

# Planning Committee Agenda



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

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

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 4 June 2020** at **6.00 pm**. This meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

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

JACQUELINE HARRIS BAKER  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 27 May 2020

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

To register a request to speak, please either e-mail [Democratic.Services@croydon.gov.uk](mailto: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](http://www.croydon.gov.uk/meetings)

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

## **AGENDA – PART A**

**1. Apologies for absence**

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

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

To approve the minutes of the meeting held on Thursday 21 May 2020 as an accurate record.

**3. Disclosure of Interest**

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

**4. Urgent Business (if any)**

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

**5. Development presentations (Pages 13 - 14)**

To receive the following presentations on a proposed development:

There are none.

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

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

**6.1 20/00168/OUT Coombe Bank 6 Church Road, Kenley, CR8 5DU (Pages 19 - 44)**

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

Ward: Kenley  
Recommendation: Grant permission

**6.2 20/00277/FUL 8 Woodcote Drive, Purley, CR8 3PD (Pages 45 - 66)**

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

Ward: Purley and Woodcote  
Recommendation: Grant permission

**6.3 20/00331/FUL Fir Hollow, 35 Uplands Road, Kenley, CR8 5EE (Pages 67 - 86)**

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

Ward: Kenley  
Recommendation: Grant permission

**6.4 19/05962/FUL Lonsdale House, Lonsdale Road, South Norwood, SE25 4JL (Pages 87 - 106)**

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

Ward: Woodside  
Recommendation: Grant permission

**6.5 17/04594/FUL Little Hayes Nursing Home, 29 Hayes Lane, Kenley, CR8 5LF (Pages 107 - 124)**

Demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (1 x 1-bed, 19 x 2-bed and 4 x 3-bed), 18 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Ward: Kenley

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 - 184)**

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

**9. Exclusion of the Press & Public**

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

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

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## Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 21 May 2020 at 6pm via Microsoft Teams

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

### MINUTES

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

**Apologies:** Councillor Muhammad Ali, Sherwan Chowdhury, Joy Prince, Scott Roche and Ian Parker

### PART A

90/20 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 7 May 2020 be signed as a correct record.

91/20 **Disclosure of Interest**

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

92/20 **Urgent Business (if any)**

There was none.

93/20 **Development presentations**

94/20 **19/05282/PRE The Fair Field (College Green), Park Lane, Croydon**

Public Realm scheme to transform the Fair Field (also known as College Green and Fairfield Gardens) into a world class public space

Ward: Fairfield

Stuart Cade from MICA Architects Ltd and Charles Holland from Charles Holland Architects representing the applicant attended the virtual meeting to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

**Overall design intent and approach:**

- There was general support for the scheme and consensus that it is an exciting project.
- There was discussion around the visual connection to the area with Members suggesting that the scheme should have a more visual connection to the wider history and culture of Croydon.
- There was a suggestion that the flags shown in the scheme could be redesigned to celebrate the multicultural heritage of Croydon and a suggestion of incorporating a peace garden or equivalent.
- Questions were raised around the maintenance of the scheme, and the team advised that a budget has been set aside for the scheme and it has been designed to be of low-maintenance.

**Water field area and soft landscaping:**

- The waterfront feature was welcomed and Members heard that water jets will be part of the water field.
- There were questions around the seasonality and use of the water feature.

**Park Lane frontage and Fairfield Halls forecourt:**

- There was discussion around the space for drop off for Fairfield Halls and the applicant confirmed that this was not due to change. There was general consensus that the scheme is not making the most of the forecourt area and more could be done with further trees suggested to make the most of this space.
- Members also questioned the design of paving across Wellesley Road.
- There was a question about the design of the wayfinding structures and how the design reflects Croydon.

**Play field area:**

- There were questions around the balance of the green space for the college students and whether there needed to be a more structured area for this use. Members were advised that the play space area has space for football, basketball and skateboarding use.

**Kiosk structures:**

- There were discussions around the design of the kiosks which members felt could be more inspiring and have wider connection to Croydon. Members questioned whether these could be designed to reflect historic structures in Croydon and it was suggested that the design could reflect landmarks from other parts of the borough which are not visible from the site.



There were questions around the use, and whether it could be structured as play structures, or peace garden or equivalent. Members suggested it was key to ensure adaptability to a range of users.

**George Street step free route:**

- Members heard that the scheme has been designed to provide a step free level access from Fairfield Halls connecting to George Street.

*At 8:00pm the planning committee adjourned for a short break.*

*At 8:06pm the planning committee resumed the meeting.*

The Chair thanked the applicants for their presentation, and looked forward to their application returning to the Committee at a later stage.

95/20 **Planning applications for decision**

The Chair announced that the agenda application items would be heard in the following order: 18/06069/FUL 4-20 Edridge Road, Croydon, CR0 1EE; 19/04500/FUL 1 Smitham Downs Road, Purley, CR8 4NH; 19/06036/FUL 41 Woodcrest Road, Purley, CR8 4JD and 18/04811/FUL 216-220 Brigstock Road, Thornton Heath, CR7 7JD

96/20 **18/06069/FUL 4-20 Edridge Road, Croydon, CR0 1EE**

The erection of a part 33 storey, part 11 storey building providing 230 residential units (Use Class C3).

Ward: Fairfield

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

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

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

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

The substantive motion was carried with four Members voting in favour and one Member abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 4-20 Edridge Road, Croydon, CR0 1EE.

97/20 **19/04500/FUL 1 Smitham Downs Road, Purley, CR8 4NH**

Demolition of existing three storey house and detached garage and erection of a five storey building (including basement and accommodation within the roof space) to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.

Ward: Coulsdon Town

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

Councillor Luke Clancy provided a written statement in objection to the application. This was read out by the committee clerk.

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

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

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

The substantive motion was carried with four Members voting in favour and one Member abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 1 Smitham Downs Road, Purley, CR8 4NH.

98/20 **19/06036/FUL 41 Woodcrest Road, Purley, CR8 4JD**

Demolition and erection of a three storey building with accommodation in the roof, comprising of 8 units, with associated car parking, removal and installation of a crossover, cycle parking, refuse storage and landscaping.

Ward: Coulsdon West

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

Mr and Mrs Peter Gee and Mr and Mrs Ronald Standen provided a joint written statement in objection to the application. This was read out by the committee clerk.

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

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

The substantive motion to **APPROVE** the application based on the officer's recommendation was not supported.

Councillor Scott proposed a motion to **REFUSE** this application for further development on the grounds that the scheme has taken the wrong approach in excavating the frontage to match the adjacent roof height; the scheme is out of character; the design is not in the spirit of the SDG resulting in over development of the site; it has a poor quality design in reference to the gable roof being too big and the balcony openings being too small. The design is too wide within the site and the depth of excavation and the retaining walls is out of character. This was seconded by Councillor Letts.

The motion to refuse was put to the vote carried with all five Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of 41 Woodcrest Road, Purley, CR8 4JD.

99/20      **18/04811/FUL 216-220 Brigstock Road, Thornton Heath, CR7 7JD**

Removal of existing structures, demolition of existing building, alterations erection of part three storey / part four storey building, provision of retail use (A1 Use Class) at lower ground floor and ground floor, provision of 8 flats comprising 1 x 1 bedroom flat at rear lower ground floor, 2 x 1 bedroom flats at rear ground floor, 2 x 1 bedroom flats, 1 studio flat, and 1 x 3 bedroom flat at first floor, and 1 x 3 bedroom flat at second floor (in roof space), provision of associated refuse storage and cycle storage, provision of one off-street parking space at rear.

Ward: Bensham Manor

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

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

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 216-220 Brigstock Road, Thornton Heath, CR7 7JD.

100/20 **Items referred by Planning Sub-Committee**

There were none.

101/20 **Other planning matters**

102/20 **Weekly Planning Decisions**

The report was received for information.

103/20 **Planning Appeal Decisions (April 2020)**

The report was received for information.

The meeting ended at 9.27 pm

**Signed:**

**Date:** .....

## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

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#### **1 INTRODUCTION**

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

#### **2 ADVICE TO MEMBERS**

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

### 3 **ROLE OF THE COMMITTEE MEMBERS**

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

### 4. **THE ROLE OF THE CHAIR**

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



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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

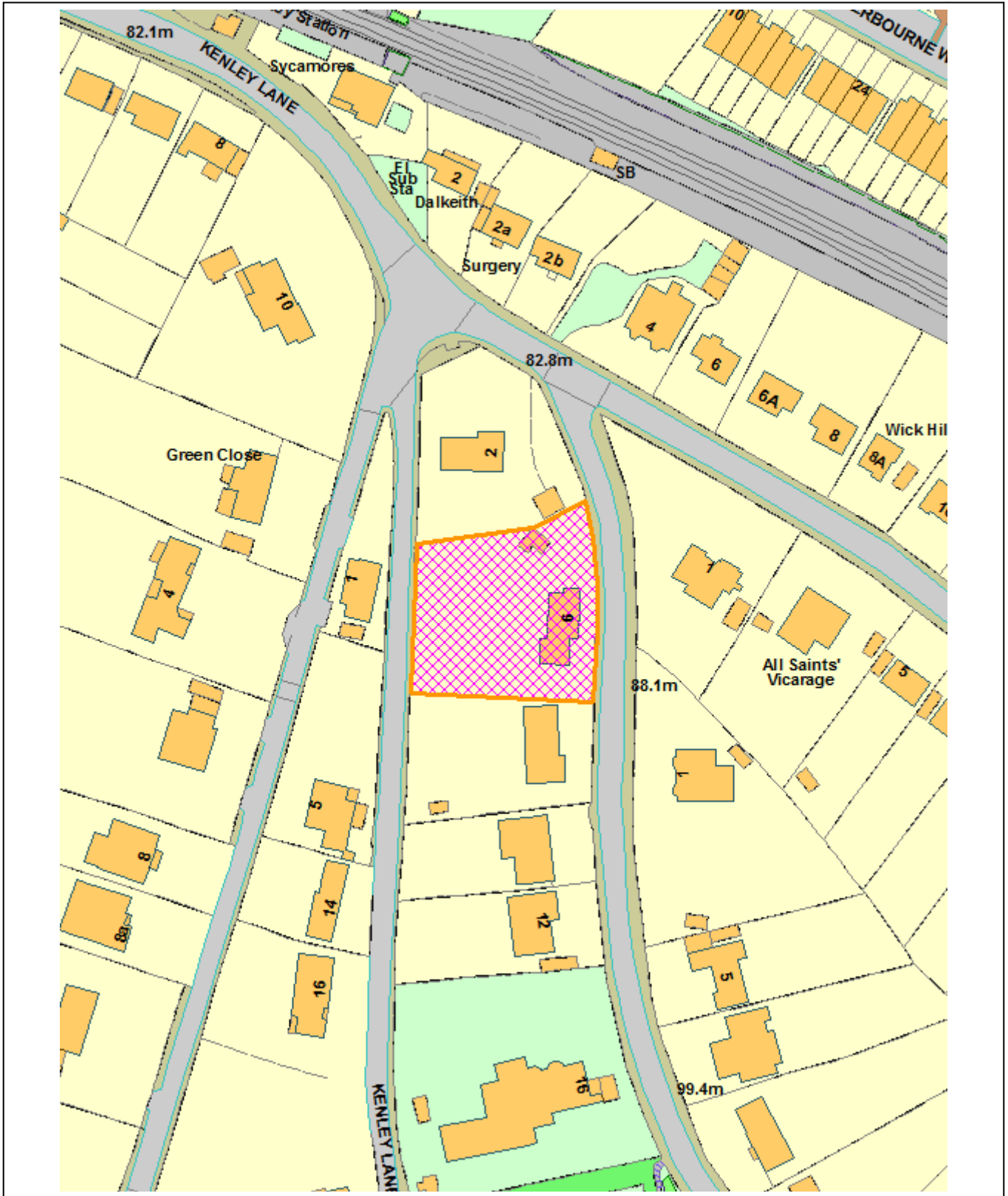
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/00168/OUT  
 Location: Coombe Bank 6 Church Road Kenley CR8 5DU  
 Ward: Kenley  
 Description: Outline planning permission for the demolition of existing dwellinghouse and erection of a part three; part four storey (including excavation) building comprising 9 self-contained flats (6x2 bed and 3x 3 bed); car parking; cycle and refuse provision; hard and soft landscaping; amenity space and external alterations (Access, Appearance, Layout and Scale only) (Amendments to the scheme to include fenestration, massing and external alterations).  
 Drawing Nos: 01, 03, pl 20-516-01, pl 20-516-02, pl 20-516-03, , pl 20-516-04 Rev D, pl 20-516-06 Rev B, pl 20-516-07 Rev B, pl 20-516-08 Rev B, pl 20-516-09 Rev B, pl 20-516-10 Rev B, pl 20-516-11 Rev D, pl 20-516-12 Rev D, pl 20-516-13 Rev D, pl 20-516-14 Rev D, pl 20-516-15 Rev D, pl 20-516-16 Rev D, pl 20-516-17 Rev D, pl 20-516-18 Rev A, pl 20-516-19, Tree Protection Plan (19-748-TPP-B), Tree Constraints Plan (19-748-TCP), Landscape Strategy (0287/20/B/1), Arboricultural Impact Assessment Revision B dated March 2020, Addendum Character Appraisal (20-516-CA1) dated 25/03/2020, Highways Technical Note 1 dated 26/03/2020, Surface Water Drainage Note, Energy Statement, Planning, Design and Access Statement, Bat Survey Report dated 06/09/2019, Preliminary Ecological Appraisal dated 16/01/2019  
 Applicant: Chartwell Property Group Ltd  
 Agent: N/A  
 Case Officer: Jimill Patel

	2 bed	3 bed	4 bed
<b>Existing</b>			1
<b>Proposed</b>	6	3	

*All units are proposed for private sale*

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

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

**2.0 RECOMMENDATION**

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

- a) A financial contribution of £13,500 towards highway management measures and the delivery of sustainable transport initiatives in Kenley
- b) And any other planning obligations considered necessary

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

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

### **Conditions**

1. Development begun no later than two years from the final approval of reserved matters
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Approval of reserved matters (landscaping) prior to any development on site
4. Landscape maintenance strategy and schedule to be submitted prior to occupation
5. Application for approval of reserved matters to be made within 3 years of date of permission
6. Tree replanting scheme
7. Strict accordance with Arboricultural Impact Assessment, constraints plan and tree protection plan including tree protection measures and no excavation zones
8. Construction Logistics Plan to be submitted prior to any development on site
9. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Greenspace Ecological Solutions, January 2019) and the Bat Survey Report (Arbeco, June 2019).
10. No works including demolition of building until a licence or statement issued by Natural England about habitats and Species
11. Biodiversity enhancement strategy to be submitted prior to any above ground works
12. A Lighting design scheme for biodiversity
13. Submission of the following to be approved and thereafter retained: Cycle and refuse storage, boundary treatments and enclosures, retaining walls, disabled parking space, EVCP (including spec and passive provision), external lighting
14. Details of electric vehicle charging points to be submitted
15. Delivery and Servicing Plan to be submitted
16. Details of materials including samples prior to above ground works
17. No windows other than as shown
18. Windows in northern elevation to be obscurely glazed and non-opening
19. Amenity/Play/Communal space details prior to occupation
20. No works to trees undertaken during February and August - bird nesting season
21. Step free access to all dwellings provided and retained
22. Permeable forecourt material (forming part of SUDs scheme)
23. Accesses, finished floor levels provided as specified
24. No obstruction within visibility splays
25. Waste management strategy
26. Reinstatement of raised kerbs and verge where necessary and provision of new dropped crossing prior to occupation
27. Air Handling Units/Machinery

28. CO2 reduction including submission of detailed energy report
29. 110litre Water usage
30. In accordance with Drainage Strategy
31. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

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

- 2.4 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.5 That if by 21<sup>st</sup> August 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

### **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 Outline planning permission is sought for the following:

- Demolition of the existing 4 bedroom detached dwellinghouse and garage
- Erection of a part three; part four storey building (including excavation) comprising 9 self-contained flats (6x2 bed and 3x3 bed)
- New crossover and access drive with parking to the rear
- Integrated cycle and refuse provision
- Hard and soft landscaping
- Communal/amenity/play space

3.2 Matters for consideration as part of this outline application are:

- Access
- Appearance
- Layout
- Scale

Landscaping is a reserved matter for approval at a later date although indicatively shown on the plans.

3.3 During the course of the application amended plans have been received. Local residents were re-notified of the amended proposals. The main alterations to the scheme have been as follows:

- Reduction and alteration to scale, massing and form of the building and amended design approach
- New side dormer addition to front middle gable
- Front and rear gables now symmetrical
- Alterations to roof formation to the side and rear including reduction
- Removal of rear dormer
- Removal and replacement rooflights and general external alterations

### Site and Surroundings



Figure 1 Site Location Plan



- 3.4 The application site comprises a two storey detached dwellinghouse within a relatively wide and deep plot on the northern side of Church Road, in Kenley. The area is predominantly residential in character which comprises large detached dwellings, some of which are single or two-storeys.
- 3.5 The surrounding properties vary in their shape, size and appearances with no uniformity expressed. However, some of the properties have similar architectural features such as the front and rear gable projections, materiality and fenestration detailing. The adjacent property (8 Church Road) was granted planning permission - 17/01672/FUL and implemented for a replacement two storey dwelling. This building is contemporary in its materiality and overall design.
- 3.6 The host property has interesting architectural features such as the three front and rear symmetrical front gables, fenestration detailing and materiality. The site is well landscaped to the rear and contains an attractive strip of hedgerow along the front boundary. The forecourt and side of the property is hard surfaced which includes a detached garage along the northern boundary.
- 3.7 Land levels rise from north to south. There are a number of trees and shrubs on site, notably along the side (north) and rear (west) boundary, some of which are protected by a Tree Preservation Order (TPO 57 of 2008), which is discussed in more detail below.
- 3.8 Church Road is a private road and is single lane with no kerbside parking. Many parts of the road do not have pavements although there are grass verges to the front of the properties. It is noted that there is a pavement outside 8 Church Road. Kenley Railway Station is located 0.3 miles from the subject site. Bus stops are situated along Valley Road with access to surrounding towns. The Public Transport Accessibility Level (PTAL) is 2 which is poor.
- 3.9 The site falls within the Kenley Area of Focussed Intensification (AFI) and Croydon Panorama. The site falls within a surface water flood risk area, and a surface water critical drainage area.

### **Planning History**

- 3.10 None of relevance.

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of intensified residential development is considered to be acceptable given the location within the Kenley Area of Focussed Intensification and the national and local need for housing.
- The proposal would provide 9 residential units, including 3 x 3 bedroom family sized units.
- The massing, design and appearance of the development is appropriate, according with the thrust of guidance contained within the Suburban Housing Design SPD.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).

- The level of parking and impact upon highway safety and efficiency would be acceptable subject to conditions.
- Satisfactory tree planting and soft landscaping would be provided to ensure the verdant setting is respected.
- Sustainability and environmental aspects of the development and ensuring their delivery can be controlled through planning conditions.

## 5.0 CONSULTATION RESPONSE

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

## 6.0 LOCAL REPRESENTATION

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

No of individual responses:    Objecting: 105            Supporting: 0            Comment: 0

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

<b>Objection</b>	<b>Officer comment</b>
<b>Character and Appearance</b>	
Overdevelopment	Addressed in Sections 8.6-8.16 of this report.
Design – Out of keeping/obtrusive scale	Addressed in Sections 8.6-8.16 of this report. The design approach has been amended during the course of the application.
Overbearing	Addressed in Sections 8.6-8.16 of this report.
Too high	Addressed in Section 8.10-8.11 of this report.
<b>Impact on amenities of neighbouring properties and future residents</b>	
Loss of light to neighbouring properties	Addressed in Sections 8.31-8.45 of this report.
Overlooking and loss of privacy for neighbours	Addressed in Sections 8.31-8.45 of this report.
Noise disturbance including light pollution	Addressed in Sections 8.31-8.45 of this report. Conditions are recommended. This is a residential development and there is no evidence or reason to suggest

	that the proposal would result in undue pollution or noise that is not already associated with a residential area.
Lack of amenity space	Addressed in Sections 8.28 of this report. Each of the units would have private amenity space through an integrated/recessed terrace. The proposal would provide 150sqm of useable play/child/communal amenity space to the rear.
<b>Transport and parking</b>	
Inadequate parking provision	Addressed in Sections 8.46-8.54 of this report.
Health and Safety Risk from private road	<p>Addressed in Sections 8.46-8.54 of this report. The road is private and single lane and concerns from the public are acknowledged. However, the proposed access drive would provide satisfactory vehicle sightlines at the egress (which is to be conditioned). The access will be able to accommodate two vehicles passing each other without the need for vehicles to reverse onto the road.</p> <p>A number of areas along Church Road do not have pavements and rely on the grass verges. As part of the £13,500 contribution secured through a S106 agreement, this would help towards improvement of Kenley's Road and infrastructure.</p>
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.
Too close to the junction and visibility would be poor	The siting of the crossover would be beyond the minimum 10 metre requirement to a junction. Furthermore, with visibility sightlines conditioned and shown within the submitted Highways Technical note, it is considered the arrangements would not adversely impact the highway and pedestrian conditions of the area.

