development would provide 40 spaces in two cycle storage facilities (in excess of these standards). One of these stores (the main store) would be integrated within the building's envelope in the ground floor, with a second store located in a modest single storey building located to the front of the building, and the Applicant has demonstrated how this would be integrated within the landscape strategy and successfully screened by soft planting. The design of these storage spaces is therefore acceptable and in line with supported as per policy DM10.2 in the CLP and SPD2 Guidance.

Sustainability and Flood Risk

- 8.50 In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. Policy document SP6 (Environment and Climate Change) will seek high standards of sustainable design and construction form new development, conversions and refurbishment to assist in meeting local and national CO2 reduction targets. The use of sustainable modes of construction and materials would ensure that the development meets this policy requirement.
- 8.51 Policy 5.2 of the London Plan sets out that major developments should be zero carbon. It indicates that if the developer is unable to achieve zero carbon, a minimum 35% beyond 2013 building regulations will be required on site, with the shortfall provided as a commuted sum towards off-site carbon reduction projects. The commuted sum is calculated on the basis of £60 per tonne of CO2 over a

30 year period, with 50% of the sum to be provided on commencement and 50% on occupation.

- 8.52 The submitted energy report indicates that the development can meet the minimum target of 35% beyond 2013 building regulations on site but would not/cannot reach zero carbon standards. However, the applicant has agreed to pay a commuted sum towards any shortfall which would be secured via a S106 agreement. As such, subject to this, no conflict with Policy 5.2 would arise
- 8.53 The scheme needs to be designed and built so mains water consumption would meet a target of 110 litres or less per head per day, as set out in the 2013 Building Regulations (Part G), which can be secured via condition.
- 8.54 The site is partly located within an area with a high risk of surface water flooding. Policy DM25 of the Croydon Local Plan requires all development to incorporate sustainable drainage measures (SuDS).
- 8.55 The Lead Local Authority has assessed the submitted (revised) flood risk assessment, and consider this to be acceptable.
- 8.56 A condition requiring additional site specific SuDS measures (eg rainwater collection/recycling, green roofs/walls etc) is also recommended. Subject to compliance with this and revised flood risk assessment, as well as compliance with the submitted landscaping scheme (all secured via condition), it is considered that there would be no material increase in flood risk and no conflict with adopted Policy.

Ecology, Biodiversity and Trees

- 8.57 In terms of ecology, the applicant has submitted ecological report with the application. This sets out a number of recommendations, as well as a number of biodiversity enhancement measures, such as the installation of bat and bird nesting boxes to the existing mature trees.
- 8.58 The Council's ecological consultant has reviewed the submitted report and has deemed it satisfactory subject to the outlined mitigation measures (secured via condition).
- 8.59 There are no trees protected by Tree Preservation Orders on the site. Notwithstanding, the submitted tree survey indicates that the proposed development would result in the loss of a total of 21 trees. 19 of these would be category C, one would be category U, and one would be category B. In terms of species, the vast majority of the trees lost would be common Lime Trees, most of which are located along the front boundary.

- 8.60 The proposed site plan suggests that 5 smaller (Category C) and 10 larger (Category B) trees are proposed to replace those that are lost (which would be a shortfall of 6 trees).
- 8.61 Some of this loss would be mitigated through the implementation of the replanting schemes submitted by the application. However, it is acknowledged that this replacement vegetation would generally be of a 'lower' level, with shrubs/hedging being added in lieu of the more 'substantive' lost trees. Consideration has been given to providing more trees on the site, but it is considered preferable to have trees well located in appropriate areas of soil which will stand a good chance of success than providing more trees in inappropriate locations. Additionally, when assessing this element of the proposal, it needs to be remembered that none of the trees are protected and all could be felled without needing permission from the Council.
- 8.62 As such, in conclusion, whilst the ecological measures would aid biodiversity to a limited degree, a minor conflict with Policy DM10.8 is noted (which seeks to retain existing trees and vegetation that contribute to the setting and local character of an area and secure suitable replacements where retention is not possible). As such some minor harm is attributed to the development in this regard.

Waste/Recycling Facilities

- 8.63 The guidance set out in the Council's Suburban Design Guide (2019) advises that waste storage areas should be within 30m of the entrance of each residential units and within 20m of the public highway.
- 8.64 The proposed development would comply with these guidelines. Refuse storage would be integrated within the building envelope, in an easily accessible location from the street and for residents, integrated with the bulky waste space, and would not present visual nor spatial dominance towards the entrance. It is therefore supported in line with CLP policy DM13.1.
- 8.65 The application proposes a secure and covered waste storage area within 15m of the public highway and around 10m from the main entrance and which is of a suitable size to accommodate the development in line with adopted policies and guidance. As such, no objections are raised.

Other matters

8.66 Historic England have been notified and have deemed that no further archaeological measures are required in this case. All other planning related matters have been considered (including equalities) and no other planning harm has been identified.

Conclusion/Planning Balance

8.67 The proposed development would provide 21 new residential units, of a satisfactory quality and mix. Four affordable units would also be provided despite said provision being demonstrated as being unviable. This adds a fair amount of weight in favour of the proposal. On the other side, the proposed development would result in the net loss of trees on the site, and would introduce some additional indirect overlooking of neighbouring gardens. However, it is considered that loss of these trees, as well as the indirect overlooking would be mitigated through the implementation of the replanting and ecological enhancement schemes submitted in the application. Overall, when weighing up the impacts of the development, any minor harm identified is considered to be outweighed by the benefits of the development in terms of housing provision (both market and affordable).

8.68 As such, subject to the recommended conditions and the satisfactory completion and signing of a S106 agreement, the development is considered acceptable and is therefore recommended for approval.

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

This page is intentionally left blank

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.

11.01.2021 to 22.01.2021

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. : 20/05940/CAT
Location : 245 Addiscombe Road
Croydon
CR0 6SQ

Ward : **Addiscombe East**
Type: Works to Trees in a
Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : To manage and maintain trees on site due to their location and proximity to building/car park:
05JV Arbutus: Reduce and reshape crown by 1m to appropriate pruning points.
0N3S Oak (with moderate lean over car park): Reduce and reshape crown by 3m to appropriate pruning points.
0N3U Hawthorn: Reduce and reshape crown by 1m to appropriate pruning points.
0N3U (dead) Birch: Fell to ground level.
0N3W Birch: Crown lift to 3m from ground level.
Also fell 2x early mature Lime stems (sucker growth) adjacent to 0N3T Hawthorn, from neighbouring property tree.

Date Decision: 19.01.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 18/05144/DISC **Ward : Addiscombe West**
Location : 28-30 Addiscombe Grove Type: Discharge of Conditions
Croydon
CR0 5LP
Proposal : Discharge of condition 14 (Wind Mitigation) pursuant to Planning Permission 17/02680/FUL for Demolition of existing buildings including parking garage and redevelopment of the sites for a part 9, 20 and 21 storey building comprising 153 residential dwellings (Class C3) and a single storey sub-station; hard and soft landscaping, cycle and car parking facilities; plant areas and other ancillary works

Date Decision: 21.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01304/DISC **Ward : Addiscombe West**
Location : 11-13 Hastings Road Type: Discharge of Conditions
Croydon
CR0 6PH
Proposal : Details pursuant to the discharge of conditions 5 (Materials), 7 (Landscaping), 8 (Construction Logistics Plan) and 9 (Site Investigation) of planning permission 19/03601/FUL for 'Demolition of the existing commercial buildings and the erection of 2x three bedroom homes with associated external alterations'

Date Decision: 21.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05602/DISC **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 28 - 30 Addiscombe Grove
Croydon
CR0 5LP

Type: Discharge of Conditions

Proposal : Discharge of conditions 23 (Cleaning and maintenance strategy) attached to planning permission for ref: 17/02680/FUL for Demolition of existing buildings including parking garage and redevelopment of the sites for a part 9, 20 and 21 storey building comprising 153 residential dwellings (Class C3) and a single storey sub-station; hard and soft landscaping, cycle and car parking facilities; plant areas and other ancillary works

Date Decision: 19.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05750/TRE

Location : 152 Turnpike Link
Croydon
CR0 5NZ

Ward : **Addiscombe West**

Type: Consent for works to protected trees

Proposal : T174 - Sorbus, located in raised brick planter to front of 152 Turnpike Link
Fell to ground level. Replace with Amelanchier arborea in same location following repair of planter
(TPO 23 of 2016)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05941/HSE

Location : 27 Rymer Road
Croydon
CR0 6EF

Ward : **Addiscombe West**

Type: Householder Application

Proposal : Alterations; removal of existing front porch extension and erection of single-storey rear/side extension.

Date Decision: 11.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06037/GPDO

Location : The Law Courts
Altyre Road
Croydon
CR9 5AB

Ward : **Addiscombe West**

Type: Prior Appvl - solar PV equipment replace

Proposal : Installation of photovoltaic panels to the roof

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Date Decision: 19.01.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06099/GPDO **Ward : Bensham Manor**
Location : 912 London Road **Type: Prior Appvl - Class M A1/A2 to**
Thornton Heath **dwelling**
CR7 7PE

Proposal : Notification for prior approval under the GPDO 2015 from change of use under Class M from retail (Class A1) to residential for part conversion to form a studio flat (Class C3) with associated works.

Date Decision: 19.01.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/06140/FUL **Ward : Bensham Manor**
Location : Flat 1, 142 Brigstock Road **Type: Full planning permission**
Thornton Heath
CR7 7JB

Proposal : Split of existing single Basement / Ground floor flat (146, Flat 01) into two separate flats (146, Flat 01a + Flat 01b).

Date Decision: 22.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/06147/FUL **Ward : Bensham Manor**
Location : 102 Richmond Road **Type: Full planning permission**
Thornton Heath
CR7 7QD

Proposal : Change of use of the dwelling to a 5 person House in Multiple Occupation (HMO)

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06197/GPDO **Ward : Bensham Manor**
Location : 41 Pitt Road **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 7BT

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

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 2.9 metres and a maximum height of 3 metres

Date Decision: 14.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06350/GPDO

Ward : Bensham Manor

Location : 57 Beverstone Road
Thornton Heath
CR7 7LX

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.3 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 3.25 metres

Date Decision: 22.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06400/GPDO

Ward : Bensham Manor

Location : 62 Totton Road
Thornton Heath
CR7 7QR

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 2.68 metres and a maximum overall height of 2.94 metres

Date Decision: 22.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06425/GPDO

Ward : Bensham Manor

Location : 43 Pitt Road
Thornton Heath
CR7 7BT

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.10 metres

Date Decision: 22.01.21

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : Television Station
266A South Norwood Hill
South Norwood
London
SE25 6BQ

Type: Observations on permitted development

Proposal : Removal of seven existing antennas and ancillary equipment, removal of 24 transmission dishes and installation of 12 new antennas, one GPS node, 24 Remote Radio Units and ancillary electronic communications apparatus

Date Decision: 15.01.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05455/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 1A Buckleigh Way
Upper Norwood
London
SE19 2PZ

Type: Full planning permission

Proposal : Erection of 3-storey attached building for use as 2x two bedroom flats

Date Decision: 21.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05562/NMA

Ward : **Crystal Palace And Upper Norwood**

Location : Land Between 137-181 Church Road
Upper Norwood
London
SE19 2PR

Type: Non-material amendment

Proposal : Non-material amendment (to change the trigger for submission of details for conditions 3, 5, 6 _ 7) of permission ref 17/03010/FUL for Erection of part single/two storey building comprising 2 two bedroom flats, provision of associated cycle and refuse storage and landscaping

Date Decision: 11.01.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Details pursuant to Condition 6 (Cycle storage) in reference to 19/02633/FUL granted for Refurbishment of existing tower block and modifications at ground storey to include three new residential units with extended main entrance lobby and fire escape corridors. The roof above the tower block will also be refurbished with a new replacement insulated warm roof waterproofing system. The external areas will also be refurbished with two new car parking areas, external steps and rear private garden with patio. New low level railing and gates to be provided around the perimeter of the site with high level security railings and gate to the private garden area.

Date Decision: 19.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06276/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 45 Harold Road
Upper Norwood
London
SE19 3SP Type: Discharge of Conditions

Proposal : Detail pursuant to Condition 8 (Energy Performance Certificates (EPC)) in reference to planning permission ref 17/00712/FUL Demolition of existing building, erection of part single, part 3 storey building comprising 1 three bedroom, 1 one bedroom and 4 two bedroom flats; formation of vehicular access, the provision of car parking spaces, cycle and refuse stores and landscaping.

Date Decision: 19.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00080/NMA **Ward : Crystal Palace And Upper Norwood**

Location : Parcels Of Land Adjacent To Auckland Rise,
Church Road And Sylvan Hill
London
SE19 2DX Type: Non-material amendment

Proposal : Non-Material Amendment for the variation of Condition 10 (Contaminated Land) of Planning Permission 16/06512/FUL - to alter the timing of the submission of the site investigation and risk assessment.

Date Decision: 18.01.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/05515/DISC **Ward : Coulsdon Town**
Location : 26 Fairdene Road **Type: Discharge of Conditions**
Coulsdon
CR5 1RA
Proposal : Discharge of condition 14 (CEMP) attached to planning permission 19/01675/FUL.
Date Decision: 13.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05662/TRE **Ward : Coulsdon Town**
Location : 15A Woodfield Hill **Type: Consent for works to protected trees**
Coulsdon
CR5 3EL
Proposal : Beech (T1 & T2) - Prune branches clear of the phone line to create a 0.5m clearance from the phone line itself. (max cut size 25mm) (TPO no.13, 1980)
Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05686/DISC **Ward : Coulsdon Town**
Location : Foxville Apartments **Type: Discharge of Conditions**
175 Chipstead Valley Road
Coulsdon
CR5 3BR
Proposal : Discharge of condition 11 (carbon dioxide emissions) attached to 20/02921/CONR for Demolition of the existing building and the erection of a two-storey building including accommodation within the roof to form 7 x self-contained flats (2 x 1 bedroom, 4 x 2 bedroom and 1 x 3 bedroom) with associated car parking, relocated access, hard and soft landscaping, refuse and cycle stores and original consent 18/02720/FUL.
Date Decision: 14.01.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05690/FUL **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : Jewson, Ullswater Crescent
Coulsdon
CR5 2HR
Type: Full planning permission

Proposal : Resheeting of warehouse and sales buildings

Date Decision: 22.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05693/TRE
Location : 3 Lettsom Close
Coulsdon
Croydon
CR5 3GE
Ward : Coulsdon Town
Type: Consent for works to protected trees

Proposal : T1 Sycamore - Reduce height by 1.5m and reduce North side to previous points.
Reduce North West side of crown by 2m.
(TPO no. 25, 1993)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05962/HSE
Location : 4 Tickners Way
Coulsdon
Croydon
CR5 3GG
Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of a single storey side extension.