Further parking stress from proposal	Addressed in Sections 8.46-8.54 of this report.
Pavements needed to improve access and safety	Addressed in Sections 8.46-8.54 of this report.
<b>Biodiversity/Ecology</b>	
Wildlife would be reduced	Addressed in Sections 8.17-8.23 of this report.
Loss of Trees	Addressed in Sections 8.17-8.23 of this report.
<b>Flooding Matters</b>	
Increase of flooding from proposal and drainage issues	Addressed in Section 8.55 of this report.
<b>Other matters</b>	
Proposal would add to the already saturated Health Centre – The Moorings	Not a material planning consideration
Threat to surrounding businesses	Not a material planning consideration
The existing Abbey Wood Grange nursery will be impacted from development in terms of access and safety	Not a material planning consideration
Pavement on the proposed visuals shown to be larger	The sketches/visuals provided of the proposed development are indicative and works within the red line boundary are only assessed.
No affordable housing	This is a minor application, and there is not a requirement under current policy to provide affordable housing.
Greedy Developers seeking profit	Not a material planning consideration

6.3 The following Councillors have made representations:

Cllr Steve O'Connell (Kenley Ward Councillor) objected and referred application to committee:

- Detrimental effect on streetscene
- Out of character
- Loss of trees
- Detrimental effect on amenity of neighbouring properties
- Dangerous traffic implications

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

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

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

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

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

### **7.4 Consolidated London Plan 2016**

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime

- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

## 7.5 Croydon Local Plan 2018

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

## 7.6 There is relevant Supplementary Planning Guidance as follows:

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

## 7.7 Emerging London Plan

7.8 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

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

current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

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

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

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

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

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

### **Principle of Development**

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The emerging London Plan, which is moving

towards adoption proposes significantly increased targets which need to be planned for across the Borough. Whilst it is noted the figure for homes to be delivered on windfall sites in the Borough is proposed to be reduced in the latest version of the London Plan, the target remains significant, and it is a reduction in the target in previously published draft versions – not a reduction in the targets set out in the Croydon Local Plan 2018. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.3 This presumption includes Kenley, which is identified in the “Places of Croydon” section of the CLP (2018) as being an area for sustainable growth of the suburbs with some opportunity for windfall sites and infilling with dispersed integration that respects the existing residential character and local distinctiveness. The area around Kenley Station, including this site, is designated within the CLP (2018) as an ‘Area of Focussed Intensification’ (AFI), which allows focussed intensification associated with a change in an area’s local character. The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes by thinking creatively about how housing can be provided on windfall sites. Specific guidance is included in the SPD for the Kenley AFI in how developments should contribute to an increase in density and gradual character change, whilst enhancing and responding sensitively to local character and being respectful of the existing place. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application is for outline planning permission for the replacement of an existing detached dwelling with a development comprising 9 self-contained flats. The site is located within the Kenley AFI in an established residential area. As such, providing that the proposal accords with all other relevant material planning considerations, the principle of development, in land use terms, would be considered acceptable.

### **Housing Mix**

- 8.5 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough’s need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m<sup>2</sup>. The existing two storey dwelling is 4 bedroom and has a GIA of 232sqm. The proposal would result in the loss of a family sized home although would be replaced with 3x3 bedroom family sized flats (33%). The policy requirements in this respect would therefore be satisfied, with the scheme contributing positively towards much needed family accommodation in the Borough.

### **Townscape and Visual Impact**

- 8.6 The application site comprises a two storey detached dwelling situated within a wide and relatively deep plot in a residential area. Church Road is generally characterised by detached residential buildings, of mixed scale and design but most typically two storey with some form of front and/or rear gabled projections. Whilst generally on large plots, infill development has taken place including the dwellings immediately to the opposite the site (1 Church Road), and flatted developments are apparent in the wider area on Kenley Lane, Hayes Lane and Valley Road, some apparent as modern infills.



- 8.7 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area.
- 8.8 Section 3.6 of the Suburban Design Guide SPD (2019) provides guidance on development potential within the Kenley AFI within the surrounding housing typology. The guidance of most relevance is for areas typified by 'Scattered and Detached Homes', where developments of four storeys will generally be acceptable, with plot subdivision to create rear garden development acceptable subject to consideration of development potential of neighbouring rear gardens. The guidance also highlights the importance of consideration of topography, landscaping and parking provision (discussed further below) for schemes in such locations.
- 8.9 The proposal is for a part three; part four storey (with roof accommodation) building comprising 9 self-contained flats (6x2 bed and 3x3 bed) fronting Church Road with a new proposed access drive running along the rear boundary of 2 Church Road (north), as seen in the following images. Figure 2 shows the development from an aerial perspective. Figure 3 is a streetscene shot from Church Road and Figure 4 is a 3D proposed sketch view of the development in the context.



Figure 2 Indicative Landscape Strategy Sketch



*Figure 3 Proposed Streetscene*



*Figure 4 Proposed Sketch View*

- 8.10 Given the land levels, the proposed building would read as part three; part four storey (with roof accommodation) according with the SPD guidance. Amendments were sought during the application process to make the front and rear gabled elements of the building symmetrical and have a consistent eaves line of the roof and fenestration treatment to simplify the form and expression of the building. The existing building comprises three symmetrical front and rear gables and the proposal which incorporates this re-interpretation of this within a hipped roof formation and would respond and reflect the characteristic form and appearance of the existing building and area.
- 8.11 The building lines of the properties within the immediate context of Church Road vary although the siting of the development would not extend beyond the front of 8 Church Road and be similar to the existing dwelling, as shown on figure 1, although would be wider and deeper. The building would retain a satisfactory separation from the boundaries and would effectively utilise the land levels with the lower massing concentrated at the highest part of the land (south – 8 Church Road) as seen on figure 3. Whilst forming one building, the building would be made up of three gabled elements with the gable closest to 2 Church Road (north) stepping back and as such breaking

up the massing and overall bulk of the building. This setback from the road allows for access to parking as well as a generous landscape buffer along the site frontage as encouraged by the SPD guidance. The stepping down also follows the topography of Church Road. The general form and layout of the building would integrate well within the context of the site and be proportionate within the site context without being overall dominant, overbearing or cramped.

- 8.12 A contemporary reinterpretation approach to character has been undertaken with inspiration taken from the existing dwelling and 8 Church Road (adjacent property) and gables which are commonly found in the area. The fenestration comprises squared windows and doors and also takes cues from surrounding buildings.
- 8.13 The materials used in the surrounding area are varied with the existing property comprising part render and brick. Given the weathering concerns of render, the building would be finished in a red/brown brick which is commonly found in the area. Overall, it is considered the building would sit well within the context of the site and streetscape, not appearing overly dominant or incongruous whilst meeting the AFI guidance within the SDG.
- 8.14 As is required by the SPD guidance (2019), the proposals have been designed to avoid prejudicing surrounding development. The relationships with the boundaries, including separation distances and window placement are sufficient to allow a neighbouring development to come forward with the relevant consents, including on land to the rear if the access road were to be extended.
- 8.15 Representations have raised concern regarding the increased density on site. For this suburban location with a PTAL rating of 2, the London Plan recommends a residential density of between 150 and 250 habitable rooms per hectare. The density of the development would be 216 habitable rooms per hectare, sitting within this acceptable range. Notwithstanding this, the supporting text of Policy 3.4 of the London Plan confirms that the density matrix should not be applied mechanistically, and it is worthy of note that the emerging New London Plan removes the density matrix.
- 8.16 Having considered all of the above, along with the impact on the Croydon Panorama view, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character. Officers are further satisfied, taking into account the relationships with neighbouring buildings, along with accommodating sufficient space for adequate levels of parking, landscaping and amenity space, that the development delivers the optimum level of development for the site in this location without being of adverse impact to the character and appearance of the area.



## Trees, Landscaping and Ecology



Figure 5 Indicative Landscape Strategy

### Trees and Landscaping

- 8.17 The site is relatively well landscaped which comprises trees along the side and rear boundaries with an attractive strip of hedgerow along the front boundary. The site, along with nos. 2 and 8 Church Road, is covered by Tree Preservation Order 57 of 2008 which covers three trees in the site. Two of the protected trees along with a number of other trees and shrubs (15 of category C or U value – unsuitable for retention) are to be removed. The two protected trees to be removed add to the verdant character of this part of Kenley. Whilst the application is in outline only, with details of landscaping to be provided at a later stage, an indicative layout indicates space for a generous amount of tree/hedge replacement along the common boundaries including 3x instant impact (fastigate trees) to the rear to mitigate for the loss of the two protected rear trees.
- 8.18 Whilst detailed landscaping is to be secured at reserved matters stage, following submission of an indicative landscaping strategy from the applicant, officers are satisfied with the approach to be taken which retains the character of Kenley and provides the potential for further ecological and environmental benefits beyond the existing site. The Councils Arboricultural officers were consulted and considered that the two protected trees to the rear boundary along with other trees/hedges can be accepted for removal although tree planting and hedgerow, as indicatively shown on figure 4 would need to be provided, in detail, at a reserved matters stage.
- 8.19 This scheme must be a realistic and considered landscaping proposal for the site, which can be established and managed as part of the future development. Alongside this, tree protection measures are proposed for those trees being retained (including a

category B tree in the north western corner of the site. Tree protection measures and tree planting scheme will be requested through condition.

8.20 The existing dwelling is immediately surrounded by hardstanding in the form of a patio and driveway occupying the frontage and side of the building which leads to the detached garage. The soft landscaping covering the remainder of the garden is generally well managed. The majority of the front of the site would be soft landscaped although a new access drive (new crossover) is proposed which would be closer to T1 (north-eastern corner). The incursion in to the RPA is considered to be minimal and, subject to conditions regarding satisfactory protection to the retained trees with the site and boundaries and satisfactory tree planting scheme is provided.

### Ecology

8.22 A Preliminary Ecological Appraisal and Bat Survey Report were submitted and reviewed by the Council's ecological consultants. They conclude that these are adequate to consider the likely impact on protected species and that, with appropriate mitigation in the form of a biodiversity enhancement strategy (to be incorporated into landscaping submissions) the impact would be acceptable. Further conditions can also ensure that the site is cleared and trees felled outside of bird nesting periods and other sensitive times to ensure that the impact on biodiversity is minimised. If protected species were to be identified on site during the course of construction any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. An informative has been included to draw the applicant's attention to this.

8.23 As such, the removal of trees/hedges, some of which are protected to allow the proposed development with the proposed mitigation in place, subject to condition, would not be of detriment to the trees, landscaping and ecological values of the site.

### **Housing Quality for Future Occupiers**

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

<b>Dwelling – 1 Storey</b>	<b>Unit Mix</b>	<b>Minimum GIA Required (sqm)</b>	<b>Proposed GIA Required (sqm)</b>	<b>Minimum Amenity Space Required (sqm)</b>	<b>Private Space Required</b>
Flat 1	2b4p	70	96	6	
Flat 2	2b4p	70	96	6	
Flat 3	2b4p	70	116	6	

Flat 4	3b5p	86	111	7
Flat 5	2b4p	70	96	6
Flat 6	2b4p	70	116	6
Flat 7	3b5p	86	111	7
Flat 8	2b4p	70	102	6
Flat 9	3b6p	86	150	7

- 8.25 All residential units would meet the minimum standards, purely in terms of minimum floor areas.
- 8.26 Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and should normally be avoided. The proposed units would be dual/triple aspect with generous outlook, providing adequate levels of daylight/sunlight for future occupiers.
- 8.27 Following the approach set in the London Plan (2016) to address the unique heat island effect of London and the distinct density, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is required so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space. This would be achieved.
- 8.28 Policies DM10.4 and DM10.5 of the CLP require all flatted developments to provide functional and high quality private and communal amenity space, in addition to child play space, with a minimum size of 5sqm for 1 or 2 person's units and an extra 1sqm per occupant thereafter. Each of the units (including the one ground floor) would have private amenity in the form of integrated balconies/terraces. There would be 150sqm of useable communal amenity/child/play space to the rear. The arrangements would be acceptable although as part of the landscaping scheme condition, details requesting, levels, any equipment and its required landscaping and maintenance will be required, at a reserved matters stage.
- 8.29 London Plan policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The London Plan recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents. It is not feasible to incorporate M4(2) or M4(3) compliant layouts without enlarging the footprint and massing of the dwellings. Provision of a lift within the block would also result in a height increase and unfavourable design additions to accommodate access to the top floors in particular. In this particular circumstance, given the land levels and lack of lift, the provision of Flat 1 (ground floor) would be able to accommodate M4(3) compliance. However, this would be subject to a detailed design of step free access to the unit and car parking secured by condition, and a disabled parking space for the site to be agreed at condition stage. The landscaping

condition will require detailed information in regards to access from the building to the car parking given the land levels to the site.

8.30 As such, subject to conditions, the proposal would provide a satisfactory level of living accommodation for future occupiers.

### Residential Amenity for Neighbours

8.31 The site shares the common boundary with 2 Church Road (north) to the side although the dwelling backs onto the side boundary of the host site given its orientation and corner siting. The site also shares the common boundary with 8 Church Road (south) to the side. To the rear (west) although separated by the private road are 1 and 5 Kenley Lane. To the front (east) is 1 Valley Road (corner plot) which backs onto Church Road and properties along Church Road. Figure 6 shows the footprint of the development within the context of the site and area.

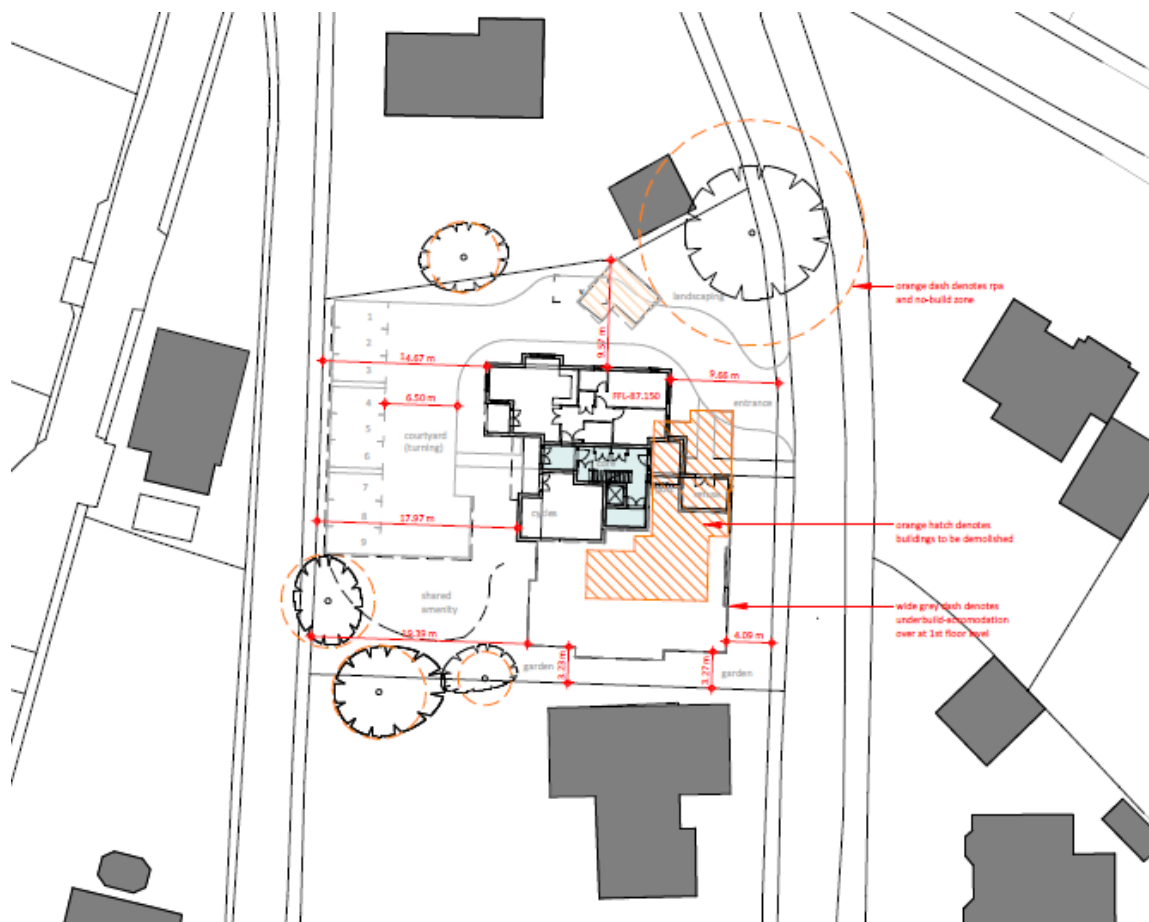


Figure 6 Proposed footprint within the context of site and area

8.32 Land levels rise from north to south with 8 Church Road siting higher than host dwelling.

### 2 Church Road (side)

8.33 No.2 comprises a detached single storey (bungalow) dwellinghouse which is on a corner plot with the rear of the dwelling facing onto the side of the application site. The building is separated from the common boundary by 14 metres.

- 8.34 The adjacent property sits slightly lower than the host property given the topography of Church Road. The side wall of the proposed building would have a separation distance of 22 metres to the rear of this property. As such, given the separation distance, it is considered that concerns of overbearing, visual intrusion, loss of daylight/sunlight and outlook would not be detrimental to these occupiers. Furthermore, whilst habitable side windows are proposed to the side elevation, these windows would be secondary to the room they would serve and as such, concerns of overlooking and privacy would not be raised subject to the windows being obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
- 8.35 Objections have been raised in regards to light pollution in general. With the proposed access drive running along the rear boundary 2 Church Road and general siting of the parking to the rear, there is potential for levels of light to be of concerns to occupiers, especially from the vehicles. However, the existing and proposed landscaping within the boundaries, which will be controlled at a reserved matters stage and pre-commencement, will assist in minimising potential noise and light disturbance from vehicular movements along the proposed driveway and parking in general.

#### 8 Church Road (side)

- 8.36 This property previously comprised a single storey (bungalow) dwelling although was granted planning permission (17/01672/FUL) for a contemporary two storey dwelling which has been implemented and forms part of the character.
- 8.37 The adjacent property sits higher than the host property given the gradient of the land levels. The proposed building would be separated from the common boundary by 2 metres and building to building by 4 metres. The proposed building footprint steps deeper towards the side of 2 Church Road although the building closest to no.8 would project 2 metres beyond the rear building line. Given the overall projection, which would be in accordance with the SPD guidance, it is considered that the siting of the building, and at the scale proposed and separation distance from the adjacent building would ensure that the building would not be detrimental to these occupiers in regards to overbearing impact, visual intrusion, sense of enclosure and outlook.
- 8.38 In terms of daylight/sunlight impact, the siting of the proposed building would not encroach the 45 degree angle from this property, in plan and elevation. The overall scale of the building would be similar to the adjacent property and as such loss of daylight/sunlight would not be detrimental to these occupiers.
- 8.39 Side windows are proposed which would face onto the adjacent property. However, these would be high level windows 1.7 metre above the floor level of the room they would serve. Some of these windows would serve a habitable purposes but would be secondary in nature. Given the high level nature, the siting of these windows would be acceptable which would allow additional lighting and ventilation for future occupiers whilst ensuring the neighbouring amenities are protected in terms of overlooking and privacy.



### 1 and 5 Kenley Lane (rear)

- 8.40 The properties to the rear comprise two storey detached dwellings. The proposed building would be separated from the front of these buildings by 21-29 metres which would ensure an acceptable relationship in residential amenity terms. Furthermore, the levels of overlooking would be mutual.

### 1 Valley Road (front) including 1 Church Road

- 8.41 Given the corner plot nature of 1 Valley Road, the property backs onto Church Road. The host property, although separated by the private road (Church Road) faces onto the rear garden of this property. The proposed building would be separated from the rear building line of 1 Valley Road by 27 metres (building to building). Policy DM10.6 requires proposals to avoid direct overlooking of private outdoor spaces (within 10m perpendicular to the rear elevation of a dwelling). The siting of the building would be similar to the existing dwelling and as such the level of impact would be mutual, despite being a storey (with roof accommodation) higher. Furthermore, the general scale of the building would be similar to 8 Church Road and in parts would read as two storeys given the gradient of the land. Given the separation distance to the rear of 1 Valley Road, it is considered that the proposed building would not be detrimental in regards to overbearing impact, visual intrusion, loss of daylight/sunlight, sense of enclosure and outlook.
- 8.42 In terms of impact to 1 Church Road, the siting of the property is in line with 8 Church Road with part of the boundary in the view of the host site. It is considered concerns in regards to neighbouring amenity impact would not be raised.

### General Points

- 8.43 A condition will be imposed to ensure that all side (northern) windows are obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
- 8.44 Given that the proposal is for a residential use in a residential area, the proposed development would not result in undue noise, light or air pollution from an increased number of occupants on the site.
- 8.45 As such, it is considered that the proposal would not be detrimental to the amenities of the adjacent occupiers in regards to overlooking, overbearing impact, visual intrusion, outlook, loss of daylight/sunlight, noise/disturbance, light pollution and sense of enclosure.

### **Highway Safety, Access and Parking**

- 8.46 The site has a PTAL rating of 2, which indicates poor accessibility to public transport. Church Road is a narrow, private road with no on-street parking available with single yellow line markings. However, Kenley Railway Station is located 0.3 miles from the subject site. Bus stops are situated along Valley Road with access to surrounding towns and local shops and services, as is recognised by the designation of this area as an AFI.