Date Decision: 12.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06017/DISC
Location : Land And Garage Rear Of 342
Chipstead Valley Road
Coulsdon
CR5 3BF
Ward : Coulsdon Town
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Discharge of condition 2 - materials, condition 3 (1) cycle storage, condition 3 (2) refuse and recycling storage, condition 3 (3) visibility splays & sight lines, condition 3 (4) finished floor levels, condition 3 (5) boundary treatment, condition 8 - hard and soft landscaping and condition 11 - construction logistics plan attached to planning permission 18/04076/FUL for Demolition of existing garage, alterations to land levels and erection of two storey 2 bedroom detached house, formation of vehicular access and provision of one parking space fronting Linden Avenue

Date Decision: 12.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/06063/DISC

Ward : Coulsdon Town

Location : Avenir Heights
4 Station Approach Road
Coulsdon
CR5 2FH

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Energy) attached to planning permission 19/00140/FUL for Alterations, erection of four storey side/rear extension and construction of additional two levels to existing building to provide 2 x studio, 2 x one bedrooms and 3 x two bedrooms. Change in use of the ground floor from A2 (financial and professional services) to A1 (retail) with the erection of a ground floor side/rear extension in association to the A1 use Class. Provision of associated cycle and refuse stores.

Date Decision: 19.01.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/06119/HSE

Ward : Coulsdon Town

Location : 2 Turner Place
Coulsdon
Croydon
CR5 3FY

Type: Householder Application

Proposal : Erection of single storey rear extension with associated alterations

Date Decision: 20.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06169/LP

Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 57 Reddown Road
Coulsdon
CR5 1AP
Type: LDC (Proposed) Operations
edged

Proposal : Conversion of the garage into a habitable room. Alterations to the front and rear elevation.

Date Decision: 11.01.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06187/HSE
Location : 8 Downs Road
Coulsdon
CR5 1AA
Ward : **Coulsdon Town**
Type: Householder Application

Proposal : Demolition of existing lean to and wc and erection of single storey side/rear extension.

Date Decision: 21.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04490/FUL
Location : 16 Derby Road
Croydon
CR0 3SY
Ward : **Fairfield**
Type: Full planning permission

Proposal : Demolition of the existing building and erection of a part-three, part four-storey building comprising 7 flats, provision of associated refuse storage and cycle storage.

Date Decision: 15.01.21

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

Level: Delegated Business Meeting

Ref. No. : 20/03855/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
Ward : **Fairfield**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Discharge of Condition 46 (Drainage) 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: 12.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04212/FUL

Ward : **Fairfield**

Location : 100 Church Street
Croydon
CR0 1RD

Type: Full planning permission

Proposal : Alterations to the shop front including entrance door, and change of use from Class E(e) (previously D1 non-residential) to Class E(a (previously A1 shop) (Amended).

Date Decision: 22.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05131/DISC

Ward : **Fairfield**

Location : Electric House
3 Wellesley Road
Croydon
CR0 2AG

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction logistics plan) attached to planning consent 20/02813/FUL for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.

Date Decision: 19.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05599/DISC **Ward : Fairfield**
Location : Land At The Junction Of Coombe Road And Edridge Road, Croydon, CR0 1BD Type: Discharge of Conditions
Proposal : Details pursuant to Condition 7 (Submission of Arboricultural Method Statement) in reference to planning permission 17/06330/ful granted for Erection of a three storey building to provide eight one bedroom flats with accommodation in the roof space and the erection of a two storey 3 bedroom house with accommodation in the roof space with landscaping and other associated works.

Date Decision: 18.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05981/CAT **Ward : Fairfield**
Location : Tamworth Road Resource Centre 37 Tamworth Road Croydon CR0 1XT Type: Works to Trees in a Conservation Area
Proposal : T1 Sycamore - Fell - close to the roots as possible as it has completely covered the windows to the side of the building.

Date Decision: 19.01.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/06079/DISC **Ward : Fairfield**
Location : Land At The Junction Of Coombe Road And Edridge Road, Croydon, CR0 1BD Type: Discharge of Conditions
Proposal : Details pursuant to Condition 2 (Submission of detailed drawings) in ref to planning permission 17/06330/FUL Erection of a three storey building to provide eight one bedroom flats with accommodation in the roof space and the erection of a two storey 3 bedroom house with accommodation in the roof space with landscaping and other associated works

Date Decision: 19.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06080/DISC **Ward : Fairfield**
Location : Land At The Junction Of Coombe Road And Edridge Road, Croydon, CR0 1BD Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Details pursuant to Condition 5 (water butt and written consent from Thames Water) in ref to planning permission 17/06330/FUL Erection of a three storey building to provide eight one bedroom flats with accommodation in the roof space and the erection of a two storey 3 bedroom house with accommodation in the roof space with landscaping and other associated works

Date Decision: 19.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06200/FUL

Ward : Fairfield

Location : 290 High Street
Croydon
CR0 1NG

Type: Full planning permission

Proposal : Erection of rear single storey extension.

Date Decision: 22.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04032/FUL

Ward : Kenley

Location : 102 Welcomes Road
Kenley
CR8 5HE

Type: Full planning permission

Proposal : Proposed detached two bedroom to the rear of 102 Welcomes Road fronting Uplands Road

Date Decision: 11.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04181/DISC

Ward : Kenley

Location : Bennat Apartments
78 Higher Drive
Purley
CR8 2HG

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Landscaping), 4 (Childrens playspace), 5 (Refuse and cycle store), 6 (Privacy), 8 (Access and vehicles to park), 10 (Electric Vehicle Charging Points) and 12 (Visibility splays) attached to planning permission 19/01837/FUL

Date Decision: 21.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05058/DISC **Ward : Kenley**
Location : 90A Higher Drive **Type: Discharge of Conditions**
Purley
CR8 2HJ
Proposal : Discharge of condition 3 (2) (ramping) of 19/04119/FUL
Date Decision: 14.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05324/FUL **Ward : Kenley**
Location : 12 Roke Road **Type: Full planning permission**
Kenley
CR8 5DY
Proposal : Demolition of existing two storey detached dwelling and erection of a three storey building (with roof accommodation) comprising 7 self-contained flats, hard and soft landscaping, boundary treatment, vehicular parking, communal /amenity /play space, refuse and cycle storage; land level alterations and formation of a new vehicular crossover.
Date Decision: 15.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05408/HSE **Ward : Kenley**
Location : 14 Cullerden Road **Type: Householder Application**
Kenley
CR8 5LR
Proposal : Alterations including the erection of a front porch, and garage conversion including alterations to the roof.
Date Decision: 11.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05674/TRE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : Oakdene
5A Uplands Road
Kenley
CR8 5EE
Type: Consent for works to protected trees

Proposal : T1 Yew - 2.5m crown reduction - to rebalance the asymmetrical crown.
(TPO 14 of 1974)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05836/TRE
Location : 36 Welcomes Road
Kenley
CR8 5HD
Type: Consent for works to protected trees
Ward : **Kenley**

Proposal : T1 Sycamore - Fell - due to decay at the base of the tree. Mitigation replacement , a heavy-standard-sized Liquidambar (to provide seasonal interest) will be re-planted at the same location or on the other side of the driveway entrance.
(TPO 166 _ 187)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/06015/CONR
Location : 118 Valley Road
Kenley
CR8 5BU
Type: Removal of Condition
Ward : **Kenley**

Proposal : SECTION 73 APPLICATION: Seeking to vary conditions 1 (drawings) and 2 (materials) attached to planning permission 19/02505/HSE seeking a redesign of the roof on the front elevation.

Date Decision: 15.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06176/FUL
Location : 1 Oaks Road
Kenley
CR8 5NY
Type: Full planning permission
Ward : **Kenley**

Proposal : Single storey side extension

Date Decision: 22.01.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/06527/NMA
Location : 57 Welcomes Road
Kenley
CR8 5HA

Ward : Kenley
Type: Non-material amendment

Proposal : Demolition of existing dwelling and erection of two storey building with accommodation in roofspace comprising 7 two bedroom units with associated access, 7 car parking spaces, cycle storage and refusal store (Amendments to planning permission 17/02467/OUT)

Date Decision: 13.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04168/FUL
Location : 87 North Downs Crescent
Croydon
CR0 0LJ

Ward : New Addington South
Type: Full planning permission

Proposal : Amendment to dormer extension approved under application 18/03732/FUL from a pitched roof to a flat roof and erection of second dormer extension in the rear roofslope

Date Decision: 22.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/04277/FUL
Location : 87 North Downs Crescent
Croydon
CR0 0LJ

Ward : New Addington South
Type: Full planning permission

Proposal : Erection of first floor rear extension to new property 87a North Downs Crescent (not yet constructed) approved under application 18/03732/FUL

Date Decision: 22.01.21

Withdrawn application

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/05929/HSE
Location : 20 Uvedale Crescent
Croydon
CR0 0BP
Proposal : Construction of part single, part two-storey side and rear extension.

Ward : **New Addington South**
Type: Householder Application

Date Decision: 11.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06006/DISC
Location : Smile House
265 King Henry's Drive
Croydon
CR0 0AE
Proposal : Discharge of Condition 3 (Land Contamination) attached to planning permission 17/04346/FUL.

Ward : **New Addington South**
Type: Discharge of Conditions

Date Decision: 14.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06156/GPDO
Location : 7 Shaxton Crescent
Croydon
CR0 0NW
Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

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

Date Decision: 14.01.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05904/CAT
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 4 Arnalls Road
Norbury
London
SW16 3EP

Type: Works to Trees in a
Conservation Area

Proposal : Tree No. 1 - Common Pear - fell

Date Decision: 19.01.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/06120/LP

Ward : **Norbury Park**

Location : 33 Norbury Hill
Norbury
London
SW16 3LA

Type: LDC (Proposed) Operations
edged

Proposal : Construction of hip to gable roof; erection of dormer extension in rear roofslope and installation of rooflights in the front roofslope.

Date Decision: 19.01.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06124/HSE

Ward : **Norbury Park**

Location : 34 Georgia Road
Thornton Heath
CR7 8DQ

Type: Householder Application

Proposal : Erection of outbuilding in rear garden

Date Decision: 21.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06299/GPDO

Ward : **Norbury Park**

Location : 27 Georgia Road
Thornton Heath
CR7 8DU

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 2.95 metres and a maximum height of 3.3 metres

Date Decision: 12.01.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/06427/GPDO
Location : 22 St Oswald's Road
Norbury
London
SW16 3SB

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.10 metres

Date Decision: 21.01.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/03994/ADV
Location : 1398 London Road
Norbury
London
SW16 4BZ

Ward : Norbury And Pollards Hill
Type: Consent to display
advertisements

Proposal : Installation of 1x internally illuminated fascia sign and 1x internally illuminated projecting sign.

Date Decision: 18.01.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/05826/FUL
Location : 11 Craignish Avenue
Norbury
London
SW16 4RN

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Change of use from C3 (8-bed dwellinghouse) to Sui Generis (7-bed 7-person HMO) together with alterations to rear extension and construction of dormer window to rear roof slope.

Date Decision: 12.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05907/FUL **Ward : Norbury And Pollards Hill**
Location : 129 Stanford Road **Type: Full planning permission**
Norbury
London
SW16 4PR
Proposal : Change of use from dwelling (C3) to HMO for 6 people (C4)

Date Decision: 13.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/06042/HSE **Ward : Norbury And Pollards Hill**
Location : 57 Melrose Avenue **Type: Householder Application**
Norbury
London
SW16 4RU
Proposal : Alterations; erection of first-floor rear extension.

Date Decision: 18.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06064/FUL **Ward : Norbury And Pollards Hill**
Location : Eastern House **Type: Full planning permission**
2A Norbury Crescent
Norbury
London
SW16 4JU

Proposal : Alterations to the external appearance of the building, including fenestration changes and material finish (in association with Prior Approval Ref 20/02611/GPDO for Change of use of site from Office (B1a) to Residential (C3) to create 4 residential flats).

Date Decision: 15.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06084/FUL **Ward : Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : Telephone Exchange
Craignish Avenue
Norbury
London
SW16 4DD

Type: Full planning permission

Proposal : Installation of two louvres (ventilation) within existing window openings on the northern and southern elevations

Date Decision: 20.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06148/FUL

Location : 32 - 36 Fairview Road
Norbury
London
SW16 5PT

Ward : **Norbury And Pollards Hill**

Type: Full planning permission

Proposal : Extension of existing block to form a fourth storey and create 2 flats, change of use from B1b (commercial) to C3 (residential), a rear extension above at first floor level and an additional storey to create 3 flats

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03568/HSE

Location : 105 Bradmore Way
Coulson
CR5 1PE

Ward : **Old Coulsdon**

Type: Householder Application

Proposal : Erection of first floor side extension (Amended plans).

Date Decision: 21.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05768/HSE

Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 68 Coulsdon Rise
Coulsdon
CR5 2SB

Type: Householder Application

Proposal : Alterations; erection of single/two storey side extension, single/two storey rear extension and raised terrace area at rear with steps

Date Decision: 14.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05871/TRE

Location : Land Rear Of 3 Byron Avenue
Greenfield Link
Coulsdon

Ward : **Old Coulsdon**

Type: Consent for works to protected trees

Proposal : T1 - Beech - selectively reduce overhanging lateral branches on the east side of canopy (removing approximately 1.5 - 2 metres), thin canopy by 10% and remove all major deadwood - work requested due to excessive shading and high volume of leaf drop. A sensitive reduction or certain over extended branches will also considerably improve the appearance of the tree.

Date Decision: 19.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05930/CAT

Location : 1 Blakefield Gardens
Coulsdon
CR5 1AY

Ward : **Old Coulsdon**

Type: Works to Trees in a Conservation Area

Proposal : Holly (T1) - To reduce overhanging branches back on garden side by 1.5m. Pittosporum (T2) - crown reduce 1.5m in height and 0.5m in width. Silver Birch (T3 & T4) - To reduce both mature by 2.0m. Conifer (T5) - To trim 0.5m. Cherry Plum (T6) - Trim by 0.5m.

Date Decision: 19.01.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05975/HSE

Location : 46 Marlpit Lane
Coulsdon
CR5 2HB

Ward : **Old Coulsdon**

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Demolition of lean-to & conservatory: Erection of single storey side/rear extension with replacement raised patio area and steps

Date Decision: 12.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06003/HSE
Location : 96 Bradmore Way
Coulsdon
CR5 1PB
Proposal : Proposed second floor roof conversion and dormer extension to the rear with alterations to the front of the roof.