## Vehicular Parking

- 8.47 The London Plan sets out maximum car parking standards for residential developments based on Public Transport Accessibility Levels (PTAL) and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units should provide up to 1.5 spaces per unit. For the proposed scheme, the London Plan maximum requirement is 11 spaces. The Council's expectation on sites with a low PTAL is that at least one parking space will be provided for each new home on the site, with visitor spaces also required for narrow streets or those with high parking stress. The submitted scheme included a 'visitor' parking bay in proximity the front protect tree (T1). However, this has been removed given the concerns to the front tree and need for passing area for vehicles to enter and exit at the same time. The scheme still proposes 9 spaces for future occupiers to the rear of the site which constitutes 1:1 parking per unit. Given the proximity of the station, this would be acceptable.
- 8.48 The existing crossover (sited closer to 8 Church Road) would be reinstated with a new 6 metre wide crossover (sited closer to 2 Church Road) which would form a new access drive running adjacent to the building and along the rear boundary of 2 Church Road. The access drive would range from 3-5.5 metres in width with a passing place to allow vehicles to enter and exit at the same time. Tracking drawings demonstrate vehicle sightlines can be achieved. However, sightlines must be provided at the back of the verge on either side of proposed vehicle access to ensure that in future is a footway is provided, sightlines are existent. This will be sought via condition. The submitted technical note appears to show satisfactory manoeuvring space for vehicles without the need to reverse out onto the private road.
- 8.49 A condition will be attached to ensure that Parking bays next to landscaping/structures and walls must be 3 metres wide to allow passengers and drivers to alight onto the hardstanding. Furthermore, one of the spaces would require to be provided as a disabled parking space, along with a requirement for 2 spaces to have an electric vehicle charging point and all spaces to have passive provision for installation of future points.
- 8.50 Given the proposed intensification to the site and lack of pedestrian access/pavements to the front, it is expected that a contribution is made as part of improvements to the area, following the Kenley Transport Study which assessed the high level impacts of development on the surrounding road network. Whilst the proposal would provide sufficient parking on site to ensure the impact on the network is satisfactory, sustainable travel should still be promoted in accordance with policy requirements. This is of particular relevance to Kenley, taking into account the AFI designation and the characteristics of Church Road and those in the vicinity as discussed above. Therefore a contribution is recommended towards the provision of sustainable transport improvements in the area to go towards supporting the change in local character. The contribution will be used within the Kenley AFI, and could constitute traffic management measures or sustainable transport initiatives such as a provision of a car club space. These will help encourage sustainable travel. Taking into account the site's accessibility to public transport and the nature of Church Road, the proposal would provide for an appropriate number of parking spaces which would not detrimentally impact highway safety within the surrounding area.

### Cycle Parking

- 8.51 Cycle parking should be provided in accordance with Draft London Plan requirements which seek a minimum of 1.5 cycle parking spaces per 1 bed unit and 2 cycle parking spaces per 2 bed+ units. The proposed development would require a minimum of 18 cycle spaces, which should be incorporated within a store in the building. The proposal would effectively utilise the land levels and incorporate cycle storage integrated into the building envelope. The siting would be acceptable although the proposal would require 5% of cycle parking spaces for larger adapted and disabled bicycles with larger spacing accordingly. Electrical sockets should be provided within the store to allow for the charging of e-bikes. This will be conditioned alongside side details including appearance, size and types of stands to be agreed at condition stage.

### Refuse/Recycling Storage

- 8.52 The storage would be integrated into the envelope, towards the front, as per the cycle arrangements. This would be acceptable and in close proximity to the private road where collection will be made. Indicative refuse storage and collection arrangements have been shown. Details of this arrangement and capacity will be secured by condition.

### Other Matters

- 8.53 In order to ensure that the proposed development would not have any adverse impact on the highway network or on the surrounding residents, a Demolition, Construction Logistics and Environmental Management Plan will be required by pre-commencement condition. This is of particular importance given the narrowness of Welcomes Road. This should outline measures to minimise noise and dust impacts, and disruption to neighbours.
- 8.54 An informative will be attached as a S.278 with the highway authority might be required for the proposed crossover (including reinstatement of existing). As this is a private road, you will need to contact the residents association in order to agree the works.

### **Flood Risk**

- 8.55 The site is located within an area at risk of surface water flooding, and a critical drainage area. The applicant has submitted a Surface Water Drainage Technical Note by Mayer Brown, which confirms that a sustainable urban drainage system will be in place. It is proposed this will be through a soakway tank underneath the car parking area. Soakway calculation have been undertaken to show that the proposed infiltration tank is sufficient to drain the water from the development for up to the 1in100yr+40%cc event. The infiltration tank has been sized using the source control function on Microdrainage. Roof pipes will be installed to control rain water and it is proposed to have all hard surfaced areas in permeable paving which will discharge surface/rain water via the pipes to the tank. The level of information provided is satisfactory and a condition will be attached ensure that the Sustainable Urban Drainage Systems are carried out in accordance with the submitted technical note. Details of permeable paving will form as part of the landscaping condition – reserved matters.

## **Sustainability**

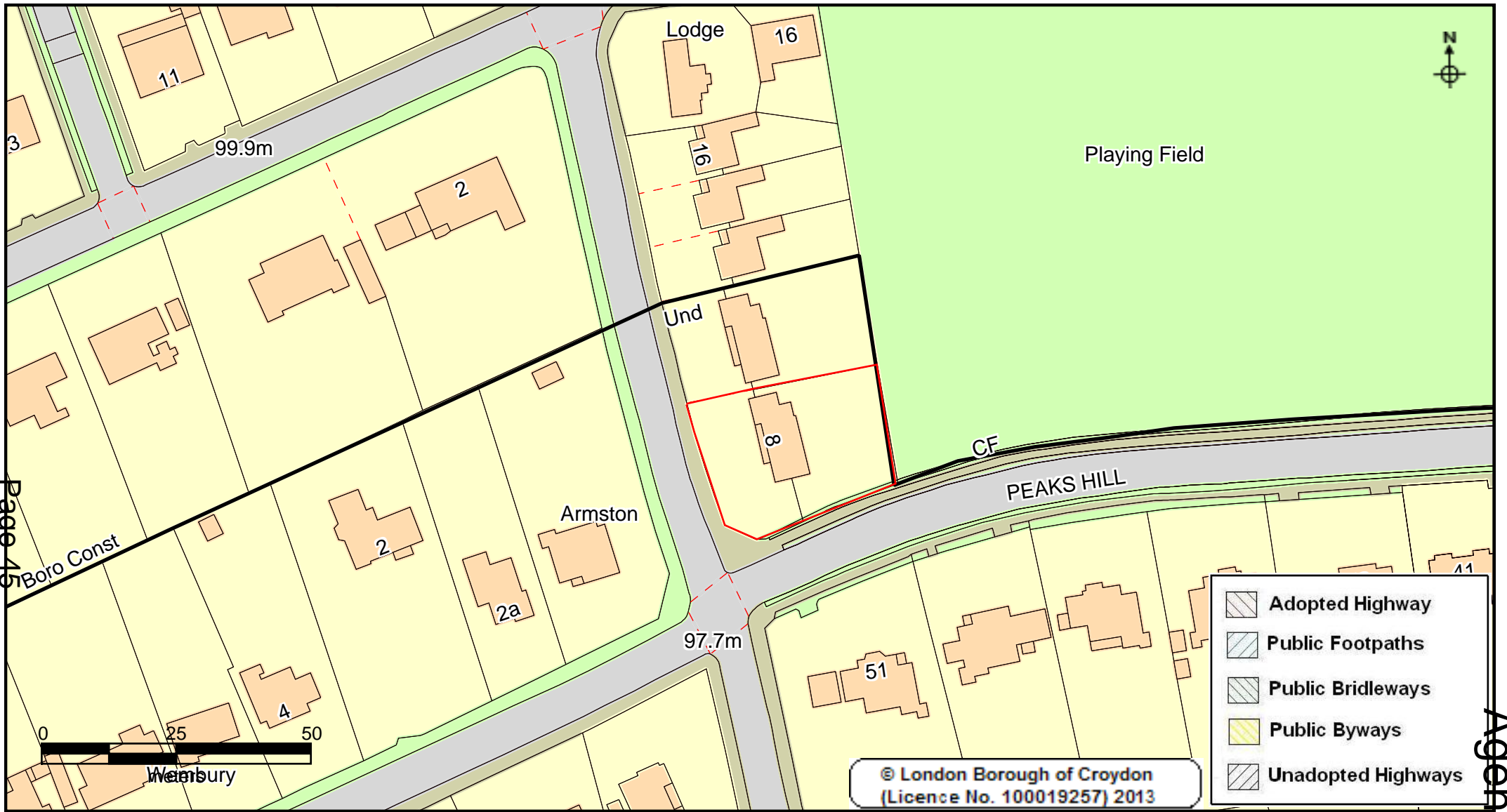
- 8.56 The proposal would need to comply with the Energy Hierarchy of the London Plan (Consolidated with Alterations Since 2011). Minor residential applications would need to achieve a 19% carbon emission above the 2013 Building Regulations.
- 8.57 An Energy Statement has been submitted with the application. It is proposed to use heat pumps which the document suggests will achieve a 19% reduction in CO2 emissions.
- 8.58 In addition, residential properties would need to achieve a rate and a water use target of 110L per head per day. All matters on this ground will be controlled via condition.
- 8.59 Conditions will be attached requesting a detailed energy strategy and compliance conditions in regards to water consumption.

## **Other Matters**

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

## **Conclusions**

- 8.61 The site is in a sustainable location for new housing development, and the scale, size and amount of development appropriate for its designations and setting. The new dwellings would provide good quality family sized housing types, supported by car parking, cycle storage and bin storage. The impacts to neighbours would be largely limited to the construction period, and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions. Officers are satisfied that the scheme is worthy of a planning permission.
- 8.62 As such, the proposal would comply with the relevant policies set out within the Draft London Plan 2019, London Plan 2016, Croydon Local Plan 2018 as well as the Croydon Suburban Design Guide 2019.
- 8.63 All other relevant policies and considerations, including equalities, have been taken into account.



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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/00277/FUL  
 Location: 8 Woodcote Drive, Purley, CR8 3PD  
 Ward: Purley and Woodcote.  
 Description: Demolition of existing detached dwelling and garage; erection of a detached three storey property comprising nine flats; formation of new access, provision of car parking, cycle storage, refuse and recycling store, and hard and soft landscaping  
 Drawing Nos: P1A, P2B, P3A  
 Applicant: Sandy Lanes Projects Ltd.  
 Agent: Simon Grainger of Grainger Planning Associates Ltd  
 Case Officer: Barry Valentine.

	1B 1P	1B 2P	2B 3P	3 B 4P	4B 7P	Total
Existing Provision					1	1
Proposed Residential Mix		6		3		9

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

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

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:
1. In accordance with the approved plans.
  2. Development to be implemented within three years.
  3. Samples and details (as appropriate) of materials including window frames.
  4. Secure landscaping scheme.
  5. Further details on playspace.
  6. Sustainable Urban Drainage System to achieve as far as reasonable Greenfield run-off rates.
  7. Provision of on-site car parking including dropped kerb/pavement reinstatement – prior to occupation and permanently retained thereafter.

8. Further details of Refuse Store(s).
9. Further Details of Cycle Store.
10. Arboricultural details including protection measures (prior to commencement).
11. Water use target.
12. Carbon Dioxide 19% reduction beyond 2013 Building Regulations.
13. Installation of electric vehicles charging points in line with London Plan.
14. Obscurely glazed and non-opening up to 1.7m windows on northern elevation at first floor level and above.
15. Secure Construction Logistics Plan.
16. Secure M4 (2) ground floor units.
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

### **Informatives**

1. Community Infrastructure Levy.
2. Code of Practice regarding small construction sites.
3. Highway works to be made at developer's expense.
4. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

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

## **3.0 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

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





Image 1 – CGI of the Proposed Development looking south

## Site and Surroundings

- 3.2 The application site is a two storey detached property located on the eastern side of Woodcote Drive, at its junction with Peaks Hill. The property is understood to be in use as a single dwellinghouse. The London Borough of Sutton boundary is located to the rear of the site. The majority of the site appears to be roughly level.



Image 2 – 3D View of the site and setting

- 3.3 The surrounding area is predominately residential and suburban in character. Properties are generally detached and two stories high.
- 3.4 There are no direct policy constraints identified in the Croydon Local Plan (2018).
- 3.5 The Sutton Local Plan (2018) designates the northern end of Woodcote Drive, as well as the school to the rear of the site as an 'Area of Special Local Character'.



Image 3 – Site Location and Location of Borough Boundary with Sutton

- 3.6 The site is located in Flood Risk Zone 1 (low). The site itself is modelled as being at very low risk (less than 1 in 1000 years) from surface water flooding. The roads

to front and side of the property are modelled at being at low risk from surface water flooding (less than 1 in 100 years).

3.7 The site has a Public Transport Accessibility Level (PTAL) of 1B (Very Poor).

3.8 Trees on the site are subject to Tree Preservation Order (28/1974).

### **Relevant Planning History**

3.9 Council provided pre application advice reference 19/01748/PRE and 19/04467/PRE in connection with this site and development.

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development provides an appropriate mix of units.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area. The development would not cause harm to any archaeological remains.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would result in some additional on street parking. However, this would not generate significant levels of parking stress such as to justify refusal of planning permission. The proposed development would not have an adverse impact on the operation of the highway.
- The proposed development would not cause unacceptable harm to visual amenity of trees.
- The proposed development subject to conditions would not have an adverse impact on flooding or biodiversity.

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

6.1 A total of six neighbouring properties were notified about the application and invited to comment by the way of letter. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

Individual responses: 16 Objections 16

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

### Objections

OBJECTION	OFFICERS' COMMENT
Development will take light away from neighbour's garden and windows.	The applicant has submitted a sunlight and daylight study which successfully demonstrates that the development would not have an unacceptable impact on neighbouring properties and their garden sunlight and daylight.
Loss of privacy to neighbouring properties.	As set out in the body of the report, the development has been designed to prevent unacceptable levels of overlooking to neighbouring properties and gardens.
Too tall and overbearing-towers over its neighbours.	The scale of the development is appropriate, and in line with guidance set out in the Suburban Design Guide SPD (2019).
Development does not respect local context. Overdevelopment and overly dense.	The development is of an appropriate scale and form, and has a high quality design that encompasses features of the local area into its design. It is not considered to be out of keeping or overdevelopment.
Insufficient parking on the site – increased risk to highway safety due to learner drivers and nearby school.	The proposed development would likely lead to increase off on street parking, however there is substantial capacity on the street to accompany this demand. Given the low impact of the development on parking stress, the development is not considered to compromise significantly highway safety, or endanger pupils.
Increase in traffic load, especially in school rush hours. Increased pollution.	The development would not generate significant level of trips or pollution, such to justify the refusal of planning permission.
The description of development is considered to misrepresent of	The description of development has been revised, and re-consulted on for clarity.

the developments bulk.	
Need to keep family houses, not flats.	The proposed development would increase the amount of family accommodation by providing three x three bed units, and is in line with policy.
Impact of development during construction.	In general the impact of construction is controlled by a series of legislation, such as Noise Act. To help mitigate this further, a condition requiring a Construction Logistic Plan (CLP) is recommended.
Flats will impact noise levels, reduce security and safety to existing residents.	Flats given they are in residential use would not generate significant levels of noise disturbance such to justify refusal of planning permission. There is little to no evidence to suggest that the creation of flats would endanger the security and safety of existing residents.
Loss of natural habitat and trees.	There is no loss of trees as a result of the development. Any minor impact on biodiversity would be mitigated through the proposed landscaping plan.
London Plan Housing targets have been reduced so no need for development.	Both the current London Plan and Croydon Local Plan (2018) require the council to deliver a significant number of homes. Whilst Draft London Plan targets have been reduced, they are still higher than both plans target at present. Given this development is compliant with Policy, there is no justifiable and defensible reason for refusing this planning permission.
Not enough bins provided by development.	Whilst a bin store is shown on submitted drawing, the capacity of this bin store is unknown. A condition is recommended to ensure that the bin store is of an appropriate size.
Impact on Drains	All foul water would be designed and constructed in accordance with Building Regulation, with any new connections subject to agreement from Thames Water. In combination with SUDs measures, no significant impact on drainage is seen to arise from the development.
Parking Surveys not done at correct times and would have been effected by COVID 19	An initial survey was done in August 2019. This was done in the schools holiday and not in line with Lambeth Methodology. A new survey was done on the 3 <sup>rd</sup> and 4 <sup>th</sup> of March, which was prior to when lockdown started on the 23 <sup>rd</sup> March and when schools were still open. The parking surveys are good indication of parking stress in the area.

6.3 Councillor Badsha Quadir objected to the application. The councillor concerns were as follows:

- It will be a loss of a family home.
- This proposed building will be overlooking into neighbouring gardens and hence loss of privacy.
- A hazard to local residents as extra parking will be placed on the road itself.
- Building on a garden would be a loss of natural habitat and trees.

6.4 The following issues were raised in the representations and are not material planning considerations:

- The development will devalue other houses.

6.5 The following procedural issues were raised in representations, and are addressed below:

- The application description was a misrepresentation – A revised description has been re-notified to address this concern.

6.6 The London Borough of Sutton were consulted on the application due to the site's location close to the boundary. They raise no objection to the application.

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

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

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

7.3 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:

- Policy 1.1 Delivering the Strategic Vision and Objectives for London.
- Policy 3.3 Increasing Housing Supply.
- Policy 3.5 Quality and design of Housing Developments
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 6.1 Strategic Approach
- Policy 6.3 Assessing Effects of Development on Transport Capacity

- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.2 An Inclusive Environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture

#### 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. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.
- 7.5 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.6 It is important to note, 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.
- 7.7 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.

#### Croydon Local Plan (2018)

7.8 The new local plan was adopted on the 27<sup>th</sup> February 2018 and now carry full weight. The main relevant policies to this application are as follows:

- SP2: Homes.
  - *SP2.1 Choice of homes.*
  - *SP2.2 Quantities and locations.*
  - *SP2.7 Mix of homes by size.*
  - *SP2.8 Quality and standards.*
- DM1: Housing Choice for Sustainable Communities.
  - *DM1.2 Net loss of 3 bed or homes less than 130 sq.m.*
- SP4: Urban Design and Local Character.
  - *SP4.1 High quality development that responds to local character.*
- DM10: Design and Character.
  - *DM10.1 High quality developments, presumption for 3 storeys.*
  - *DM10.2 Appropriate parking and cycle parking design.*
  - *DM10.4 Private amenity space.*
  - *DM10.5 Communal amenity space.*
  - *DM10.6 Protection to neighbouring amenity.*
  - *DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.*
  - *DM10.8 Landscaping.*
- DM13: Refuse and Recycling.
  - *DM13.1 Design, quantum and layouts.*
  - *DM13.2 Ease of collection.*
- SP6: Environment and Climate Change.
  - *SP6.3 Sustainable design and construction.*  
*Minor residential scheme 19% CO2 reduction.*  
*Water efficiency 110 litres.*
  - *SP6.4 Flooding and water management – c) SUDs.*
  - *SP6.6 Waste management.*
- DM25: Sustainable drainage systems.
- DM27: Protecting and enhancing our biodiversity.
- DM28: Trees.
- SP8: Transport and the Communication.
  - *SP8.5 and SP8.6 Sustainable travel choice.*
  - *SP8.7 Cycle parking.*
  - *SP8.12 and SP8.13 Electric vehicles.*
  - *SP8.17 Parking standards in low PTAL areas.*
- DM29: Promoting sustainable travel.
- DM30: Car and cycle parking.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development and quality of residential units created
2. Impact on the appearance of the site and surrounding area.

3. Impact of the development on neighbouring properties' living conditions.
4. Impact of the development on parking and the highway.
5. Impact of the development on trees and biodiversity.
6. Impact of the development on flooding.
7. Other planning issues.

### **Principle of development and quality of residential units created.**

#### Principle of Development

- 8.2 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130 sq.m. The existing unit is a four bed and measures approximately 158 sq.m, and three x three bed units are proposed. The proposal complies with Policy DM 1.2.
- 8.3 Policy SP2.7 sets a strategic target of 30% of all new homes up to 2036 to have three beds or more. The policy sets a specific target for major developments, but not minor developments, with the latter considered on a site by site basis. Three x three bed units are proposed, which amounts to 33.3%. The proposal is in line with the strategic target.
- 8.4 Policy 3.3 of the London Plan (2016) recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.4 above. The proposed development would create additional residential units that would make a small contribution to the borough achieving its housing targets as set out in the London Plan (2016) and the recently adopted Croydon Local Plan (2018). There is no policy requirement for the provision of Affordable Housing as less than ten units are proposed.
- 8.5 London Plan (2016) policy 3.4 outlines what it considers to be appropriate density of development based on urban type and PTAL rating. The London Plan outlines that this table should not be used mechanically. This policy should also be used with some caution as it is proposed to be removed under the Draft London Plan. The density of the development is 270 hr/hectare, with the London Plan (2016) recommending a density for Suburban Location with PTAL of 0 to 1 of 150 to 200 hr/hectare.

#### Quality of Units

- 8.6 The proposed development would provide good quality units that would make a positive contribution to the borough's housing stock. All the proposed units meet recommended minimum floorspace standards set out in both the London Plan (2016) and DCLG's 'Technical Housing Standards: National Described Space Standards'. All the bedrooms would meet the minimum floor areas set out in the DCLG's 'Technical Housing Standards: National Described Space Standards'.