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 12.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06282/NMA
Location : 7 Keston Avenue
Coulsdon
CR5 1HP
Proposal : Non-material amendment to planning permission ref. 20/02241/HSE for erection of ground floor rear extension, front porch and front rooflight to amend the front porch and add a pediment window to the rear elevation.

Ward : Old Coulsdon
Type: Non-material amendment

Date Decision: 12.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06318/HSE
Location : 19 Lacey Avenue
Coulsdon
CR5 1LQ
Proposal : Erection of a single storey side and rear extension.

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 21.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05864/TRE **Ward :** **Park Hill And Whitgift**
Location : Amenity Land In Middle Of Deans Close **Type:** Consent for works to protected trees
 Croydon
 CR0 5PU

Proposal : T1, Common Beech - To crown raise over road to 5.2m high measured from ground level.
 T66, Weeping Willow - To re-pollard
 (TPO 23 of 2013)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01652/DISC **Ward :** **Purley Oaks And Riddlesdown**
Location : 63 Selcroft Road **Type:** Discharge of Conditions
 Purley
 CR8 1AL

Proposal : Discharge of condition 9 (CO2 Emissions) attached to permission 18/00239/FUL -
 Demolition of the existing bungalow, erection of a two storey plus roof and basement
 level property, creation of nine self contained residential units (C3) with associated car
 parking, bin and cycle stores, balcony terraces and landscaping.

Date Decision: 19.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05177/HSE **Ward :** **Purley Oaks And Riddlesdown**
Location : 1 Mitchley Avenue **Type:** Householder Application
 Purley
 CR8 1EB

Proposal : Erection of a boundary fence.

Date Decision: 14.01.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/05681/CAT

Ward : **Purley Oaks And Riddlesdown**

Location : 1 Harman Place
Purley
CR8 1AX

Type: Works to Trees in a Conservation Area

Proposal : Three Sycamore trees which are leaning over the house to reduce and reshape by 2.5 metres and cut back from the property line. So it is clear from the property by 1 metre. Trees 1 and 2 in our pictures are leaning over the house, number 3 is blocking the light from the lawn and property.

Date Decision: 20.01.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05740/TRE

Ward : **Purley Oaks And Riddlesdown**

Location : 21 Brancaster Lane
Purley
CR8 1HJ

Type: Consent for works to protected trees

Proposal : T1 Yew - fell due to poor condition. T2 Yew - overall crown reduction of 1.5m. T3 Yew - Overall crown reduction of 1.5m. (TPO 24 of 1987)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04126/HSE

Ward : **Purley And Woodcote**

Location : 25 Hartley Old Road
Purley
CR8 4HH

Type: Householder Application

Proposal : Alterations including erection of part single, part two storey side and rear extensions and raised patio to the rear.

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02867/DISC **Ward : Purley And Woodcote**
Location : 2 More Close Type: Discharge of Conditions
Purley
CR8 2JN
Proposal : Discharge of Condition 2 (Materials Only), Conditions 4 (Landscaping) , 5 (Details) and 14 (Balustrade Details) for application 18/03342/FUL decision dated 06/03/2019 for the: Demolition of existing property. Erection of three/four storey building comprising 9 F82flats (2 x three bedroom, 5 x two bedroom and 2 x 1 bedroom flats) including balconies with new access, parking area, refuse and cycle storage.

Date Decision: 22.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/04116/FUL **Ward : Purley And Woodcote**
Location : 13A Russell Hill Type: Full planning permission
Purley
CR8 2JB
Proposal : Demolition of existing two storey detached dwellinghouse (with roof accommodation) and erection of a three/four storey building including basement/lower ground floor comprising 9 self-contained flats; basement parking and refuse/cycle storage; private/communal and play space; hard and soft landscaping; boundary treatment; retention of existing crossover; land level alterations and internal lift.

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04386/DISC **Ward : Purley And Woodcote**
Location : 169 Brighton Road Type: Discharge of Conditions
Purley
CR8 4HE
Proposal : Discharge of Conditions 5 (Materials), 11 (CMS), 12 (Noise), 13 (SuDS) attached to planning permission 16/03859/P dated 24/10/2016 for 'Demolition of the existing frontage buildings; erection of 3 two storey buildings with accommodation in roofspace comprising 21 one bedroom, 9 two bedroom and 3 three bedroom flats; formation of vehicular accesses and provision of associated parking.'

Date Decision: 14.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05460/FUL
Location : Flat 4
Decimal Court
10 Whytecliffe Road South
Purley
CR8 2AU

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Second floor extension to create additional living space including a private terrace and external alterations.

Date Decision: 15.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05685/FUL
Location : 95 & 95A Foxley Lane
Purley
CR8 3HP

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Construction of an electrical substation ancillary to the care home.

Date Decision: 13.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05777/TRE
Location : 29 Woodland Way
Purley
CR8 2HT

Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : Ash (T1) - To section fell mature storm Damaged twin stemmed Ash tree.
(TPO no. 84, 2009)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05936/HSE
Location : 34 Selcroft Road
Purley
CR8 1AD

Ward : Purley And Woodcote
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Demolition of existing extension, erection of single-storey rear extension with projecting canopy and extension of existing patio and steps.

Date Decision: 11.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06044/HSE

Ward : Purley And Woodcote

Location : 19 Downlands Road
Purley
CR8 4JG

Type: Householder Application

Proposal : Erection of a covered pergola attached to the existing outbuilding within the rear garden.

Date Decision: 14.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06178/HSE

Ward : Purley And Woodcote

Location : 6 Church Hill
Purley
CR8 3QN

Type: Householder Application

Proposal : Demolition of existing detached garage, alterations, erection of a single/two storey side extension to include porch and erection of single storey side/rear extension

Date Decision: 22.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06480/PDO

Ward : Purley And Woodcote

Location : 1 - 18 The Pines
Purley
CR8 2DZ

Type: Observations on permitted development

Proposal : Removal and replacement of 3No. Existing antennas with 3No. Upgraded antennas affixed to existing support poles on the rooftop, the installation of 1No. APM5930 cabinet (600 x 480 x 1000mm), the installation of 1No. GPS unit located on an antenna support pole and ancillary development thereto.

Date Decision: 12.01.21

No Objection

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Level: Delegated Business Meeting

Ref. No. :	20/04287/FUL	Ward :	Sanderstead
Location :	97 Wentworth Way South Croydon CR2 9EZ	Type:	Full planning permission
Proposal :	Erection of a pair of two storey 2 bedroom semi-detached houses with associated bin and cycle stores and provision of one parking space.		

Date Decision: 19.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/04321/DISC	Ward :	Sanderstead
Location :	2-5 Barrowsfield South Croydon CR2 9BZ	Type:	Discharge of Conditions
Proposal :	Application for the approval of details reserved by Conditions 24 (Drainage Strategy), 25 (Remediation Strategy), 26 (Remediation Strategy Verification Report), 28 (Water Drainage) & 30 (Piling) of planning permission 18/05157/FUL for the: Demolition of existing buildings and erection of 4/5 storey building comprising 33 self-contained flats (5 x one bed, 15 x two bed and 13 x three bed), vehicular access on Limpsfield Road, 26 car parking spaces (including two disabled car parking spaces), integral cycle store for 64 cycles, integral bin storage, hard and soft landscaping, boundary treatment and communal amenity space at roof level'.		