- 8.7 The units would receive good levels of light, outlook and aspect. All the residential units would be dual aspect or single aspect but not north facing. Key habitable rooms i.e. living rooms, kitchens and main bedrooms are served by generously sized windows. The units would have a floor to ceiling height of 2.42m to 2.48m, above the height required of 2.3m within the DLGG's Technical Housing Standards, but below the 2.5m required within the London Plan (2016). Given the minor infraction on the London Plan (2016) standard, the shortfall would not have a significant impact on the overall quality of residential accommodation that the development would provide.
- 8.8 All the proposed units would have access to their own private amenity space, with the size of those amenity spaces complying with policy guidance. The flats would also have access to a good sized communal garden area that is located to the side and rear, which can be easily accessed. Opportunities for small scale play-space, in line with policy DM10.4(d) would be delivered through the use of planning conditions.
- 8.9 In regards to accessibility, London Plan Policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'Accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'Wheelchair user dwellings'. The key issue in ensuring that M4(2) can be achieved within a development is to ensure, at the planning application stage, that the units can reasonably achieve level access. If level access cannot be reasonably achieved, then the units cannot be required to meet the M4(2) Building Regulations. The London Plan (2016) recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents. The Draft London Plan (2019) set out some flexibility should be applied in blocks of four storeys or less, with ground floor units being M4(2)/M4(3) (as applicable), and those above/below ground floor level should meet M4 (1) 'Visitable dwellings'.
- 8.10 The units at ground floor level have level access and there is no foreseen reason that they could not meet M4 (2), and this is recommended to be secured via condition.

#### **Impact on the appearance of the site and surrounding area.**

- 8.11 The existing property is not protected from demolition by existing policies. As such, the property and associated structures could be demolished under existing permitted development rights through the prior approval process without planning permission. The demolition of the existing building is acceptable subject to a suitable replacement designed building being agreed.



Image 4 – CGI looking north east from junction of Woodcote Drive and Peaks Hill

8.12 The site is set in an area that generally contains two storey detached properties. Suburban Design Guide SPD (2019) advises (extract below) that in such scenarios developments may be three storeys, plus roof level. The proposed development is three storeys, with the final storey being partly located within the roof. In this instance the height of the development is considered to be an appropriate response. Woodcote Drive properties whilst two storey and detached, are quite modestly proportioned and the jump up in scale to three storeys plus roof level suggested by guidance would likely be too overbearing and disproportionate due to this.



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

Image 5 – Suburban Design Guide SPD (2019) extract on heights

8.13 The positioning of the development within the site is well considered, appropriately informed by the need to positioning the building away from the roots

and canopy areas of mature trees, which are located predominantly along on the southern boundary. The front building line broadly aligns with the front building line of no.10 Woodcote Drive ensuring consistency.

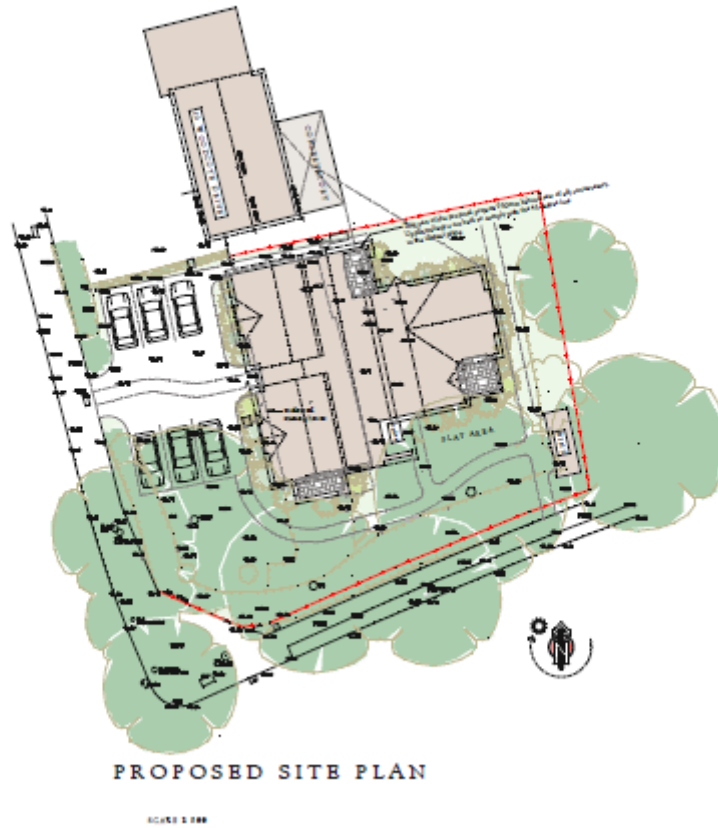


Image 6 – Proposed Site Plan

8.14 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) is shown below. The Suburban Design Guide SPD (2019) also states on corner plots, such as this one, where a scheme would enhance the definition of a suburban block and contribute positively to the suburban block, developments may extend beyond the 45 degree rule.

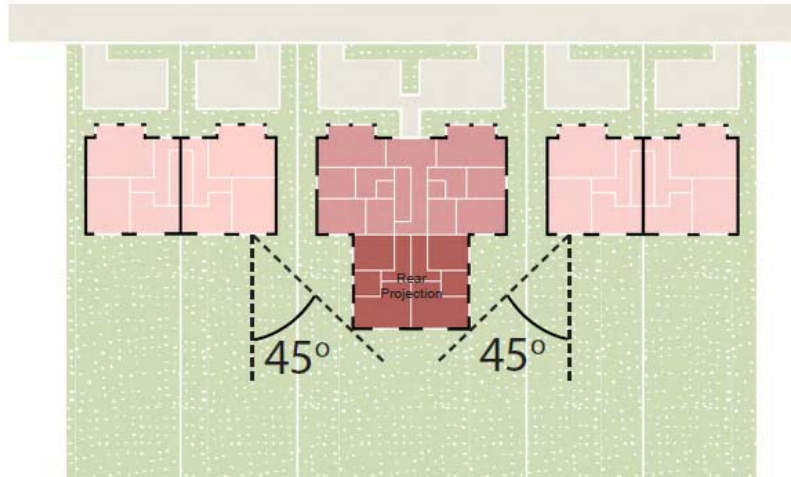


Figure 2.11b: Depth of projection no greater than 45 degrees as measured from the middle of the window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both sides.

Image 7 – Suburban Design Guide SPD (2019) extract on rear building lines

- 8.15 The neighbouring property no.10 has a conservatory extension which is located adjacent to the boundary and as such there is no ground floor rear elevation window immediately adjacent to the boundary. The applicant has instead taken a 45 degree line from the centre of the conservatory roof. In addition, the applicant has produced a sunlight and daylight report which demonstrates that the proposed development would comply with BRE guidance in terms of sunlight, daylight and overshadowing of the garden. Even if a 45 degree line was taken from where the centre of the window is estimated to have been, the point at which the 45 degree line would be breached is over 15.5m away from the window. The development would not have had an unacceptable impact on outlook or daylight. It should also be noted that to the rear of the site is playing fields, which also help to prevent the site appearing overdeveloped. The depth of the rear building line is acceptable.
- 8.16 Suburban Design Guide SPD (2019) advises that development should be set 1m away from side boundaries. The development proposes a gap of approximately 70cm to the boundary with no.10. However, in this instance no objection is raised to this as the existing garage on the site is marginally closer (approximately gap of 60cm) to the boundary than the proposed development and given that the rear part of the garden can still be accessed from more generous paths to the south.
- 8.17 The proposed design of the development is an appropriate contemporary response to its traditional context. The gabled roof form of the main part of the building, echoes the gabled roof form of the adjoining residential property, no.10 and helps to create a successfully transition in scale and sympathetic relationship. The front elevation has a pleasing symmetry, with two defining bay windows and central glazed stairwell. The detailing from the front elevation then continues onto the southern and rear elevation ensuring the development has a cohesive appearance. The use of brick, tile and metal balustrade is in keeping would help to tie the building into its context, and are suitably robust. Details of materials are recommended to be secured by condition to ensure they are of an appropriate high standard. The proposed development has a high quality design

that would not cause harm to the appearance of the area, and preserves the adjacent local character area.

- 8.18 The applicant has submitted a landscaping scheme with their application that ensures that the existing mature trees of high visual amenity value would be retained, and complimented by range of planting. This is recommended to be secured via condition.

**Impact of the development on neighbouring properties' living conditions.**

- 8.19 There are no known windows located on the main flank wall of the neighbouring property, no.10. Due to the appropriate front building line, the proposed development main impact will be on the openings and conservatory located on the rear elevation of no.10.

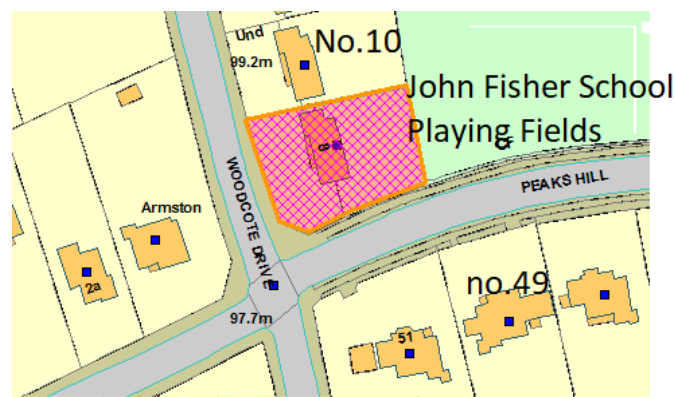


Image 8 – Location of Neighbouring Properties

- 8.20 The applicant has submitted a sunlight and daylight report that has been produced in accordance with BRE guidance. The submitted report looks at the development's impact on conservatory, the first floor rear window closest to the boundary and garden of no.10. All of which fully pass their respective BRE's VSC, No Sky Line, Sunlight and overshadowing tests. All other properties surrounding the site are a significant distance away and as such would not be significantly impacted by the proposed development. The development does not have an unacceptable impact on neighbouring properties light.
- 8.21 The proposed development for the reasons set out in paragraph 8.15 would not have an unacceptable impact in terms of sense of enclosure or outlook.
- 8.22 The proposed development would not cause unacceptable harm to neighbouring privacy. The majority of the proposed terraces are located on the southern side of the development and would predominantly have views over Peak Hill Road or the school playing fields to the rear. The terrace that is located on the northern side would not cause unacceptable loss of privacy as it sits forward of the neighbour's rear building line and has a solid brick side wall or privacy screen, to help ensure that views are angled rearwards. The bay window on the northern flank elevation has been designed to prevent views rearwards and the windows on the northern elevation will be obscurely glazed and non-opening up to a height



of 1.7m from the finished floor level to prevent unacceptable levels of overlooking.

8.23 The proposed development would not have an unacceptable impact on neighbouring properties in terms of noise disturbance given that the proposed use is residential, and that all the terraces are modestly sized, as such unlikely to be able to hold a significant number of people whom in turn could generate significant levels of noise disturbance. The intensification of the use of the site, given that the proposed use is residential, would not generate significant levels of noise disturbance.

**Impact of the development on parking and the highway.**

8.24 London Plan (2016) policy 6.13 sets out the maximum car parking standard for new developments. Under this policy in low PTAL areas, one and two bed units are required to have less than 1 parking space per unit, three bed units up to 1.5 parking spaces per unit, and four or more bed units up to 2 parking spaces per unit.

8.25 The proposed development would provide six car parking spaces for the nine units. The applicant has submitted a Transport Statement which includes a parking assessment. This parking survey looks at on street parking capacity on Woodcote Drive, and parts of Peaks Hill, Green Lane, The Ridge and Great Woodcote Park which are within 200m of the site. The applicant has undertaken night time weekday parking surveys during both non school term time (August 2019) and school term time (data from March 2020). The results from the latter, which are in line with the Lambeth Methodology are considered the most relevant. On average only 4% of the parking spaces in this road were occupied. Parking stress is generally deemed as high when there is an 85% saturation. A summary of the results is shown below:

	Tuesday 3 <sup>rd</sup> March 2020		Wednesday 4 <sup>th</sup> March 2020		SURVEY AVERAGE	
	PARKED VEHICLES	SPARE SPACES	PARKED VEHICLES	SPARE SPACES	PARKED VEHICLES	SPARE SPACES
Woodcote Drive	4	55	4	55	4	55
Green Lane	2	41	2	41	2	41
Peaks Hill	0	47	0	47	0	47
The Ridge	0	15	1	14	1	14
Great Woodcote Pk	0	21	0	21	0	21
<b>SURVEY AREA TOTAL</b>	<b>6</b>	<b>179</b>	<b>7</b>	<b>178</b>	<b>7</b>	<b>178</b>
<b>Stress</b>	<b>3%</b>		<b>4%</b>		<b>4%</b>	

*Table 1: Parking Stress Summary (March 2020 Surveys)*

Image 9 – March Parking Survey Results

8.26 It is noted that both John Fisher School and Laleham Lea schools are in close proximity of the site. Having schools next to flatted development is not uncommon, and the development would not generate such significant levels of parking stress, nor traffic, such to materially compromise either the operation of the school, nor pupil safety.

- 8.27 The existing property has a dropped kerb close to the northern boundary of the property on Woodcote Drive. This dropped kerb would need to be remodelled for the new development, with its new location slightly to the south of the existing dropped kerb's location. The new dropped kerb location is a sufficient distance from junction. The six car parking spaces are set six metres apart, which is considered a sufficient distance to ensure that cars can enter and leave the site in a forward gear. No significant impact on highway safety would arise from the proposed development.
- 8.28 The London Plan (2016) requires new residential development to have 20% active electric car charging provision and 20% passive provision. A planning condition is recommended to accommodate these requirements.
- 8.29 The London Plan (2016) requires one cycle parking space to be provided for all one bed units and two cycle parking spaces for all 2+ bed units. To be London Plan (2016) compliant 12 cycle parking spaces would need to be provided. Submitted drawings shows a cycle store with a claimed capacity of 12 cycle parking spaces. Further details of the cycle store are recommended to be secured by condition to ensure that there is sufficient space allocated.
- 8.30 To help mitigate the impact of the development during construction, a condition requiring a Construction Logistics Plan is recommended to be secured via condition.

#### **Impact of the development on trees and biodiversity.**

- 8.31 All trees on the site and immediately surrounding it are covered by a blanket Tree Preservation Order (28, 1974). All existing trees on the site are proposed to be retained. The protected trees within the site are located along its southern side, with the built form of development set sufficiently away from their root protection areas and canopies, such that it would not have a significant impact on their health and visual amenity that they provide. Further clarity is however required in regards on any land changes within root protection areas of trees especially in regard to new car park area and proposed footpaths, as well as more detail on protective measures during construction. This is recommended to be secured via condition. Whilst shrubs and planting would be removed from the site, these are not protected and as such could be removed irrespective of the development. There is no evidence to suggest protected species are located on the site or would be impacted by the development. Any minor impact on biodiversity would be mitigated through the proposed landscaping scheme, which is recommended to be secured via condition and would include biodiverse planting.

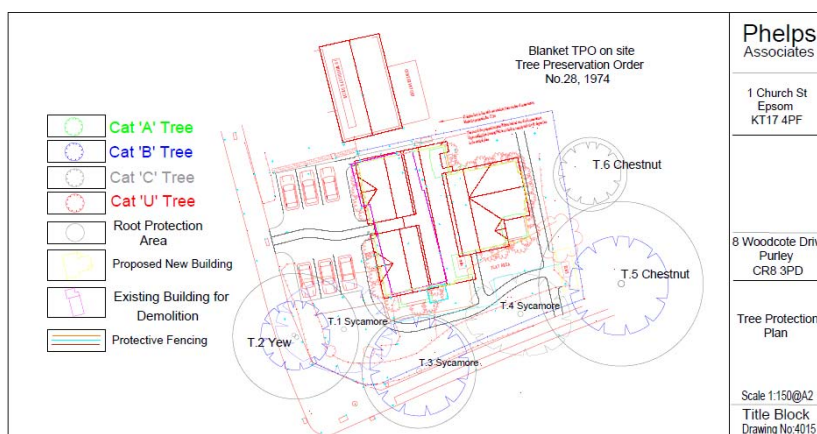


Image 8 – Tree Protection Plan

### Impact of the development on flooding,

- 8.32 The site is located in Flood Risk Zone 1 (low). The site itself is modelled as being at very low risk (less than 1 in 1000 years) from surface water flooding. The road in front of the property however is modelled at being at medium risk (1 in 100 years from surface water flooding on 1 in 100 year basis). The applicant has submitted a flood risk assessment (FRA) that appropriately identifies the extent of risk and a planning condition is suggested, which secures a Sustainable Urban Drainage System (SUDS). A further planning condition is recommended to help ensure efficient water use.
- 8.33 In terms of drainage, all foul water would be designed and constructed in accordance with Building Regulation, with any new connections subject to agreement from Thames Water. In combination with SUDs measures, no significant impact on drainage is seen to arise from the development.

### Other Planning Issues

- 8.34 The standard requirement to reduce carbon dioxide emissions (19% beyond the 2013 Building Regulations) would be delivered through compliance with an imposed planning condition
- 8.35 A bin store area is proposed to the rear of the property which would be collected from Peaks Hill. The capacity of the bin store has not been confirmed, and as such a condition requiring further details to be submitted is recommended.

## 9 Conclusion

- 9.1 The proposed development would provide good quality residential units that would make a positive contribution to the borough's housing stock. The mix of residential units is acceptable, with three x three beds being provided. The proposed development would be of an appropriate high standard of design which would not cause harm to the appearance of the surrounding area. The development would not cause significant harm to neighbouring residential amenity and would not have an adverse impact on flooding. The proposed development provides an acceptable level of parking and would not have a



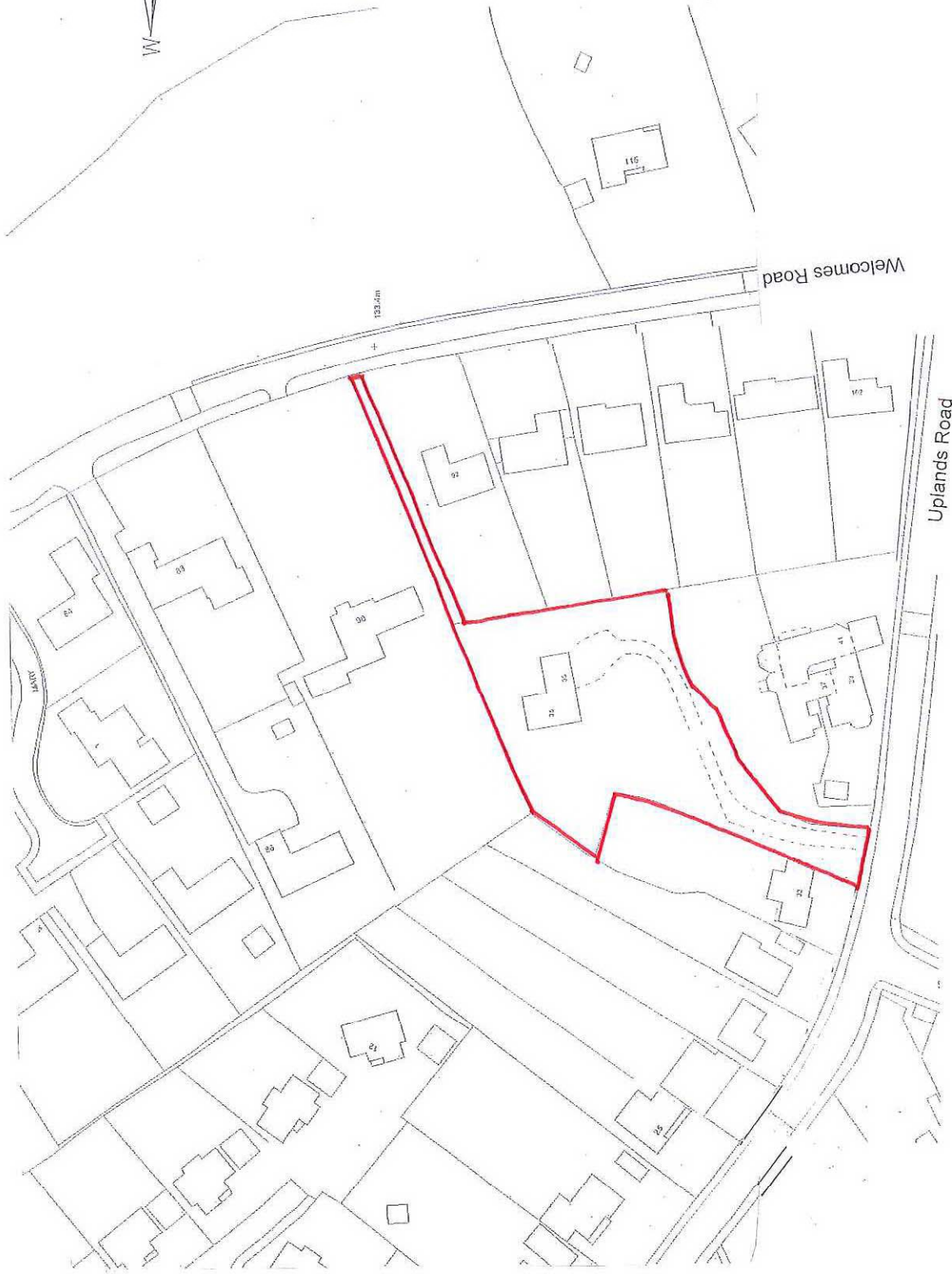
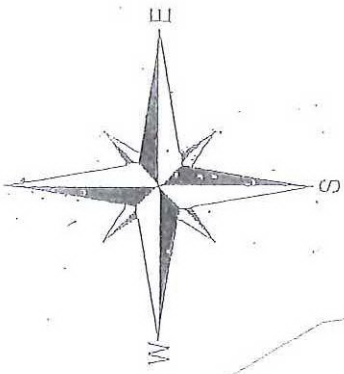
significant impact on the operation of the highway. The development would not result in unacceptable harm to or loss of trees.