Date Decision: 11.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. :	20/05397/LP	Ward :	Sanderstead
Location :	33 Norfolk Avenue South Croydon CR2 8BT	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of roof extension and rear dormer extension		

Date Decision: 20.01.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05398/HSE
Location : 33 Norfolk Avenue
South Croydon
CR2 8BT
Proposal : Erection of first floor side extension

Ward : Sanderstead
Type: Householder Application

Date Decision: 20.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05680/TRE
Location : 26 Sanderstead Court Avenue
South Croydon
CR2 9AG
Proposal : T1. Copper Beech. Reduce laterally all round by 1.5. Reduce height by 2.5m.
(TPO 15 of 1995)

Ward : Sanderstead
Type: Consent for works to protected trees

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05938/DISC
Location : 119 Purley Oaks Road
South Croydon
CR2 0NY
Proposal : Discharge of conditions 2 (external materials), 3 (landscaping) and 4 (refuse storage, cycle storage, front parking area, EVCP, parking for rear block) attached to permission 19/04962/CONR linked to permission 19/00732/FUL for the demolition of existing buildings, erection of 2 pairs of semi-detached 2 storey houses with accommodation in the roof and a block of 5 flats (one 1 bedroom flat and four 2 bedroom flats), formation of vehicular access, provision of parking and landscaping (also amended by application 19/03081/CONR).

Ward : Sanderstead
Type: Discharge of Conditions

Date Decision: 11.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/06043/HSE
Location : 23 Courtlands Close
South Croydon
CR2 0LR

Ward : Sanderstead
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Erection of side dormer extension, front extension and internal alterations to facilitate garage conversion. Insertion of side window and door.

Date Decision: 21.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06177/GPDO
Location : 16 Norfolk Avenue
South Croydon
CR2 8BN

Ward : Sanderstead
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 2.5 metres and a maximum height of 3.6 metres

Date Decision: 11.01.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/06325/HSE
Location : 4 Ellesmere Drive
South Croydon
CR2 9EG

Ward : Sanderstead
Type: Householder Application

Proposal : Two storey side extension, single storey rear extension and porch canopy following the demolition of existing side garage and rear outbuilding.

Date Decision: 22.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06395/LP
Location : 107 Norfolk Avenue
South Croydon
CR2 8BY

Ward : Sanderstead
Type: LDC (Proposed) Operations
edged

Proposal : Proposed loft conversion with rear dormer & formation of hip to gable end roof.

Date Decision: 12.01.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 1 Selsdon Park Road
South Croydon
CR2 8JE

Proposal : Erection of detached house with associated external alterations including parking and bin storage

Date Decision: 19.01.21

Village
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05770/TRE

Location : Normanhurst
Bishops Walk
Croydon
CR0 5BA

Proposal : T1 (C1) Castanea sativa - Fell
(TPO no. 26, 1972)

Date Decision: 19.01.21

**Ward : Selsdon And Addington
Village**
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05824/TRE

Location : Azzarat, Bridle Way
Croydon
CR0 5AH

Proposal : T1 Oak tree leaning dangerously towards neighbouring property.
(TPO 19 of 1968)

Date Decision: 19.01.21

**Ward : Selsdon And Addington
Village**
Type: Consent for works to protected trees

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/05932/CAT

Location : 62 Addington Village Road
Croydon
CR0 5AQ

Date Decision: 19.01.21

**Ward : Selsdon And Addington
Village**
Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Walnut Tree - crown lift by removal lateral branches up to 5 meters height, crown thinning by 10%

Date Decision: 19.01.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/05997/HSE **Ward : Selsdon And Addington Village**

Location : 46 Heathfield Vale **Type: Householder Application**
 South Croydon
 CR2 8AF

Proposal : Erection of an outbuilding for ancillary use as a home gym.

Date Decision: 14.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06115/FUL **Ward : Selsdon And Addington Village**

Location : 1 The Ruffetts **Type: Full planning permission**
 South Croydon
 CR2 7LS

Proposal : Erection of two buildings comprising five new flats and a pair of semi-detached dwellings with associated car parking and landscaping.

Date Decision: 20.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06221/PA8 **Ward : Selsdon And Addington Village**

Location : Land At Coombe Lane **Type: Telecommunications Code System operator**
 Junction Of Gravel Hill
 Croydon
 CR0 5RF

Proposal : The installation of a new 15.00m monopole supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column and installation of 8x safety bollards.

Date Decision: 22.01.21

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/06429/LP **Ward : Selsdon And Addington Village**
Location : 73 Broadcombe South Croydon CR2 8HR **Type: LDC (Proposed) Operations edged**
Proposal : PORCH TO FRONT OF PROPERTY

Date Decision: 11.01.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06520/NMA **Ward : Selsdon And Addington Village**
Location : R/o 129 Addington Road South Croydon CR2 8LH **Type: Non-material amendment**
Proposal : Non-material amendment to planning permission ref. 20/04031/CONR (Erection of a two storey building comprising 2 x two bedroom dwellinghouses and 4 x one bedroom flats with associated landscaping, refuse and cycle storage). To vary the wording of condition 8 in order to alter design of approved privacy screens.

Date Decision: 14.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03609/HSE **Ward : Selsdon Vale And Forestdale**
Location : 5 Endsleigh Close South Croydon CR2 8RT **Type: Householder Application**
Proposal : Demolition of existing garage and erection of a single-storey side extension.

Date Decision: 15.01.21

Permission Granted

Level: Delegated Business Meeting

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05966/DISC **Ward : Selhurst**
Location : Elizabeth House **Type: Discharge of Conditions**
97 St James's Road
Croydon
CR0 2UU
Proposal : Details pursuant to condition 4 (cycle storage) and 7 (external lighting positions) in respect to planning permission ref 18/03944/ful Erection of a 2 storey plus basement residential block with accommodation in the roof to provide 3 flats, associated landscaping, cycle parking and refuse storage facilities
Date Decision: 19.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05979/HSE **Ward : Selhurst**
Location : 378 Sydenham Road **Type: Householder Application**
Croydon
CR0 2EA
Proposal : Alterations, erection of single-storey rear extension and single-storey rear/side extension.
Date Decision: 15.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06038/DISC **Ward : Selhurst**
Location : Land To The East Of 22 - 32 Northbrook **Type: Discharge of Conditions**
Road
Croydon
CR0 2QL
Proposal : Discharge of condition 5 (Hard Landscaping and Playspace) of permission 16/06024/FUL- Erection of a three / four storey building comprising 6 one bedroom and 5 two bedroom flats with provision of car parking, landscaping and associated works
Date Decision: 20.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06114/HSE **Ward : Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 74 Beulah Grove
Croydon
CR0 2QW
Type: Householder Application
Proposal : Demolition and erection of outbuilding
Date Decision: 19.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04183/FUL
Location : Orchard Park High School
Orchard Way
Croydon
CR0 7NJ
Ward : **Shirley North**
Type: Full planning permission

Proposal : Single storey side extension to allow the conversion of part of the existing school (D1 use class) into a communal/public gym (D2 use class) over two floors by way of a proposed mezzanine floor. External alterations and boundary treatment/hard and soft landscaping.

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04358/DISC
Location : 2 Wickham Road
Croydon
CR0 8BA
Ward : **Shirley North**
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Refuse/Cycle Parking) attached to planning permission ref. 20/02356/FUL for Alterations; conversion of single dwelling to form 1x 3bed flat, 1x 1bed flat and 1x studio flat, erection of single-storey rear extension, hip to gable end, rear dormer, front dormer, installation of 2 rooflights in front roofslope and 2 windows in side elevation.