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

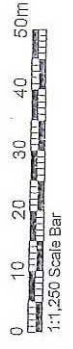
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# Agenda Item 6.3

Location Plan  
35 Uplands Road  
Kenley  
CR8 5EE  
Scale 1:1250



Location Plan 1:1250



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**PART 6: Planning Applications for Decision**

**Item 6.3**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/00331/FUL  
 Location: Fir Hollow, 35 Uplands Road, Kenley, CR8 5EE  
 Ward: Kenley  
 Description: Demolition of existing dwelling and attached garage. Erection of 6 town houses and associated parking and access road.  
 Drawing Nos: Location Plan, Drawing Numbers 18-60, 18-60-01, 18-60-02, 18-60-03A, 18-60-04, 18-60-05A, 18-60-06, 18-60-07A, 18-60-08A, 18-60-09, 18-60-10, 18-60-12A, 18-60-15B, 18-60-16, 18-60-17 and 18-60-18A.  
 Applicant: C/O Graeme Skipper  
 Agent: Graeme Skipper  
 Case Officer: Samantha Dixon

	1 bed	2 bed	3 bed	4 bed	5 bed
<b>Existing</b>				1	
<b>Proposed Houses</b>					6

*All units are proposed for private sale*

Number of car parking spaces	Number of cycle parking spaces
9	12

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

**2.0 RECOMMENDATION**

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

- A financial contribution of £9,000 towards highway management measures and the delivery of sustainable transport initiatives in Kenley

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

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

4. Details of site specific SuDS to be submitted prior to any above ground works
5. Biodiversity enhancement strategy to be submitted prior to any above ground works.
6. External materials to be submitted
7. Hard and soft landscaping including boundary treatment, retaining walls and maintenance to be submitted prior to occupation
8. Full details of cycle and bin stores to be submitted prior to occupation
9. Details of electric vehicle charging point to be submitted prior to occupation
10. 19% Carbon reduction
11. No additional windows in the flank elevations
12. Obscure glazing to windows in flank elevations at first and second floor if below 1.7m
13. Car parking to be provided as specified
14. No parking within the vehicle turning head
15. Accordance with Tree Protection Plan and mitigation measures
16. Accordance with mitigation and enhancement measures outlined in the submitted Ecological Survey
17. 110litre Water usage
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

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

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

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing house
- Erection of 6 x four-storey townhouses each comprising 5 bedrooms.
- Provision of vehicles access drive, 9 off-street parking spaces – one per house and 3 visitor bays
- Provision of associated individual refuse and cycle stores



3.2 Minor amendments to the levels of the access road and parking areas were made during the consideration of the application. These were not considered to be so significant as to require public re-notification.

### Site and Surroundings

3.3 The site is located on the northern side of Uplands Road. The existing site consists of one detached dwelling, set within large grounds, to the rear of the properties facing onto Uplands Road. Vehicular access to the site is from a driveway off of Uplands Road. The site is itself an anomaly in the wider area. It has a backland location, situated behind existing houses that front Uplands Road and Welcomes Road. Land levels within the site fall significantly from road level down to the northern element where the current house sits. You cannot see the house or site from the public realm, with the exception of the vehicular access.

3.4 There are no specific local plan policy designations related to the site itself. The site is located within in an area of 0 PTAL (very poor). The site falls within an area at low risk of surface water flooding but is not at risk of ground water flooding.

3.5 The surrounding area is residential in character, consisting primarily of detached single dwellinghouses. No's.37/39/41 Uplands Road comprise a Locally Listed Building.





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

### **Planning History**

- 3.6 19/03323/FUL - Demolition of existing dwelling and erection of 8 No. 2-bed and 1 No. 3-bed apartments with associated parking, refuse store and landscaping. Withdrawn on 10<sup>th</sup> May 2019.
- 3.7 19/03193/PRE Proposed demolition of existing dwelling and attached garage. Erection of 9 flats (2 x 2 bed / 5 x 3 bed / 2 x 4 bed) 18 parking spaces / 9 charging points / 1 disabled space / 18 cycle storage spaces.

### **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the development is acceptable given the residential character of the surrounding area.
- The proposal creates 6 family sized units
- The proposed development occupies a backland plot and as such has no adverse impact on the wider visual amenities of the area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions and S106.
- 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 11 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 16    Objecting: 16    Supporting: 0    Comment: 0

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

<b>Objection</b>	<b>Officer comment</b>
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Section 8.17 of this report.
Out of keeping with other properties in the area (design, scale, height, density)	Addressed in Section 8.9 – 8.14 of this report.
4 storeys unnecessarily high and out of keeping	Addressed in Sections 8.9 – 8.14 of this report.
Waste bin clutter to the frontage	Addressed in Section 8.16 of this report.
Entrance gates dominant and out of keeping	No entrance gates are proposed.
<i>Impact on amenities of neighbouring properties</i>	
Overlooking adjacent properties	Addressed in Sections 8.23 and 8.29 of this report.
Visual intrusion	Addressed in Sections 8.23 and 8.29 of this report.
Loss of light	Addressed in Sections 8.23 and 8.29 of this report.
Dominate and cause a loss of views	Addressed in Sections 8.23 and 8.29 of this report. Loss of a view is not a material planning consideration.

Extra noise and disturbance will affect the peaceful enjoyment of the area	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra noise or disturbance that is not associated with a residential area. A condition will be imposed requiring compliance with the Construction Logistics Plan to ensure construction noise is not harmful to local residents.
<i>Transport and parking</i>	
Inadequate parking provision for size of houses	Addressed in Sections 8.30 – 8.32 of this report.
Uplands Road too narrow to cope with overspill parking	The amount of parking accords with London Plan requirements. There is no reason to expect that the development would cause overspill parking on the surrounding road network.
Extra traffic will cause a danger to pedestrians on Welcomes Road	Addressed in Section 8.32 of this report.
Poor manoeuvring space for Plot 6	Addressed in Section 8.31 of this report.
Refuse strategy flawed as assumes the turning area will be unoccupied	Condition imposed to ensure no parking in the turning head.
Poor design of access – refers to 13/00642/P (dismissed at appeal)	Addressed in Section 8.35 of this report. Every application is determined on its individual merits.
Road gradient too steep and dangerous in poor weather conditions	Addressed in Sections 8.15 and 8.35 of this report.
Road width unsuitable for construction vehicles	Addressed in Sections 8.35 and 8.37 of this report.
Other matters	
Fails to protect green cover and tree canopies. A number of trees have already been removed from the site	Addressed in Sections 8.38 - 8.40 of this report.
The biodiversity report is incorrect. There are badgers, frogs, toads in the surrounding gardens. Will affect bat flight paths.	Addressed in Section 8.41 of this report.

Additional flood risk. No assessment of drainage capacity/sewer system on Welcomes Road	Addressed in Section 8.43 of this report.
Cumulative impact with other developments has not been considered	Each application is assessed on its own merits. Highway issues are addressed in the report. The applicant has agreed to provide a financial contribution towards sustainable travel options in Kenley.
Insufficient infrastructure in Kenley to cope with infill development	The application is CIL liable. Addressed in Section 8.44 of this report. As well as this the applicant has agreed to provide a financial contribution towards sustainable travel options in Kenley.

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

### 7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction

- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

#### 7.5 Croydon Local Plan 2018

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

#### 7.6 There is relevant Supplementary Planning Guidance as follows:

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

#### 7.7 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted

in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

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

It is important to note, 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.

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

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

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

### **Principle of Development**

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased

targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.3 The “Places of Croydon” section of the CLP (2018) identifies Kenley and Old Coulsdon as an area of sustainable growth of the suburbs, with some opportunity for windfall sites will see growth mainly by infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application proposes additional family homes within the borough which the Council is seeking to promote. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.
- 8.5 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m<sup>2</sup>. The existing building on site is a 4 bedroom house with a floor area of approximately 208sqm. There would therefore be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.6 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough’s need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The application proposes 6 x 5 bedroom units and therefore provides a net gain in family accommodation and contributes towards the Council’s goal of achieving a strategic target of 30% three bedroom plus homes.

### **Townscape and Visual Impact**

- 8.7 The existing dwelling on site is a two storey detached property dating back to the post-war era. The building does not hold any significant architectural merit and therefore there is no objection to its demolition.
- 8.8 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; and c) the appearance, existing materials and built and natural features of the surrounding area.



Figure 2: Proposed site layout

8.9 The site is itself an anomaly in the wider area. It has a backland location, situated behind existing houses that front Uplands Road and Welcomes Road, approximately 60m from the road. Land levels within the site fall significantly from road level down to the northern element where the current house sits. You cannot see the house or site from the public realm, with the exception of the vehicular access. It is noted that works have already taken place to the access.



Figure 3: Photos of site access from Uplands Road

8.10 It is proposed to erect a row of 6 townhouses within the site to the rear of the building at 37-41 Uplands Road. The houses would have a frontage facing eastwards and would cascade downwards to the northern boundary following the fall in existing

ground levels. The houses would be located over 40m from Uplands Road and the southernmost house would have a ridge line of approximately 1m lower than the building at 37-41. Given this layout, whilst the proposed new building would be visible within the Uplands Road street scene, it would not be visually prominent.

- 8.11 37-41 Uplands Road is a Locally Listed Building. The proposed building would be situated to the rear of this building, approximately 17m away. Whilst its side elevation would be visible in views from this building, the development would not harmfully affect the overall setting of the property itself.
- 8.12 The site is also situated to the rear of houses that front Welcomes Road. The eastern boundary of the site is approximately 55m from this road. The houses on this stretch of Welcomes Road are single storey and therefore the proposed houses would be notably taller than these properties. However as they would be set back 60m+ from the road and approximately 35m to the rear of the existing dwellings, it is not considered that they would be unduly prominent within the Welcomes Road street scene.
- 8.13 The houses are arranged as a terraced row and would comprise three/four storeys of accommodation, a lower ground floor/basement with two full storeys above and a fourth storey contained within the roof space. Whilst this housing typology is not typically found in the surrounding area, given the sites backland location and distance from any public vantage points, in this instance it is not considered that the development would have any harmful impact on the character of the wider area. It is noted that there are an array of building types in the area, including the extensive Morven House retirement home on the opposite side of Uplands Road and therefore it is considered appropriate for residential development of the proposed form to be found acceptable in this location. The terraced typology allows the development to integrate well with the topography, which is a challenging feature of this site. The massing and form, stepping down with the topography, gives definition between each home which is a positive feature of the scheme.
- 8.14 The proposed building itself has a traditional and strong visual presence. This traditional appearance, as described in the Suburban Design Guide as 'Sympathetic and Faithful', is supported. From the frontage it appears to have two full storeys with a pitched roof and comprises bay features, porches and sash windows. The building would have a yellow brick finish to the elevation broken down with stone banding and tiles to the roof. The submission suggests that upvc is proposed to the windows however given the transitional appearance being replicated it is considered that timber or metal would be more appropriate. Full details of external materials will be secured by condition.





Figure 4. Visual interpretation of front elevation

8.15 The access into the site follows the line of the existing access at its southern end and existing land levels. The access then continues along the western side of the site and in order to create a suitable gradient the land level of the road (and ground floor of the northern most units) is raised in comparison to the existing (by a maximum of 2m). The houses incorporate a lower ground floor and therefore at the rear the development utilise the existing land levels more closely.



Figure 5. Front elevation plan showing existing levels and proposed level of access road

8.16 Each house would have a parking bay to its frontage and area for refuse storage and whilst these are not attractive features, they are commonly found fronting residential properties for practical purposes. Given that these areas face a private access, they would have no affect on the visual amenities of the wider existing area. There is scope for soft landscaping to the western side of the new vehicular access to help soften the approach into the development. Full details of landscaping will be secured by condition.

8.17 The site has a suburban setting with a PTAL rating of 0 and as such the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha) are appropriate. The proposal would provide 195 hr/ha in accordance with this recommended density.

8.18 Having considered all of the above, officers are of the opinion that the proposed development would create a high quality development that would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

8.19 All of the proposed new units would exceed internal dimensions required by the Nationally Described Space Standards (NDSS) and all are dual aspect. The quality of proposed internal amenity space is considered acceptable.

8.20 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All units have private gardens of between 60-130sqm.

8.21 In terms of accessibility, all of the proposed dwellings will comply with the requirement of Building Regulations Approved Document M4(1) Category 1 – Visitable Dwellings, providing step free access to each private entrance. In order to be M4(2) (Accessible and Adaptable Dwellings) or M4(3) (Wheelchair User Dwelling) step free access should be provided to the private outdoor space. In this instance, by reason of the steeply sloping site, this cannot be achieved for the proposed new dwellings. The applicant has however stated that the units could be adapted in the future to create access to the amenity space to suit the needs of individual purchases. Crucially the front door of the properties can be accessed in a step free fashion and so the properties could be visited by people who use a wheelchair. Given the levels of the site, this approach is considered to be reasonable.

8.22 The development provides 6 x five bedroom units, all with adequate amenities and provides a good standard of accommodation for future occupiers.

### **Residential Amenity for Neighbours**

8.23 The main properties that would be affected by the proposed development are 31-41 Uplands Road and 90-96 Welcomes Road.



Fig 6: Plan highlighting the relationship with the adjoining occupiers.

### 33 Uplands Road

8.24 This detached bungalow is located to the west of the site, the access to No.35 located to the eastern side of the house. The proposed houses face the garden of No.33. The southernmost house would be located over 21m from the western side boundary and face the garden approximately 20m to the rear of the house at No.33. At its closest point the development is approximately 12m from the boundary with No.33. This is at the rear boundary of No.33 which is 35m from the rear elevation of the house. Given the significant distance between the proposed houses and house at No.33, the proposal would cause no harmful loss of light, outlook or privacy.

8.25 The access road to the side of No.33 is in a similar location to the existing access into the site. Whilst the proposal would generate more traffic than the current house on site, it is not considered that this scale of residential development would generate harmful noise disturbance. There is space to the western side of the access track to enable planting to help screen the access from No.33.

### 31 Uplands Road

8.26 The rear end of the garden of No.31 abuts the application site, approximately 33m from the rear elevation of the house on this site. The proposed houses are located over 14m from the boundary with No.31. Given this layout, the proposal will have no unduly harmful impact on the amenity of No.31.

### 37-41 Uplands Road

8.27 This building comprises 3 dwellings. No.37 is located to the rear side of the building, its garden facing the application site. The side elevation of the proposed development is located approximately 18m from the northern elevation of No.37. Whilst the proposed building would be visible in views from this property, given the separation distance the proposal would not be visually overbearing or cause any undue loss of

outlook. The application site is located to the north of No.37 and given the gap between the buildings there would be no harmful loss of day or sunlight. The proposed windows in the south elevation are all either secondary or serve bathrooms/utility areas and are shown to be obscurely glazed and non-opening below 1.7m above floor level. These details can be secured by condition and as such the proposal would cause no loss of privacy to No.37.

#### 92- 96 Welcomes Road

8.28 The site sits to the rear of 92-96 Welcomes Road. These single storey dwellings have rear gardens of 20-30m in length. The rear elevation of the proposed development is located approximately 12m from the eastern site boundary (30-40m from the rear elevation of the existing houses). Given these distances, the proposed development would cause no harmful loss of light, outlook or privacy to the houses fronting Welcomes Road.

#### 90 Welcomes Road

8.29 90 Welcomes Road is a large detached house located to the north of the application site. A substantial tree screen divides the sites. The proposed development would sit to the rear of the house approximately 17m away at its closest point. Given the layout, distance between buildings and landscape screen, the proposed development would cause no harm to the amenity of No.90 by way of loss of light or outlook. The proposed windows in the north elevation are all either secondary or serve bathrooms/hall ways and are shown to be obscurely glazed and non-opening below 1.7m above floor level. These details can be secured by condition and as such the proposal would cause no loss of privacy to No.90.

#### **Parking and access**

8.30 The site has a PTAL rating of 0 which means that it has very poor access to public transport links. The Draft London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. Development in PTAL 0-1 should provide up to 1.5 spaces per unit. The maximum required for the proposed scheme would be 9 spaces.

8.31 It is proposed to create 1 forecourt vehicular parking space per unit and 3 visitor parking bays within the site. The amount of parking provision is acceptable noting the lack of sustainable transport options for future residents of this site, the footways on Uplands Rd and the fact no bus services are within walking distance of the site. The parking bay arrangement as shown on the plans is adequate to ensure that vehicles can park on site and can enter and leave the site in a forward gear.

8.32 Policy SP8 and DM29 seeks to manage use of the private car and promote sustainable travel. Whilst there is sufficient parking on site to ensure that the impact on the network is satisfactory, sustainable travel should still be promoted in accordance with these policies. Therefore, a contribution is recommended, and has been agreed with the applicant, towards the provision of sustainable transport improvements and initiatives within the measures in the Kenley area, to include interventions highlighted within Kenley Transport Study.

- 8.33 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. Details and provision of the EVCP will be conditioned.
- 8.34 Cycle storage areas would be provided individually within the garden of each dwelling building to accord with Draft London Plan requirements.
- 8.35 Access to the site is in a similar position to the existing access which has adequate visibility splay on Uplands Road. The access track within the site is 5.6m wide which is large enough to enable vehicles to pass one another. The access is adequate for refuse and emergency vehicles to access the site and a turning head is proposed within the site which allowed manoeuvring of such vehicles to enable them to enter and leave the site in a forward gear. Refuse bins would be individually provided to the front of each unit. Rumble strips are provided within the site.
- 8.36 There is an existing footpath to the north east end of the site which provides a secondary pedestrian access to the site from Welcomes Road. The path provides access to the rear gardens. There is an existing timber gate on the access path which would be secured by digital lock for the use of the new residents only.
- 8.37 A Construction Logistics Plan (CLP) will need to be submitted and approved by the local planning authority by condition.

#### **Trees, landscaping and ecology**

- 8.38 The site is not covered by any Tree Preservation Order. The proposed development does not require the removal of any trees. Some facilitation and separation pruning is required to 1 x Cat C off-site group 2 x on-site trees. The pruning extent is minor enough to be within the best practice parameters of BS3998:2010 Tree Works Recommendations.
- 8.39 Landscape changes will require hard surface treatments, the construction of cycle stores and garden separation walls and footpaths. Root Protection Area (RPA) incursions to facilitate new hard surfacing and landscaping features are minimal in nature, however these works shall need to be carried out sensitively, using low invasive methods, under direct arboricultural supervision, to ensure that unacceptable levels of disturbance to the roots or rooting environments to these trees do not occur.
- 8.40 There is scope within the site to provide new tree planting and soft landscaping to contribute to biodiversity gain in the area. Full details of soft landscaping including a maintenance plan will be secured by condition.
- 8.41 Ecology – The existing house would be demolished and the site is surrounded by mature trees and landscaping. The applicant has provided a Preliminary Ecological Appraisal which has been reviewed by the Council's Ecological consultant. The consultant has no objection to the proposal subject to securing biodiversity mitigation measures by condition. These conditions are recommended to be attached to any permission granted.

#### **Environment and sustainability**

- 8.42 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.43 The site is located within an area at very low risk of surface water flooding and limited potential for groundwater flooding. A Drainage Strategy has been submitted as part of the application which outlines the risks of flooding at the site. The report considers sustainable drainage methods for the site and the geotechnical information provided in the report indicates that standard infiltration methods will be suitable due to the site lying on chalk. The promoted solution in this strategy is to use infiltration fully and suitable methods may include soakaways, underground storage, swales, filter strips, rainwater harvesting and permeable paving. However, this must be verified prior to any detailed design works and a soakage test for a deep bore soakaway should be performed prior to detailed design to determine the viability of soakaways for the discharge of surface water on the development. A condition requiring site specific SuDS measures would be imposed on any planning permission granted.