Date Decision: 22.01.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05557/HSE
Ward : **Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 4 Greenview Avenue
Croydon
CR0 7QU
Type: Householder Application

Proposal : Demolition and erection of single storey rear extension.

Date Decision: 19.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05611/HSE
Location : 10 Orchard Avenue
Croydon
CR0 8UA
Type: Householder Application
Ward : Shirley North
Proposal : Erection of front dormer

Date Decision: 14.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05710/TRE
Location : 18 Valley Walk
Croydon
CR0 8SR
Type: Consent for works to protected trees
Ward : Shirley North
Proposal : T1: Oak - remove two lowest limbs back to trunk on no. 16 garden side. T2: eucalyptus - prune back the 4 lowest limbs on no. 16 garden side by 3m. T3: willow - prune back no. 16 garden side of overhanging canopy by 2.5m.
(TPO no.15, 2019)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05807/HSE
Location : 54 Markham Court
Regency Walk
Croydon
CR0 7UY
Type: Householder Application
Ward : Shirley North
Proposal : Erection of single storey extension.

Date Decision: 12.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05931/HSE
Location : 147 Shirley Avenue
Croydon
CR0 8SQ
Proposal : Erection of single storey rear extension

Ward : Shirley North
Type: Householder Application

Date Decision: 11.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06012/HSE
Location : 121 Woodmere Avenue
Croydon
CR0 7PH
Proposal : Alterations to existing garage to include a single storey side/rear extension to the dwelling.

Ward : Shirley North
Type: Householder Application

Date Decision: 21.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06034/DISC
Location : Brock Villas
9A Orchard Rise
Croydon

Proposal : Details pursuant to Condition 10 (Part L compliance 19% CO2 reduction) of planning permission ref 18/06070/FUL Demolition of the existing house and ancillary office and erection of a two-storey block of 4 flats and 5 three bedroom houses, provision of parking spaces, refuse storage and cycle stores

Ward : Shirley North
Type: Discharge of Conditions

Date Decision: 19.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06089/HSE
Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 19 Glenthorne Avenue
Croydon
CR0 7ET
Type: Householder Application
Proposal : Alterations; demolition of existing rear extension and erection of single-storey rear extension.

Date Decision: 18.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03769/HSE
Location : 18 Stuart Crescent
Croydon
CR0 8QP
Type: Householder Application
Ward : Shirley South
Proposal : Proposed single/two storey side extension with dormer window to the front, internal alterations and associated works.

Date Decision: 15.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05426/HSE
Location : 149 Oak Avenue
Croydon
CR0 8ER
Type: Householder Application
Ward : Shirley South
Proposal : Part single; part two storey front, side and rear extension and external alterations (following demolition of existing garage).

Date Decision: 15.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05677/LE
Location : 47 Bridle Road
Croydon
CR0 8HN
Type: LDC (Existing) Use edged
Ward : Shirley South
Proposal : Outbuilding to be used as an Annex for a family member

Date Decision: 21.01.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/05737/TRE
Location : Brackendale
10 Pine Coombe
Croydon
CR0 5HS
Proposal : T1 - Scots Pine (T20 on TPO plan) - Fell _ replace.
(TPO 24 of 1998)

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

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/06537/PDO
Location : 148 - 150 Gorse Road
Croydon
CR0 8LD
Proposal : Removal and replacement of 6no existing antennas, internal upgrade of existing equipment cabin and associated ancillary works thereto.

Ward : Shirley South
Type: Observations on permitted development

Date Decision: 14.01.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/06630/LP
Location : 12 Oaks Road
Croydon
CR0 5HL
Proposal : Loft conversion with hip to gable extensions and rear dormer windows.

Ward : Shirley South
Type: LDC (Proposed) Operations edged

Date Decision: 21.01.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Ref. No. : 20/03911/LE **Ward : South Croydon**
Location : Ground Floor Flat Type: LDC (Existing) Use edged
151 Brighton Road
South Croydon
CR2 6EH
Proposal : Lawful Development Certificate for continued use of ground floor as a self contained flat instead of a shop and existing use of the first-floor as a self contained flat.

Date Decision: 21.01.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/04310/FUL **Ward : South Croydon**
Location : 46 Avondale Road Type: Full planning permission
South Croydon
CR2 6JA
Proposal : Alterations, including erection of a garage to the front elevation with staircase.

Date Decision: 14.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05550/DISC **Ward : South Croydon**
Location : Coombe Lodge Playing Fields Type: Discharge of Conditions
Melville Avenue
South Croydon
CR2 7HY
Proposal : Discharge of Condition 23 (Grass Pitch Standard) and 24 (Management and Maintenance Strategy) of Planning Permission 18/01711/FUL granted on the 24/01/2019 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: 11.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05613/HSE **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : 7 Deanfield Gardens
Hurst Road
Croydon
CR0 1JU
Type: Householder Application
Proposal : Erection of single storey rear extension

Date Decision: 12.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05708/FUL
Location : 8 High Beech
South Croydon
CR2 7QB
Type: Full planning permission
Ward : **South Croydon**
Proposal : Demolition of existing dwelling and erection of a 3 storey building (including lower ground floor) plus accommodation in the roof space, comprising 7 flats, 5 car parking spaces and associated landscaping and cycle and refuse storage.

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05865/TRE
Location : 28 Castlemaine Avenue
South Croydon
CR2 7HQ
Type: Consent for works to protected trees
Ward : **South Croydon**
Proposal : T1 beech tree overall crown reduction 2 metres, T2 beech tree overall crown reduction 3 metres
Both trees are causing excessive over shadowing and mess to property. Both trees have been pruned before and need doing again.
(TPO 38,1988 & 5, 2000)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05910/TRE
Location : Royal Russell School
Coombe Lane
Croydon
CR9 5BX
Type: Consent for works to protected trees
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : T1-4, Reduce 4 Beech trees with dead crowns by 5 metres in height, reduce remaining crown limb length by 2 metres. Deadwood the trees. T5 Beech reduce in height by 4-5 metres and limb length reduced by approximately 4 metres, on the leaning side. T6-7, Beech trees to be reduced by 3m (TPO No.27, 1970)

Date Decision: 19.01.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/05990/CONR

Ward : South Croydon

Location : The Croft
3 Binfield Road
South Croydon
CR2 7HP

Type: Removal of Condition

Proposal : SECTION 73 APPLICATION: Seeking to vary condition 2 (drawings) attached to planning permission 20/01598/FUL seeking a redesign of the forecourt to create 2 additional parking spaces.