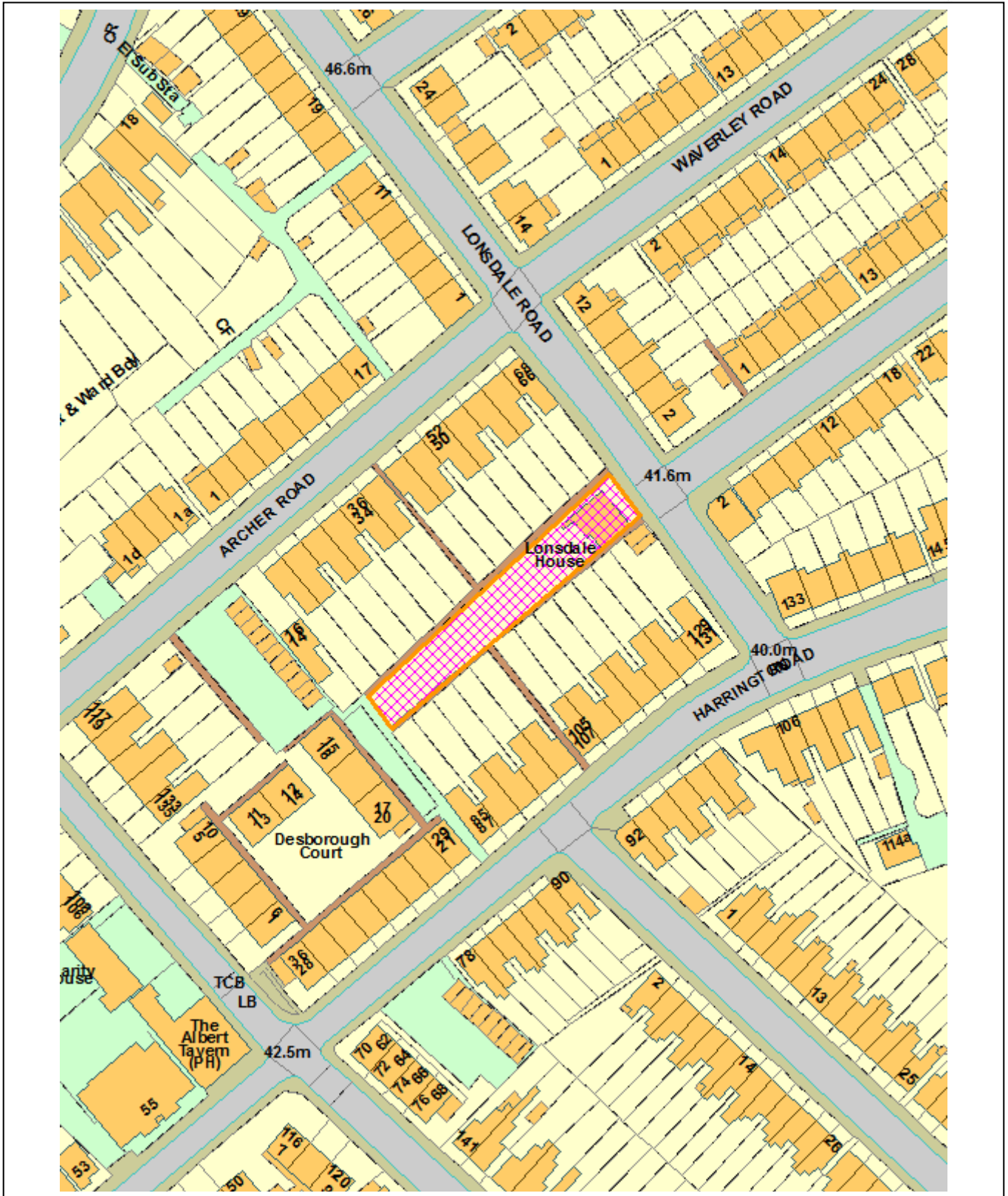
### **Other matters**

- 8.44 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions**

- 8.45 The principle of residential development is considered acceptable in this area and proposal would create 6 large family sized dwellings. The development would not have any harmful impact on the character of the area or on the amenity of adjacent residential properties. The proposal would have an acceptable impact on the highway network and would cause no loss of trees. The proposal is considered to be in accordance with the relevant policies.
- 8.46 All other relevant policies and considerations, including equalities, have been taken into account.





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**1.0 APPLICATION DETAILS**

Ref: 19/05962/FUL  
 Location: Lonsdale House, Lonsdale Road, South Norwood, SE25 4JL.  
 Ward: Woodside  
 Description: Demolition of existing house and garage, erection of a part one/part two/part three/part four storey building comprising 3 flats and fronting Lonsdale Road, and erection of 3 detached two storey houses in rear, provision of associated off-street parking, refuse storage, cycle storage, and associated landscaping and boundary treatment.

Drawing Nos: 17078\_A\_S\_EX\_PL\_SITE Rev 02 ; 17078-A-S-PR-EL-NE Rev 03 ; 17078-A-S-PR-EL-Unit010203 Rev 02 ; 17078-A-S-PR-EL-Unit04 Rev 02 ; 7078-A-S-PR-EL-Unit05 Rev 02 ; 17078-A-S-PR-EL-Unit06 Rev 02 ; 17078-A-S-PL-PR-LOC-L1 Rev 03 ; 17078-A-S-PL-PR-LOC-L0 Rev 03 ; 17078-A-S-PL-PR-LOC-LS Rev 02 ; 17078-A-S-SE-PR-BB Rev 03 ; 17078-A-S-PR-EL-NW01 Rev 02 ; 17078-A-S-PL-PR-LOC-LR Rev 01 ; 17078-A-S-PL-PR-LOC-L2 Rev 03 ; 17078-A-S-PR-EL-SE01 Rev 02 ; 17078-A-S-PL-PR-LOC-L3 Rev 01 ; 17078-A-S-PL-PR-LOC-SUDs Rev 02 ; 17078\_A\_S\_EX\_PL\_SITE Rev 02 ; 17078-A-S-PL-PR-UNIT-02 Rev 03 ; 17078-A-S-PL-PR-UNIT-03-L02 Rev 03 ; 17078-A-S-PL-PR-UNIT-03-L03 Rev 03 ; 17078-A-S-PL-PR-UNIT-04-L00 Rev 03 ; 17078-A-S-PL-PR-UNIT-04-L01 Rev 03 ; 17078-A-S-PL-PR-UNIT-05-L00 Rev 03 ; 17078-A-S-PL-PR-UNIT-05-L01 Rev 03 ; 17078-A-S-PL-PR-UNIT-06-L00 Rev 03 ; 17078-A-S-PL-PR-UNIT-06-L01 Rev 03 ; 17078-A-S-PL-PR-UNIT-01 Rev 03.

Applicant: Ms Dawn Carter, Bleu Property  
 Agent: Mr Ashvin De Vos, Variant Office LLP  
 Case Officer: Mr D Gibson

	<b>studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Existing Houses</b>	0	0	0	1	1
<b>Existing Flats</b>	0	0	0	0	0
<b>Proposed Houses</b>	0	0	0	3	3
<b>Proposed Flats</b>	0	0	1	2	3

All units are proposed for private sale

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
2 (including 1 disabled space)	12

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

## **2.0 RECOMMENDATION**

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

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings except where specified by conditions.
3. Details of materials to be submitted for approval and implemented as approved.
4. Details of landscaping, including biodiversity measures, and boundary treatment to be submitted for approval and implemented as approved.
5. Following details to be submitted for approval and implemented as approved: - a) privacy screening to all balcony/terrace areas ; b) visibility splays to parking spaces ; c) security lighting ; d) appearance of external bin storage enclosure; e) appearance of covered cycle storage for mews houses ; f) electric vehicle charging point ; g) Appearance of roof light windows to the mews house ; h) finished floor levels for all buildings.
6. Windows at first floor level and above in SE facing elevations (facing towards Harrington Road) of flats and houses to be obscured-glazed.
7. No additional windows in the flank elevations.
8. Following details to be implemented as specified in approved plans : a) car parking spaces ; b) Internal cycle storage for flats
9. Construction Logistics Plan to be submitted for approval.
10. Details of site specific SUDs to be submitted for approval.
11. 19% carbon reduction to be achieved for residential use.
12. 110 litre water usage to be achieved for residential use.
13. Sedum roofs not to be used for amenity purposes.
14. Removal of householder permitted development rights for mews houses.
15. Adherence to recommendations of submitted Arboricultural report.
16. Adherence to recommendations of submitted Ecology survey.
17. S278 Highways agreement to re-instate dropped kerb to full height kerb.
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for Construction Sites
- 3) S278 Highways Contact
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

## 3.0 PROPOSAL AND LOCATION DETAILS

### Proposal

- 3.1 The proposal seeks full planning permission for the following:
- Demolition of existing 3 bedroom house and side garage facing Lonsdale Road.
  - Erection of a part one/part two/part three/part four storey building comprising 2 x 3 bedroom flats and 1 x 2 bedroom flat fronting Lonsdale Road.
  - Erection of a 3 detached two storey 3 bedroom houses in rear.
  - Provision of communal external amenity space and children's play space.
  - Provision of 2 off-street parking spaces (including 1 disabled space).
  - Provision of associated refuse and cycle stores.



## **Site and Surroundings**

- 3.2 Lonsdale House is a 2 storey 3 bedroom detached family dwellinghouse facing north-east onto Lonsdale Road. It has a garage attached to its south-western flank. The house has small front yard and a very long rear garden laid to lawn. The rear garden is bounded by alleyways on both sides and to the rear. Two storey terraced residential properties in Archer Road and Harrington Road are sited to the north-west and south-east of the site respectively. The rear south-west of the site is bounded by Desborough Court, a two storey residential estate. Lonsdale Road is formed of two storey residential terraced dwellings and there is a small newsagent/grocery opposite the site. There is also an upward gradient on Lonsdale Road, sloping upwards from Harrington Road to Archer Road.
- 3.3 The site has a Transport for London Ptal rating of 4 (Moderate access to frequent public transport service) and un-restricted on-street parking is available on local roads. Harrington Road tramstop is approximately a 400 metre walk to the north-east, while South Norwood District Centre is approximately a 800 metre walk to the west.

### **Planning History**

- 3.4 17/02590/Pre and 17/05563/Pre – Pre-application for a mixed use retail and residential use.

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the development is acceptable given the residential character of the existing site and surrounding area.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and comply with Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency is considered acceptable, given the relatively high Ptal rating and close proximity to local public transport, and local shops and services.
- Biodiversity is promoted and the relationship with surrounding trees is acceptable.
- Sustainability aspects can be controlled by conditions.

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by 65 letters of notification to neighbouring properties in the vicinity of the application site.

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

No of individual responses: Objecting: 22 Supporting: 0 Comment: 0  
 Petition : Objecting 1 (Proforma Letters) with 31 signatures.

6.3 The following summarised 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
<p><i>Design and Character</i></p> <p>Overdevelopment            Out of character            Height of development            Poor design</p>	<p>Addressed in paragraphs 8.5 to 8.13 of this report.</p>
<p><i>Impact on amenities of neighbouring properties</i></p> <p>Loss of privacy            Loss of light / overshadowing            Increased noise / disturbance</p>	<p>Addressed in paragraphs 8.19 to 8.26 of this report.</p>
<p><i>Transport and Parking</i></p> <p>Increased traffic/parking            Increased fire safety risk</p>	<p>Addressed in paragraphs 8.27 to 8.35 of this report.</p>
<p><i>Trees</i></p> <p>Affect on trees</p>	<p>Addressed in paragraphs 8.38 and 8.39 of this report.</p>
<p><i>Other</i></p> <p>Alleyways are private            Inadequate refuse storage            Increased flooding</p>	<p>Addressed in paragraph 8.26 of this report.            Addressed in paragraph 8.34 of this report.            Addressed in paragraph 8.37 of this report.</p>

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application

and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

### Emerging New London Plan

- 7.2 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan has been responded to by the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.
- 7.3 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.4 It is important to note that in the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.5 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.
- 7.6 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.2 to 7.5 above.
- 7.7 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour

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

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

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

#### Consolidated London Plan 2016

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

#### Croydon Local Plan 2018

- SP1 – Places of Croydon
- DM47 – South Norwood and Woodside
- 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
- SP7 – Green grid
- DM27 – Biodiversity
- DM28 – Trees

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

#### Supplementary Planning Guidance

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

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of Development
2. Townscape and Visual Impact
3. Housing Quality for Future Occupiers
4. Residential Amenity for Neighbours
5. Access, Parking, Refuse Storage, and Fire Access
6. Sustainability, Environment, and SUDs
7. Trees and Landscaping
8. Other Matters

### **Principle of Development**

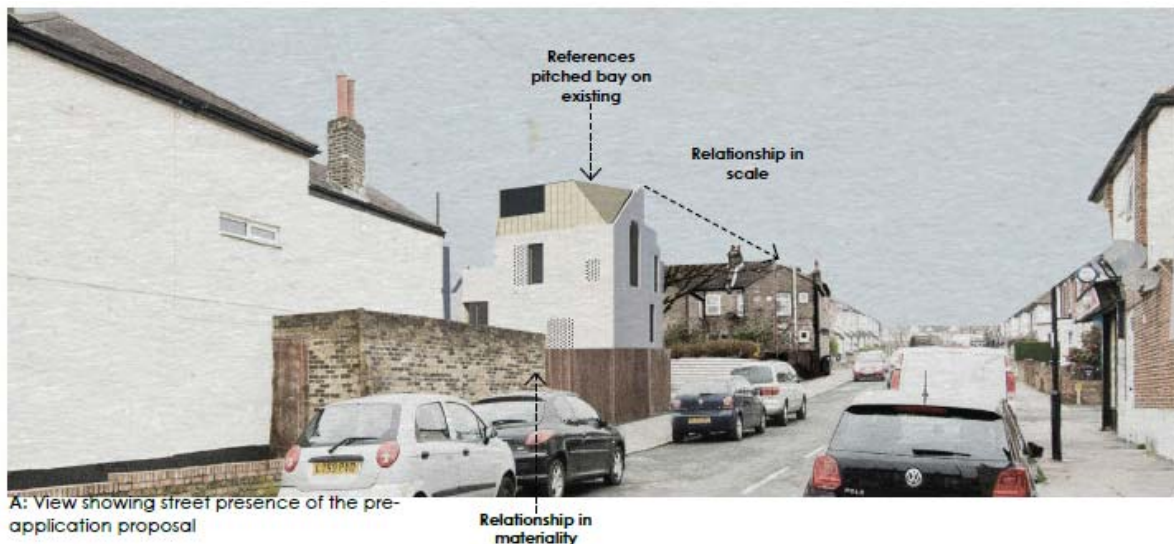
- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand in London, helping to address overcrowding and affordability issues.
- 8.3 The schemes involves a residential development providing additional homes within Croydon, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of residential intensification is supported.
- 8.4 Policy seeks to ensure residential development does not result in a net loss of 3 bedroom dwellings and seeks to deliver a strategic target of 30% of new homes to be 3 bedrooms (suitably sized for family occupation). The existing building on site is a 3 bedroom house. The development would include 3 x 3 bedroom house and 2 x 3 bedroom flats (83% of provision) and would be suitably sized for families. The development would therefore not result in a net loss of 3 bedroom dwellings and would significantly exceed the 30% strategic target for the provision of 3 bedroom family accommodation, which is supported.



## Townscape and Visual Impact

8.5 Policy DM10.1 states that proposals should achieve a minimum height of three storeys. The proposal includes provision of a part 4 storey building in place of the existing house and facing onto Lonsdale Road. While the predominant scale of houses in the local vicinity is 2 storey there are examples of 3 to 4 storey buildings in nearby Albert Road. The partial fourth storey would be set into the roof form. It would accommodate 1 x 2 bedroom flats and 2 x 3 bedroom flats. It should be noted that there is a very evident slope running upwards from the south-east to north-west on Lonsdale Road, so the ground level of houses on Archer Road is significantly higher than that of houses on Harrington Road. In this instance the ridge height of the proposed roof would be 52.50. This would compare to the 51.89 ridge height of the existing roof at 66/68 Archer Road. This upward slope between Harrington Road and Archer Road would assist in making the overall height of the building be in keeping with the height of roof ridge lines when looking along Lonsdale Road (as illustrated in Figure 1 below). It is considered that this scale of development is acceptable within this location.

Figure 1. The height of the proposed front block looking NW and SE along Lonsdale Road.



8.6 The proposed front block would be a contemporary re-interpretation of the period dwellings in the vicinity. The mass, siting and appearance would reference the form of typical Victorian dwellings in the vicinity. It would have with strong facade set back from the street and the stepped form and massing of the rear would reference large outriggers common to Victorian dwellings in the vicinity. Its mass and height would also be softened by the proposed stepped arrangement, and half frontage gable and folded down roof form to the south-east frontage corner of the roof form. The design would maintain the existing active street frontage to Lonsdale Road through the front entrance. The frontage would have an interesting brick pattern laid next to the window openings and a feature arched window with curved brick soldier course. The building would be formed of brick to reflect the local predominant material of houses in the locality and would have zinc roof forms. Partial sedum roof areas would be provided at first and second floor levels.

Figure 2. Proposed Lonsdale Road Street Scene



8.7 The proposed rear detached houses would be two storeys in height and their contemporary re-interpretation design would relate closely to the proposed front block. They would have angled forms. Again the building would have sedum roofs.

Figure 3. The Rear Houses Design Reflect the Form of the Main Front Block



8.8 The proposed layout of the rear houses would result in a mews type development. A linear pedestrian path would run from the north-east to south-east through the site and would provide the principle access to the houses. The angled form of the houses provides for private rear gardens and semi-private front gardens and this also means that buffer spaces would be left to the boundaries of both the alleyways running behind the rear gardens of Harrington Road and Archer Road. A communal garden area would also be provided between the rear of the front building and the first of the mews houses. The fragmented arrangement of the proposed mews houses and the provision of the communal garden behind the proposed block of flats would help to provide valuable 'spaces' between and around the buildings. Each of the houses would step into view along the path and there would be visual interest resulting from the stepped brick work to the elevations, while the chamfered corners/angled recesses to each house would soften the mass of the houses as well as providing sheltered entrances. The frontage semi-private amenity garden areas to each house would have low planting and this would assist in delineating the public realm from the houses. The brick colour and glazed brick patterning to the houses would add further variation to the houses and would assist to distinguish them from each other. The use of perforated brick screens increases the sense of privacy and security for each property. In addition to the perforated screens a combination of pop out and recessed brick patterning would be used on ground floor throughout the scheme to enliven the route through the site. Overall, it is considered that the layout of the site and the careful consideration given to the appearance and form of the houses would make provision for an interesting sequence of spaces, and intimate and pleasant residential environmental.



Figure 4. The Mews Houses Provide a Pleasant Environment



8.9 Along with the patterned bricks the proposed brick colours to the buildings would help to distinguish the houses across the development. The block of flats would be formed of a yellow stock colour with a light mortar. The first two mews houses would be formed of a light grey brick. The end mews house would terminate the vista and would have darker brick. A complementary glazed brick would provide a subtle pattern and differentiation to the facades. Full details of the proposed materials can be secured by condition.

8.10 The proposed layout, massing and appearance of development as a whole would be acceptable in the context of the siting, height and massing of the buildings in Lonsdale Road, Harrington Road, and Archer Road. Overall, the proposed design and appearance of the buildings on site would have no adverse effect on the visual amenity of the street scene and in this case would bring about a proportionate residential evolution of the site.

8.11 The density of the development would be 322 habitable rooms per hectare, which is well within the target density range of 200 to 350 set out in the London Plan for new residential development in a suburban location. As outlined above, the proposal would result in an intensification of the site that would respect the residential character of the area.

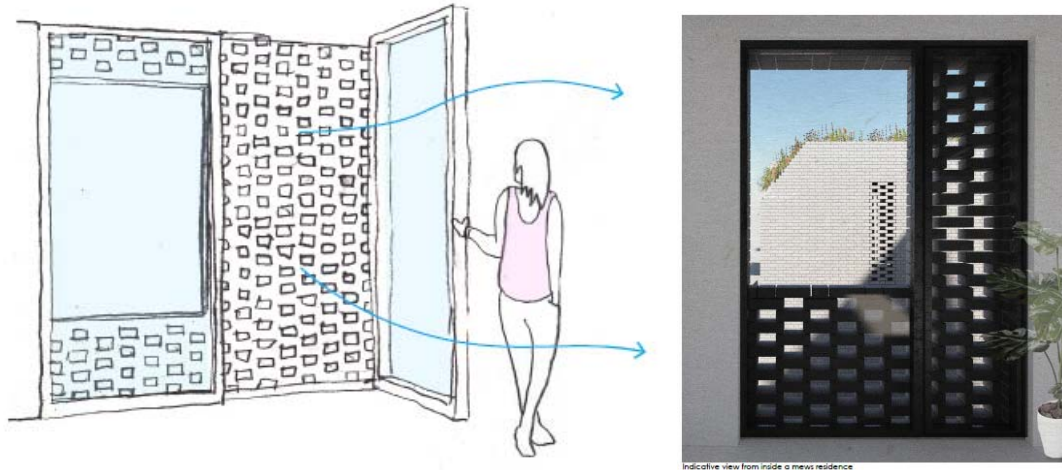
8.12 Therefore, having considered all of the above, against the background of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

8.13 All of the proposed new dwellings would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). It is considered the habitable rooms would have acceptable outlook and light levels. Perforated brick 'screens' will provide extra privacy around fenestration, obscuring the view where required, and shielding the new residents from the existing neighbours, while still letting light through. Panels behind the screens will be openable,

allowing natural ventilation without compromising on security by having large open windows facing the passageway.

Figure 5. Perforated Brick Screen / View from Inside a Mews House



8.14 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All of the dwellings provide sufficient amenity space which is in accordance with the London Housing SPG. The eastern facades of the mews houses, facing the approach, would be distinguished by a projecting brick pattern that is intended to allow the future occupiers to train plants and personalise their front private amenity space. The rear gardens of the mews houses would have decking and some planting.

8.15 A communal garden of 65 square metres would be provided between the rear of the proposed flats and the first mews house. It would exceed the policy requirement of 10 square metres of play space per child in a flatted development (the requirement in this case would be 30sqm). In addition to some open space for active play, the applicant proposes the planting of fruit trees, edible hedges, communal planting, beds, a log pile bug hotel and a small area of hard standing for impromptu barbecues. A circular social bench under the tree will also be provided. The applicant proposes robust, drought resistant planting and to include feature sensory plants such as lavender and thyme. The applicant proposes maintenance plan for the communal space will the green roofs. It is also noted that South Norwood Country Park, is within a five minute walk of the site.

8.16 In terms of accessibility all of the houses would have level thresholds and the main entrance to the block of flats would also have a level threshold.

8.17 The development is considered to result in a high quality development. It would make provision for 3 houses and 3 flats, with a high number of three bedroom family dwellings. All of the dwellings would have acceptable amenities and would overall provide an acceptable standard of accommodation for future occupiers.

## Residential Amenity for Neighbours

8.18 The main properties that would be affected by the proposed development are in Harrington Road and Archer Road.

### Privacy

8.19 The north-west and south-east elevations of the proposed buildings, block of flats and detached houses, would be sited at least 21 metres from the nearest rear windows of houses on Harrington Road and Archer Road. It is considered that the window-to-window distance between the proposed development and adjacent dwellings would maintain the privacy of occupiers in Harrington Road and Archer Road. However, given the large size of secondary and/or non-habitable room windows proposed to the South-Eastern sides of the block of flats and houses (facing Harrington Road) it is recommended a condition is attached requiring these windows to be obscured glazed to further protect the privacy of residents in Harrington Road.

Figure 6. Distances of 21 Metres to Harrington Rd and Archer Road



8.20 The majority of habitable room windows to the block of flats would face onto the highway of Lonsdale Road or to the rear (east) looking towards the rear communal garden area of the proposed development. The majority of the flank windows would be obscured-glazed or have screening. The Council's design guidance seeks to ensure that the first 10 metres of adjacent occupier's gardens are maintained for purposes of privacy. None of the windows on the proposed development would be within the first 10 metres of the rear gardens of Harrington Road or Archer Road. Only the ends of the rear gardens would be overlooked. While there are balconies proposed to front and rear elevations of

the block of flats it is considered that privacy screens could be used to prevent any adverse overlooking to rear garden areas of Harrington Road and Archer Road. This matter can be secured by condition. Rooflight windows are proposed in the first floor corridor areas of the proposed mews houses. It is not considered that they would result in loss of privacy as they would be obscured by the parapet to the flat roof area, but full details of their appearance can be secured by condition.

- 8.21 All of the windows for the mews dwellings would be angled to face out of the two facades that would overlook their own gardens. This would avoid direct overlooking into neighbouring gardens in Harrington Road and Archer Road. Furthermore the first floor windows of the mews houses would be screened to further protect the privacy of adjacent occupiers in Harrington Road and Archer Road. No windows are proposed to the south-western elevation of the Unit 06 mews house, so the privacy of occupiers of Desborough Court flats to the east of the site would be maintained. Sedum roofs are proposed to the mews houses but these are not proposed to be amenity areas. A condition can be used to ensure they are not used as amenity areas.

#### Light and Outlook

- 8.22 The distance of the proposed buildings to the adjacent properties would mean that no adverse loss of light or outlook to adjacent residential occupiers. A shadow diagram was included in the appendix to the Design and Access statement and shows that shadow falling across the end of the rear gardens in Harrington Road and Archer Road would be minimal during the daytime.

#### Other Matters

- 8.23 Some of the objections have raised concerns about increased noise and disturbance from the new dwellings. It is considered that any associated noise and disturbance would be relatively little given the minor nature of the proposed development and given that the surrounding roads are already in residential use.
- 8.24 The removal of householder permitted development rights can also be secured as a condition to further protect the amenities of adjacent occupiers.
- 8.25 Some of the objections have raised concerns about increased noise and disturbance from the new dwellings. It is considered that any associated noise and disturbance would be relatively little given the minor nature of the proposed development and given that the surrounding roads are already in residential use.
- 8.26 With regard to the existing alleyways the proposed development would not encroach into them or impede access to them. Indeed, a new 1.8 metre height perimeter fence is proposed around the extent of the application site and this would assist in delineating the extent of the development site.

### **Access, Parking, Refuse Storage, and Fire Safety**

- 8.27 The site has a PTAL rating of 4 which means that it has moderately good access to public transport. Harrington Road tram stop is approximately 200 metres to the east of the site, while Portland Road is approximately 400 metres to the west and is served by several bus routes. South Norwood district centre is approximately 800 metres to the north-west.
- 8.28 Pedestrian access to the proposed dwellings would be from Lonsdale Road and a pedestrian path is proposed on the southern side of the site to provide access to the 3 rear houses. On the forecourt of the site two off-street parking spaces would be provided, including one disabled parking space. The site is not within a controlled parking zone and on-street parking is generally available on Lonsdale Road and surrounding roads.
- 8.29 Standards set out in policy set out a 'maximum' provision of 8.5 car parking spaces for the amount of accommodation proposed, rather than 6 as identified in the Parking Survey submitted with the application. However, in this instance, the low amount of off-street parking would be considered acceptable. While it is acknowledged local roads are heavily parked, as evidenced by the Parking Stress survey submitted, there is still some capacity of on street parking available on the local roads and so it is considered the development would not adversely impact on the availability of on-street parking capacity on local roads. Also, the site is within close proximity to the Harrington Road tram stop, Portland Road which is served by buses and shopping parades, and the South Norwood District Centre, which should assist in promoting sustainable travel modes, such as walking use of public transport. Cycle storage provision is also proposed for each of the dwellings.
- 8.30 The proposed parking spaces would allow a vehicle to manoeuvre safely to and from the site. Details of visibility splays to the parking spaces can be secured by condition. A new vehicle crossover would be formed to serve the forecourt parking of the site from Lonsdale Road. The dropped kerb serving the existing off-street parking on the site would become redundant and the Council would seek to ensure it is re-instated to a full height kerb at the developer's expense. This matter would be secured by condition and relevant minor highways agreement with the Council's Highways department.
- 8.31 Local Plan Policy DM30 states that 20% of parking bays should have Electric Vehicle Charging Provision (EVCP). This matter can be secured by condition.
- 8.32 A Construction Logistics Plan (CLP) would be required to ensure that demolition and construction works are properly managed and undertaken in a considerate manner to minimise noise and disturbance to nearby residents and to ensure the safety and efficiency of local roads . This matter can be secured by condition.
- 8.33 Cycle storage provision for 12 cycles is proposed. In the block of flats the cycle storage (6 cycles) would be provided off the lobby area of the building, while the houses would have cycle storage areas (2 cycles for each house) within their



rear gardens. The cycle storage areas for the houses would require an enclosure. Full details can be secured by condition.

- 8.34 A refuse storage area would be provided adjacent to the south-eastern flank of the front block of flats. Each dwelling will have bin storage providing 2x10 litre and 1x20 litres pull out bins in the kitchen. The space allocation for the external bin store is equivalent to 2 x 240 litre bins. This would allow for 1 x 240 litre bin and secure shelving for the green box, blue box and 23 litre external food caddy. The Council is satisfied that the volume of refuse storage would be acceptable. The external bin store would be located within 20 metres of the highway, so within the pull distance of Council refuse collectors.
- 8.35 In terms of fire safety access the end mews house would be sited further than 45 metres from the highway. Therefore, the developer would need to make provision for it to include a sprinkler system within the house, or make provision for a fire safety mains outlet to be provided within the access of the site. This matter would be a building regulation compliance matter.

### **Environment, Sustainability, and SUDs**

- 8.36 The development would need to meet a 19% reduction in CO2 emissions over 2013 Building Regulations. Similarly, the mains water consumption would meet a target of 110 litres or less per head per day. The applicant has provided indicative measures in the construction of the development designed to meet the energy efficiency objectives. Full compliance can be secured by condition.
- 8.37 Policy DM25 requires all new development to incorporate sustainable urban drainage systems (SUDs). The proposed soft landscaping areas and sedum roofs should assist in harvesting and attenuating surface water from the site. The site is located within an area at low risk of fluvial and the full details of SUDs can be secured by condition.

### **Trees and Landscaping**

- 8.38 An arboricultural report was submitted with the application. The site is not covered by any Tree Preservation Orders and no existing trees would be removed from the site to facilitate the proposed development. Several trees in the adjacent alleyways would require protective measures by way of Temporary Ground Protection (TGP) and Protective Fencing; TGP will also denote areas where specialist surfacing is recommended. The branches of a couple of trees on adjacent sites would overhang the site and the branches would require pruning back. However, the pruning is such that it would not affect the ongoing viability of those trees. The conclusions and recommendations of the submitted arboricultural report are acceptable and its actionable measures can be secured by conditions.
- 8.39 The proposal would provide an opportunity for planting at ground level in the private, semi-private, and communal garden areas. This would also promote biodiversity. An ecology survey was submitted with the application and found no protected species on site. The green sedum roofs would also supplement the

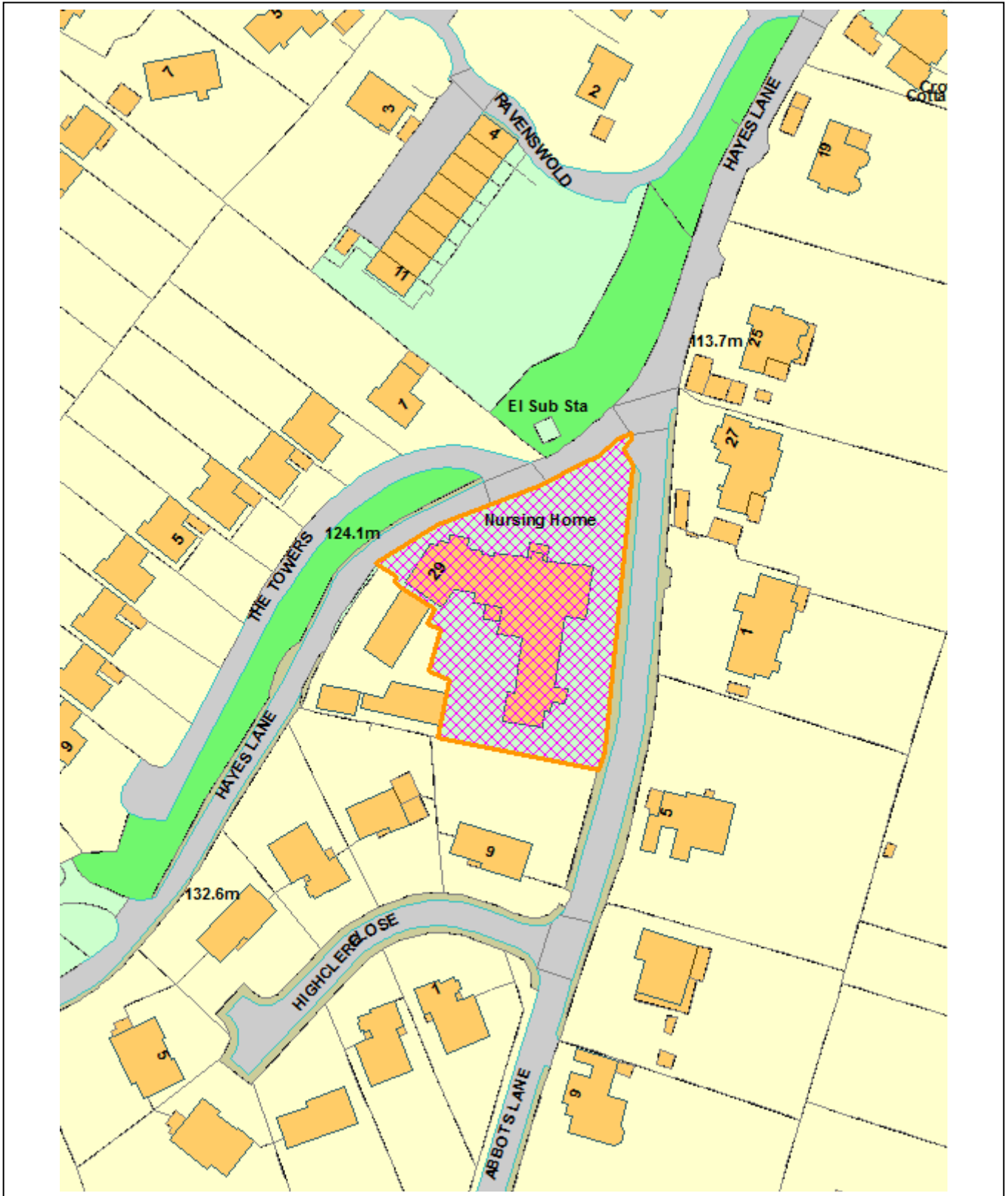
proposed landscaped areas. The full details of landscaping including measures to promote biodiversity can be secured by condition.

### **Other matters**

- 8.40 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.

### **Conclusion**

- 8.41 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers. The proposal would provide an extremely high level of family housing. The impact on the highway network would be acceptable considering it is well served by public transport and it is a short walk to Portland Road and the South Norwood District Centre facilities and services. The development would assist in bringing forward a more intensive development on an unoccupied residential site. Therefore, the proposal is considered to be in accordance with the relevant policies of the London Plan and the Croydon Local Plan.
- 8.42 All other relevant policies and considerations, including equalities, have been taken into account. As such, the development is considered acceptable and is therefore recommended for approval.



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**PART 6: Planning Applications for Decision**

**Item 6.5**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 17/04594/FUL  
 Location: Little Hayes Nursing Home, 29 Hayes Lane, Kenley, CR8 5LF  
 Ward: Kenley  
 Description: Demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (1 x 1-bed, 19 x 2-bed and 4 x 3-bed), 18 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.  
 Drawing Nos: 16/26/20G, 16/26/21C, 16/26/22C, 16/26/23C, 16/26/24C, 16/26/30A, 16/26/31A, 16/26/32A, 16/26/33A.  
 Applicant: Rapeed Kenley Development Ltd  
 Agent: Eleanor Smith of Danks Badnell Architects Ltd.  
 Case Officer: Georgina Betts

	1 bed	2 bed (2b3p)	2 bed (2b4p)	3 bed (3b5p)	3 bed (3b6p)
Market Flats	1	4	12	1	1
Affordable Rented	2				1
Shared ownership			2		
Totals	3	4	14	1	2

Number of car parking spaces	Number of cycle parking spaces
15	40

1.1 This application is being reported to committee because the ward councillor (Cllr Steve O'Connell) and a Resident Association made representations in accordance with the Committee Consideration Criteria and requested committee consideration. In addition, objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a s106 agreement to secure the following:

1. Affordable housing
2. Sustainable travel contribution of £22,500
3. Local Employment and Training strategy and contribution
4. Air Quality contribution of £2,400
5. Zero Carbon offsetting

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. Commence within 3 years;
2. Development to be carried out in accordance with the approved drawings;
3. In accordance with the tree protection plan;
4. Submission and approval of a demolition/construction logistics plan and management statement;
5. Submission of ground protection details around the preserved trees;
6. Hard and soft landscaping to be submitted to include replacement trees;
7. Materials to be submitted;
8. Details in respect of (1) Security lighting, (2) Privacy screening to cantilever balconies, (3) Playspace, (4) Disabled parking bay, (5) Secure by design physical security requirements;
9. Submission and approval of a delivery and servicing plan;
10. In accordance with the ecological report;
11. Submission and approval of a Travel Plan;
12. 33.06% CO2 reduction;
13. Grampian condition securing the reinstatement of the kerb;
14. M4 (2) and (3) accessible dwellings;
15. 110litre Water usage per head per day;
16. Noise levels from any air handling units, mechanical plant, or other fixed external machinery should be 10db below the background noise;
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

## Informatives

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

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

2.4 That, if by 27<sup>th</sup> December 2019 the legal agreement has not been completed, the Director of Planning is delegated authority to refuse planning permission.

## 3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing buildings
- Erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (1 x 1-bed, 19 x 2-bed and 4 x 3-bed)
- Provision of 15 parking spaces
- Amended and new accesses
- Alterations to ground levels
- Associated landscaping including private amenity space and communal roof top amenity space with a play area.

Amendments were made during the processing of the scheme to the colouration of brickwork and the amount of parking spaces which were not considered significant enough to require re-notification to local residents.

### Site and Surroundings

- 3.2 The application site lies on the western side of Hayes Lane and is currently occupied by a two storey detached vacant nursing home. The property has been extended in the past resulting in a confusing architectural appearance and awkward internal layout. This arrangement has ultimately lead to the demise of the nursing home with costly renovation bills to bring the home up to an acceptable standard. The land levels within the site rise from the north to south and east to west while the site has a strong hillside character with trees covering most boundaries. The site is subject to a formal tree preservation order (TPO No: 10, 1982) and an appropriate arboricultural report accompanies this application.

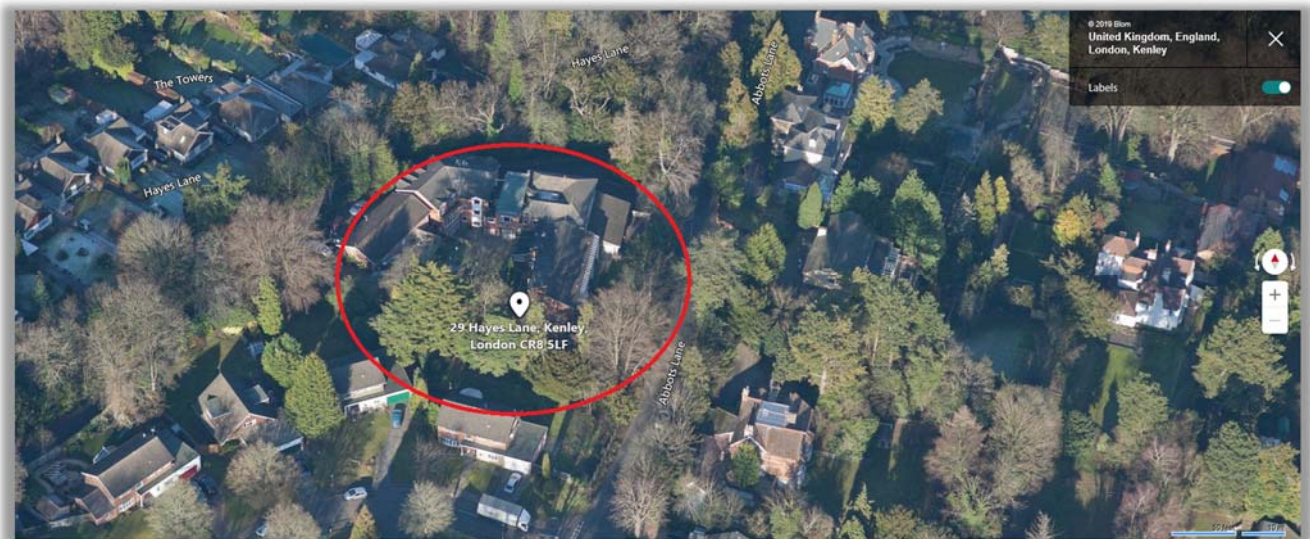


Figure 1: Birds eye view highlighting the proposed site within the surrounding streetscene

- 3.2 The surrounding area is residential in character and comprises of two storey detached properties within generous plots, most of which are characterised by mature planting. Most properties vary in design terms dating to the interwar and post-war period with the material palette largely limited to red brick, tile hanging, render and clay roof tiles.
- 3.3 The area does suffer from localised (surface water) flooding as Kenley is not connected to a surface water network. As a result most properties in the area are drained via soakaways and given the lack of drainage this does result in surface water flowing down the valley to the north. Part of Kenley is within one of four intensification areas identified within the Croydon Local Plan 2018 however the site at 29 Hayes Lane is outside of this designated area.

### Planning History

- 3.4 The following applications are of relevance to the determination of this application;
- 14/03264/P – Alterations and conversion to form 7 three bedroom and 2 two bedroom flats, provision of associated parking.  
**[Permission granted: Not implemented and now lapsed]**

3.5 In addition, Members should be aware of previous pre-application enquiries as detailed below:

18/02076/PRE – Comprehensive residential redevelopment to provide 29 no units with associated parking.

#### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The loss of the care home is not protected, its loss can be supported.
- The Local Planning Authority are satisfied that the building has not been made intentionally vacant to benefit from Vacant Building Credit (VBC).
- The principle of the development is acceptable given the residential character of the surrounding area.
- The development would meet the policy requirements in terms of affordable housing.
- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Adequate protection is given to preserved trees of site
- Ecology and 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 21 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours etc in response to notification and publicity of the application are as follows:

No of individual responses: 74 Objecting: 73 Commenting: 1

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

Summary of objections	Response
Principle of development	
Should be placed within the intensification area	See paragraphs 8.2 – 8.5
Design	
Out of character Poor design/obtrusive	See paragraphs 8.10-8.18
Amenities	
Loss of privacy Disturbance (noise, light, pollution etc.)	See paragraphs 8.22-8.24



Traffic & Parking	
Inadequate parking Parking congestion Highway safety concerns/obstructions	See paragraphs 8.27 – 8.29
Other matters	
Loss of trees Flooding Pressure on school places, existing transport infrastructure	See paragraphs 8.32-8.40

6.3 The following Councillors made representations:

- Cllr Steve O’Connell (Kenley Ward Councillor)
  1. Inadequate parking
  2. Highway safety
  3. Over development

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

### 7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency

- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

## 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- DM3 – Vacant Building Credit
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM18 - Heritage assets and conservation
- DM19 - Providing and protecting community facilities
- DM23 - Development and construction
- DM25 - Sustainable Drainage Systems and Reducing Flood Risk
- DM28 - Trees
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development
- DM4 – Kenley and Coulsdon

## 7.6 There is relevant Supplementary Planning Guidance as follows:

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

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Affordable housing
3. Townscape and visual impact
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Access and parking
7. Sustainability and environment
8. Trees and landscaping
9. Section 106 obligations
10. Other matters

### **Principle of Development**

8.2 The London Plan and Croydon Local Plan identify the 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 the demand for additional housing in Greater London, helping to address overcrowding and affordability issues.

- 8.3 The site is identified as a windfall site and as such it could be suitable for sensitive renewal and intensification. The residential character of the surrounding area is fairly uniform consisting of large detached houses on relatively large plots – developed at a relatively low density. The site itself is larger than most neighbouring properties as in its previous use was a care home for the elderly and has been subject to multiple extensions.
- 8.4 The application is for a flatted development providing additional high quality homes within the borough, which the Council is seeking to promote. The scheme provides 14x two bedroom 4 person and 3x three bedroom family units, which the borough has an identified shortage of. Whilst providing a flatted accommodation, the proposal consolidates the previous built form into a more rationalised urban context retaining significant tree cover and respecting the sylvan setting of the area. This is a similar approach to other schemes within the wider Kenley area, which have been found acceptable.
- 8.5 The Croydon Local Plan (Policy DM2) seeks to support proposals for residential care and nursing homes in the borough. This policy is based on a specific need for high end learning disability and neurological care, it does not protect elderly care as the borough currently has an over provision in this respect. As such the loss of the existing elderly care home would not be contrary to the Councils need and therefore its loss can be supported.