Date Decision: 14.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06126/GPDO

Ward : South Croydon

Location : 7 Ledbury Place
Croydon
CR0 1ET

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

Proposal : Conversion of part of the existing retail space to form two new flats

Date Decision: 20.01.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/06150/HSE

Ward : South Croydon

Location : 1 Winchelsey Rise
South Croydon
CR2 7BP

Type: Householder Application

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

Date Decision: 21.01.21

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : Land R/o 12 Lancaster Road Type: Full planning permission
South Norwood
London
SE25 4AQ

Proposal : Erection of a 3 bedroom house at the rear of 12 Lancaster Road with associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 12.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03875/FUL Ward : **South Norwood**
Location : 247 - 249 Selhurst Road Type: Full planning permission
South Norwood
London
SE25 6XP

Proposal : Part demolition of existing single storey rear element, replacement single storey rear extension and basement extensions at rear. Formation of sunken lightwell at front (and sunken courtyard garden within rear extension) and use of enlarged basement and rear of reconfigured ground floor as four flats

Date Decision: 21.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05025/HSE Ward : **South Norwood**
Location : 11 Springfield Type: Householder Application
Avenue Road
South Norwood
London
SE25 4ED

Proposal : Erection of a single storey side/rear extension

Date Decision: 15.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05903/CAT Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Location : The Cherry Tree
32 Station Road
South Norwood
London
SE25 5AG

Type: Works to Trees in a
Conservation Area

Proposal : T1 & T2 Sycamore - Fell. Reason: Clay shrinkage subsidence damage at neighbouring
property 1a Cargreen Road, SE25 5AD

Date Decision: 19.01.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/02995/FUL

Location : 64 Northwood Road
Thornton Heath
CR7 8HQ

Ward : **Thornton Heath**

Type: Full planning permission

Proposal : Erection of a two storey infill dwelling between nos. 64 and 66 Northwood Road with
associated external alterations.

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05314/FUL

Location : R/o 31 St Paul's Road
Thornton Heath
CR7 8NB

Ward : **Thornton Heath**

Type: Full planning permission

Proposal : Proposed erection of 2x two storey houses at land R/O no.31 with associated car parking
and other alterations

Date Decision: 19.01.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/06005/FUL

Location : Ground Floor Flat
1 Milner Road
Thornton Heath
CR7 8JQ

Ward : **Thornton Heath**

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Proposal : Erection of part single/part two storey rear and side extension and conversion of ground floor into a HMO for 6 occupants

Date Decision: 14.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02408/CONR

Ward : **Waddon**

Location : 330 Purley Way
Croydon
CR0 4XJ

Type: Removal of Condition

Proposal : Variation of condition 3 (opening hours) attached to planning permission ref. 18/02908/FUL (Hybrid planning application comprising: (1) Full planning permission for the erection of three 1-2 storey units providing 4,116 sqm of floorspace for retail use (Use Class A1) and 232 sqm for flexible retail or restaurant use (Use Classes A1 and A3), with access, car parking, service yard, hard and soft landscaping and associated works. (2) Outline planning permission (all matters reserved) for the demolition of the existing retail unit (measuring 5,397 sqm) and the construction of three blocks (maximum four storeys) comprising up to 56 residential units (Use Class C3) and a ground floor retail unit (Use Class A1); a separate unit for business, industrial, and storage and distribution uses (Use Classes B1(b), B1(c), B2 and B8, maximum 2 storeys), and associated access, car parking, service provision, hard and soft landscaping and associated works).

Date Decision: 20.01.21

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

Level: Delegated Business Meeting

Ref. No. : 20/03029/FUL

Ward : **Waddon**

Location : Unit 9 Spitfire Business Park
1 Hawker Road
Croydon
CR0 4WD

Type: Full planning permission

Proposal : Change of use from Business (B8) to part Business (Class B8) and part Leisure (Class E(d)).

Leisure use to comprise gymnasium with 6 training stations for exercise and display area for equipment sales.

Date Decision: 15.01.21

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Ref. No. : 20/04175/DISC **Ward : Waddon**
Location : Ebury Court Type: Discharge of Conditions
1 Benson Road
Croydon
CR0 4LR

Proposal : Discharge of conditions 6 (Contamination) and 8 (CO2) attached to permission 19/01678/CONR - Section 73 application seeking to remove condition 8 (Code for Sustainable Homes) of permission 10/00626/P for alterations to front building and conversion to form 6 one bedroom and 1 studio flats; erection of mansard roof extension and three-storey rear extension including basement; extension of existing rear building to provide 3 two-storey two-bedroom and 1 two storey one- bedroom houses; all arranged around a communal landscaped amenity area.

Date Decision: 21.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05271/DISC **Ward : Waddon**
Location : Land Comprising The Former Propeller Type: Discharge of Conditions
Public House, Waylands Day Centre And
Red Gates School And Waddon Infants
School, Croydon, CR0 0PA

Proposal : Partial discharge of Condition 16 (Block C Only) (Code for Sustainable Homes) for application 16/02273/P.

Date Decision: 20.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/05354/FUL **Ward : Waddon**
Location : The Wandle Arms Type: Full planning permission
90 Waddon New Road
Croydon
CR0 4JB

Proposal : Proposed ground floor side and rear extensions/alterations and conversion of part of the existing pub into a dwelling

Date Decision: 14.01.21

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Date Decision: 18.01.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05433/DISC **Ward : Woodside**
Location : 9 Dickensons Lane **Type: Discharge of Conditions**
South Norwood
London
SE25 5HJ
Proposal : Discharge of Condition 3 (Details) and Condition 4 (Landscaping) of LPA ref:
18/04668/FUL (Demolition of the existing commercial buildings on the site and the
redevelopment of the site to provide a terrace of five, three storey, three-bedroom houses
with garden areas and five off street parking spaces).

Date Decision: 14.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05513/DISC **Ward : Woodside**
Location : 9 Dickensons Lane **Type: Discharge of Conditions**
South Norwood
London
SE25 5HJ
Proposal : Discharge of Condition 7 (CO2 emissions) of LPA ref: 18/04668/FUL (Demolition of the
existing commercial buildings on the site and the redevelopment of the site to provide a
terrace of five, three storey, three-bedroom houses with garden areas and five off street
parking spaces).

Date Decision: 11.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05665/HSE **Ward : Woodside**
Location : 87 Sandown Road **Type: Householder Application**
South Norwood
London
SE25 4XD
Proposal : Erection of single storey rear/side wraparound extension.

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Date Decision: 22.01.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06354/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: 13.01.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/06563/NMA **Ward : Woodside**
Location : 30 Carmichael Road **Type: Non-material amendment**
South Norwood
London
SE25 5LT

Proposal : Non material amendment to 18/06109/FUL for Erection of one bedroom dwelling with associated cycle and refuse storage and hip to gable roof extension to host property

Date Decision: 15.01.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05835/FUL **Ward : West Thornton**
Location : 5 Jamaica Road **Type: Full planning permission**
Thornton Heath
CR7 7HD

Proposal : Alterations, including the erection of a single storey rear/side extension and conversion of a single dwelling house into separate units to form 1 x 2-bed unit, and 1x1 bed unit.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th January 2021

Level: Delegated Business Meeting

Ref. No. : 20/06159/PA8

Ward : West Thornton

Location : 797 London Road
Thornton Heath
CR7 6AW

Type: Telecommunications Code
System operator

Proposal : Proposed upgrade to the existing rooftop telecommunications apparatus. The proposed removal of 3 no. antennas (22.80m AGL) and installation of 6 no. antenna (6 no in total, top height of masts 23.40m / 25.80m / 26.00m) internal works to existing cabin and ancillary development thereto.

Date Decision: 13.01.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06381/AUT

Ward : Out Of Borough

Location : Land North Of Old Farleigh Road
Farleigh
South Croydon

Type: Consultation from Adjoining
Authority

Proposal : Adjoining Borough Consultation from Tandridge District Council (reference 2020/2007) Erection of crematorium and memorial gardens together with car parking, landscaping works and associated infrastructure.

Date Decision: 14.01.21

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

This page is intentionally left blank