### **Affordable housing**

- 8.6 Policy DM3 of the Croydon Plan 2018 seeks to promote the reuse or redevelopment of existing buildings by applying a vacant building credit such that affordable housing requirements will only apply to the net increase. The policy requires that it is demonstrated that the building is not intentionally made vacant through the provision of marketing information. The applicant has submitted a Vacant Building Statement which provides a definitive timeline of events as to the buildings vacancy.
- 8.7 The report identifies that significant improvements were required to bring the care home up to an appropriate standard which would have been unviable. It further states that the Owners went into administration and the building fell into disrepair. As a result of these circumstances the site was sold to the applicant and they began pre-application discussions with the LPA to bring the site back into use. This resulted in an approval for the conversion of the existing property into 7 flats however this consent resulted in the under optimisation of the site given its size. The applicant re-engaged in pre-application discussions and this application is a result of such talks.
- 8.8 The site has not been marketed for the full period of time required by the policy. However, the statement provided to officers provides a high level of satisfaction that the building was not made intentionally vacant. It is accepted that the building is in a significant state of repair. It is also accepted that there is an over-supply of general purpose care homes, which this was, in the Borough, and the building has been vacant since it changed hands and in reality for longer than that. As such, officers are satisfied that the building has not been made intentionally vacant and a vacant building credit should be applied to the site so that affordable housing is only due on the uplift in floor area over the existing floor area.

8.9 Given the application of vacant building credit, the Council is seeking to secure that 50% of the uplift in floor area is provided as affordable housing, which equates to 416.75sqm; the proposal results in a provision of 504.2sqm and so represents a slight oversupply against the uplifted floor area. As such the development would exceed the on-site policy requirement when taking into account the vacant building credit and this offer is acceptable.

### **Townscape and Visual Impact**

8.10 The applicant seeks full planning permission for the demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (1 x 1-bed, 19 x 2-bed and 4 x 3-bed), 18 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.. The surrounding area comprises largely of two storey detached properties sited within generous plots; all properties follow a traditional approach however are individual in design terms. Land levels within the site rise from the north to south and east to west and as such the existing built form follows the topographical changes.

8.11 The replacement building has a three storey massing with recessed fourth floor respecting the eaves and roof heights of nearby properties as demonstrated below. The massing meets the minimum height requirement set out in Policy DM10 of the Croydon Plan 2018 and would not be at odds with the heights of nearby properties.



Figure 2: Proposed front elevation

8.12 The proposal has been designed as two blocks with a recessed glazed link helping to break down the overall width of the building while allowing integrated access. The design is undeniably different to the immediate context however given that the existing site is of a different scale and character (previous care home) and the sites corner position an opportunity exists to create a new landmark building. The proposed building is simplistic in its design with clean lines and well defined entrances allowing for the mature landscaping and preserved trees to take precedent over the built form; thus maintaining the strong sylvan character of Kenley.



Figure 3: Plan depicting the site layout and tree coverage

- 8.13 The material palette has been amended during the course of the application and now better respects the existing colouration of nearby properties; the exact specifications however would be secured via condition. The use of a darker cladding to the fourth floor and its setback would ensure that the fourth floor would not be overly evident when viewed from the street scene. This approach maintains its strong three storey mass while optimising the delivery of housing in the borough.
- 8.14 The building height and mass responds to topographical changes and the siting of neighbouring properties. The development makes use of level changes to provide 15 parking spaces and integrated refuse and cycle storage. The approach limits the need for large areas of hardstanding maximising opportunities for soft landscaping and respecting the character of the area.
- 8.15 A generous communal amenity space would be provided at the rear adjacent to 31 Hayes Lane and would be centrally located ensuring that the development would not appear cramped.





garden is capable of providing playspace in accordance with the Croydon Plan 2018; such matters would be secured through condition.

8.21 The London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. In terms of accessibility, step free access would be provided to the east and a ramped access to the north while an internal lift would be provided linking all four floors. The ground floor units would have direct access to private amenity space however given the topographical changes with the site step free access is not achievable to the communal amenity space. Given the provision of a lift and step free access to the east the development is capable of meeting the requirements of the London Plan 2016: in that 90% can be designed to meet M4(2) and remaining 10% to meet M4(3). Such matters can therefore be secured via condition.

### Residential Amenity for Neighbours

8.22 The development would be sited between 15.07 and 19.45 metres from the neighbouring properties at 8 and 9 Highclere Close. No sole habitable room windows are placed into the flank elevation fronting onto No's 8 and 9 while privacy screens to balcony areas would be secured via an appropriately worded condition. As such appropriate separation distance would exist to ensure that no visual intrusion would arise while the lack of windows protects the privacy of 8 and 9 Highclere Close.



Figure 5: Relationship to 8 and 9 Highclere Close

8.23 The development would be sited 10.45 metres from the flank wall of 33 Hayes Lane while the western wing would be sited in excess of 20 metres from the rear of No31. The siting of the windows, the orientation of neighbouring buildings and the generous separation distances would ensure that no undue loss of privacy would exist. Again privacy screens would be secured via condition and would seek to direct views away





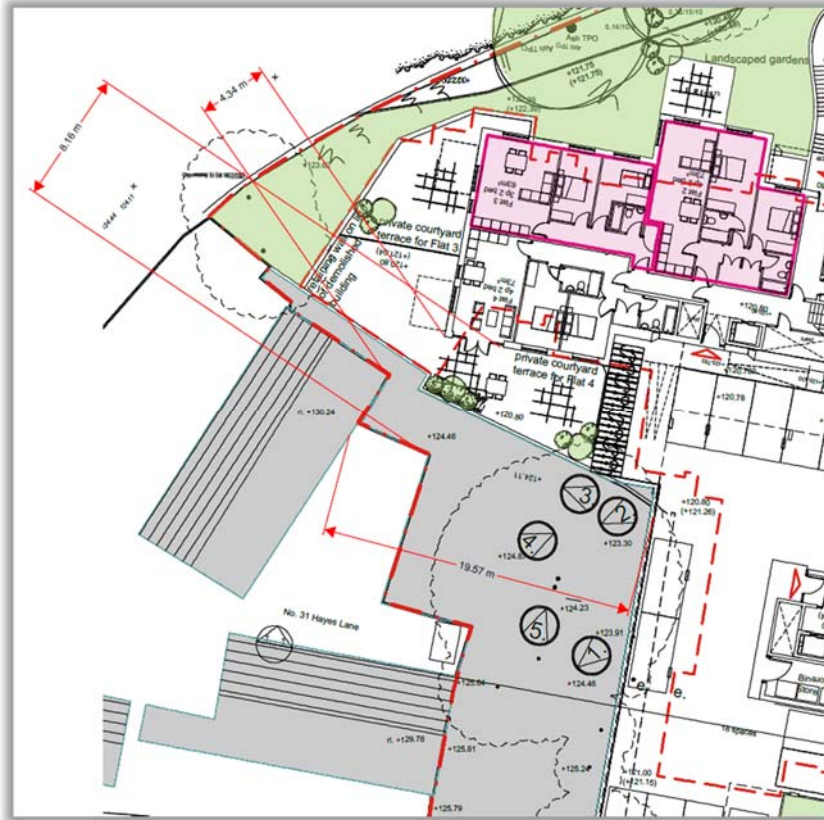


Figure 7: Relationship to 31 Hayes Lane

8.25 Landscaped boundaries would be retained where possible and where vegetation is lost replacement planting could be secured via an appropriately worded condition; furthermore the preserved trees on site would be retained. For the reasons given above the development is considered to have an acceptable impact on the amenities of the adjoining occupiers.

### Access and Parking

8.26 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties.

8.27 This application site has a Public Transport Accessibility level rating (PTAL) of 2 which indicates that the site has poor to public transport. The site nonetheless is less than 10 minutes walking distance away from bus routes. The submitted TA confirms that 15 on-site parking spaces will be provided for the residential flats together with 40 cycle storage Spaces. The single vehicular access will service the on-site parking facility; an appropriate turning area has been provided ensuring that vehicles can enter and exit the site in a forward gear. The applicant's TA has assessed trip generation against comparator sites in the relevant databases and this demonstrates that there would be an overall increase in the number of trips, but that there would be a decrease in the number of trips at peak hours. Whilst there are some concerns that some of the comparator sites are in locations which have different characteristics, officers are satisfied that this forms an acceptable basis for an assessment and consider that the report slightly underestimates the amount of trips which would be generated in the morning peak hour. However, the impact of these trips on the local road network is still

considered to be acceptable, especially when a comparison is made to the existing use of the site.

- 8.28 The Kenley Transport Study has been published which makes a number of recommendations for measures in the local area to improve the highway network for pedestrians, cyclists and other road users. Based on the amounts of trips likely to be generated, officers consider that the scheme should make a contribution of £22,500 to sustainable travel measures which are intended to include the implementation of a car club in the Kenley area, improvements to the pedestrian footway and parking management controls on Abbots Lane.
- 8.29 15 parking spaces are proposed. Census data for Kenley Ward shows an average of 84% of households have cars. Whilst the majority of homes that the census relates to in Kenley Ward would be houses as opposed to flats, where it is reasonable that one would expect lower car ownership, the reality of the location in a PTAL 2 area, with some hilly topography suggests that there would be a reasonable degree of car usage at the scheme. Therefore whilst policy would suggest that approximately 16 vehicles may be generated by the development and census data would suggest 20 vehicles would be generated, it would be prudent to assume that car ownership would be closer to 1 space per unit. The proposal includes 15 spaces on the site, which would result in the overspill of potentially ten spaces on to the surrounding network. Hayes Lane has steeper sections with no footway and is not suitable for parking. The Kenley Transport Study has conducted a parking survey of the area and, when extrapolated to provide results in a reasonably walking distance of the site demonstrates that there are ample spaces available on street on average. Therefore, the overall level of parking on site is considered to be adequate. As set out in paragraph 8.23 above, a financial contribution is to be secured which would be used in part to instigate parking controls on Abbots Lane to manage overspill parking.
- 8.30 In compliance with the London Plan, electric vehicle charging points would be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 40 spaces) and these are located to the front and rear of the building within standalone units and would be secure and undercover, although further details will be secured by way of a condition. The refuse storage would
- 8.31 Concerns have also been expressed in regard to the amount and type of excavation required at the site and further details are required as part of a construction method statement. A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and could be secured through a condition.

### **Environment, flooding and sustainability**

- 8.32 Conditions can be attached to ensure that a 33.06% reduction in CO2 emissions over 2013 Building Regulations is achieved in accordance with the Energy Statement submitted as part of this application. In addition, a mains water consumption condition is required to meet a target of 110 litres or less per head per day.
- 8.33 The application site is not at risk of flooding as identified by the Croydon Flood Maps and as such specific site mitigation is not required. The use of sustainable urban drainage systems would form part of the hard and soft landscaping scheme and as such would be secured via an appropriately worded condition. The development is therefore considered acceptable in this respect.

## Trees and ecology

8.34 A number of trees on site are protected under Tree Preservation Order (TPO No: 10, 1982) these include the following:

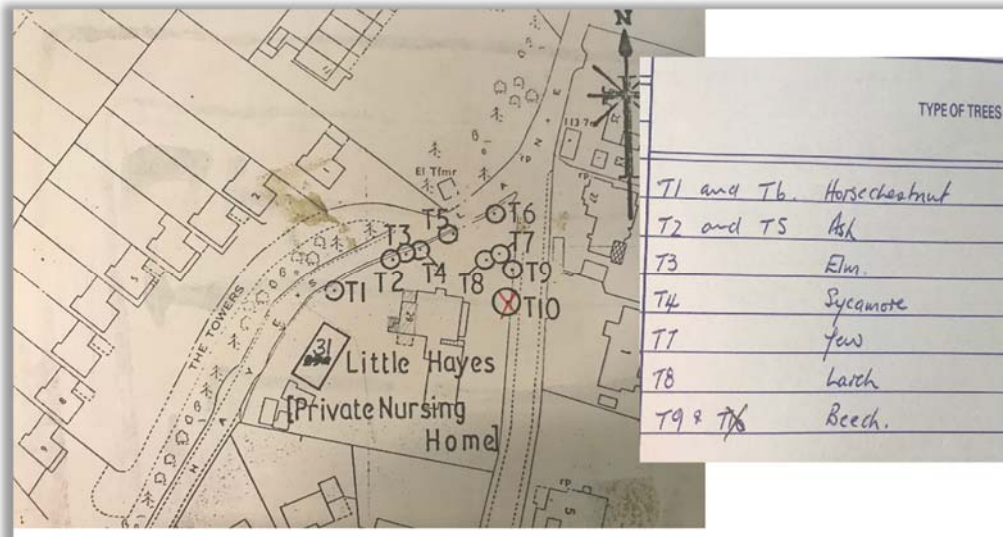


Figure 8: Extract from TPO 10, 1982

- 8.35 An Arboricultural Report was submitted with the application that provides details on the removal and retention of preserved and non-preserved trees on site. A total of twelve trees would be removed to accommodate for the development however those to be removed do not form part of the tree preservation order.
- 8.36 Tree replacement would be sought as part of the landscaping scheme to mitigate against tree loss on site. Tree protection measures would be secured through condition and would be subject to comments and agreement of the Councils Trees Officer. Subject to a suitably worded condition the development is considered to have an acceptable impact upon trees and vegetation.
- 8.37 The site is not near a designated site of special scientific interest or a site of nature conservation importance however a Preliminary Ecological Assessment was supported in support of this application given the site potential such interests. The Council's appointed Ecological Consultant has reviewed the document and the emergence surveys and have found no evidence of protected species on site. Ecological enhancements are sought in line with the Croydon Local Plan and a condition is considered necessary in this respect.
- 8.38 Protected species and habitats are conserved under the Woodland and Countryside Act of 1981. If such species or habitats are discovered during the construction works the applicant should seek the advice of an appropriately quality ecologist before any works continue; failure to do so may result in a criminal offence. Without evidence to the contrary, the development is not considered to have an adverse impact on ecological interests.

## Other matters

8.39 Representations have raised concerns that infrastructure such as electrics and sewers would be incapable of dealing with increased demand. Increased demands would be addressed by the utility companies following discussions and/or agreements with the applicant. As such these comments fall outside the planning remit. In addition, 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 health and education.

### **Conclusions**

8.40 The principle of development is considered acceptable within this area and would make a more effective use of the site than the existing redundant carehome or the previously approved scheme. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

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

## **PLANNING COMMITTEE AGENDA**

### **PART 8: Other Planning Matters**

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

4<sup>th</sup> June 2020

### Part 8 Other Planning Matters

Item 8.1

<b>Report of:</b> Director of Planning and Strategic Transport	<b>Title:</b> Weekly Planning Decisions
<b>Author:</b> Nicola Townsend	

#### 1. Purpose

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

#### Planning Decisions

- 1.2 Attached as Appendix 1 is the list of Delegated and Planning Committee/Sub Committee decisions taken between 11<sup>th</sup> May and 22<sup>nd</sup> May 2020.
- 1.4 During this period the service issued 175 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 7 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 175 decisions issued, 29 were refused (16.5%). Therefore the approval rate for last reporting period was 83.5%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. Notable decisions are listed below
- On the 11<sup>th</sup> May 2020, planning permission was refused for the enlargement of the existing building at 96 – 98 Brighton Road to create 9 flats (3 x 1 bed 2person, 2 x 3bed 4person, 1 x 2bed 3person, 2 x 2bed 4person and 1 x 3bed 5person). (LBC Ref 20/00171/FUL). The refusal of planning permission focussed on the unacceptable scale, bulk and design of the proposed extensions and the impact that they would have on the character of the area and the amenities of the adjoining occupiers, a further refusal reason related to the poor standard of accommodation which would have been provided for the future occupiers of the units.
  - On the 15<sup>th</sup> May 2020, planning permission was refused for

extensions and conversion of the property at 191a Green Lane to facilitate its conversion to 3 self-contained flats (LBC Ref 20/00527/FU). The reasons for refusal concentrated on the standard of accommodation provided for the ground floor flat, failure of the application to demonstrate that adequate refuse storage facilities, cycle parking facilities could be provided and highways safety concerns relating to the proposed off street car parking space proposed.

- On the 15<sup>th</sup> May 2020, planning permission was granted for the erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works for the land at Land Rear of 13 to 73 Stafford Road, Duppas Hill Road. It had been resolved to grant this application planning permission at Planning Committee on the 05/12/2020 subject to the prior completion of a section 106 Legal Agreement. The Legal Agreement sought to secure a number of things including Affordable Housing (30%). The Legal Agreement has now been completed and the Planning Permission was issued on the 15<sup>th</sup> May 2020.







Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Proposal : Erection of loft conversion with rooflights in the front roof slope and dormers in the rear roof slopes.

Date Decision: 21.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01507/HSE  
Location : 4 Addiscombe Court Road  
Croydon  
CR0 6TQ

**Ward : Addiscombe West**  
Type: Householder Application

Proposal : Erection of single storey side/rear extension.

Date Decision: 21.05.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/00781/GPDO  
Location : The Metal Workshop And Premises Rear Of  
27 - 29  
Leslie Park Road  
Croydon  
CR0 6TN

**Ward : Addiscombe West**  
Type: Prior Appvl - Class B1(c) to Dwelling

Proposal : Prior Approval application for change of use from premises in light industrial use ( Class B1c) to residential (Class C3) under General Permitted Development Order 2015 Schedule 2 Part 3 Class PA

Date Decision: 18.05.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/01378/GPDO  
Location : 82 Northway Road  
Croydon  
CR0 6JF

**Ward : Addiscombe West**  
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 2.93 metres and a maximum height of 3 metres

Date Decision: 13.05.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Date Decision: 11.05.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01493/FUL **Ward : Broad Green**  
Location : Flat, 379 Mitcham Road **Type: Full planning permission**  
Croydon  
CR0 3HP

Proposal : New entrance door to the front of the building to provide access to the first floor flat

Date Decision: 22.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01140/HSE **Ward : Broad Green**  
Location : 18 Fairmead Road **Type: Householder Application**  
Croydon  
CR0 3NQ

Proposal : The erection of a two storey side extension and first floor rear extension.

Date Decision: 21.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01936/NMA **Ward : Broad Green**  
Location : Land Former Site Of 78 Purley Way **Type: Non-material amendment**  
Croydon  
CR0 3JP

Proposal : Non material amendment to planning permission reference 19/03360/FUL granted on the 20/09/2019 for the 'Erection of four storey building for storage (Use Class B8) with associated water sprinkler tank, landscaping, cycle parking and car parking/ access.' To vary wording of condition 11 (BREEAM).

Date Decision: 20.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01338/LP **Ward : Broad Green**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 65 Sutherland Road  
Croydon  
CR0 3QL  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of single storey rear/side extension  
Date Decision: 18.05.20

### **Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01336/LP  
Location : 140 Handcroft Road  
Croydon  
CR0 3LE  
Type: LDC (Proposed) Operations edged  
Ward : **Broad Green**  
Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope  
Date Decision: 14.05.20

### **Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01077/DISC  
Location : 37 Oakfield Road  
Croydon  
CR0 2UX  
Type: Discharge of Conditions  
Ward : **Broad Green**  
Proposal : Discharge of conditions 2 (Cycle and Refuse Store) and 3 (Landscaping) attached to planning permission 15/05358/P for the Alterations and use as hostel with 12 rooms and provision of associated refuse and cycle storage to rear  
Date Decision: 13.05.20

### **Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01486/GPDO  
Location : 2 Addington Road  
Croydon  
CR0 3LU  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Broad Green**  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres  
Date Decision: 13.05.20

### **Prior Approval No Jurisdiction (GPDO)**







Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 47 Beauchamp Road  
Upper Norwood  
London  
SE19 3BZ  
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 2.69 metres and a maximum height of 2.89 metres

Date Decision: 13.05.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/01033/FUL  
Ward : **Crystal Palace And Upper Norwood**

Location : Vicarage  
2 Sylvan Road  
Upper Norwood  
London  
SE19 2RX  
Type: Full planning permission

Proposal : Part replacement of retaining brick wall.

Date Decision: 12.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01273/HSE  
Ward : **Crystal Palace And Upper Norwood**

Location : 3 High View Road  
Upper Norwood  
London  
SE19 3SS  
Type: Householder Application

Proposal : Alterations; erection of dormer extension in rear roofslope.

Date Decision: 12.05.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00824/DISC  
Ward : **Crystal Palace And Upper Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 58 - 60 Westow Hill  
Upper Norwood  
London  
SE19 1RX  
Type: Discharge of Conditions

Proposal : Discharge of Condition 12 - Electrostatic Precipitator Within Extractor Fan System- attached to Planning Permission 19/05096/CONR for Variation of Condition 1 - Drawing Numbers - of Planning Permission 18/06058/FUL for Alterations and use of ground floor for A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Uses, installation of new shopfront and awning, erection of extractor fan at rear, erection of gate in side access and provision of landscaping features, provision of associated refuse storage to rear.

Date Decision: 11.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01965/DISC  
Ward : **Crystal Palace And Upper Norwood**

Location : 58 - 60 Westow Hill  
Upper Norwood  
London  
SE19 1RX  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 13, 14, and 15 attached to Planning Permission 19/05096/CONR for Variation of Condition 1 - Drawing Numbers - of Planning Permission 18/06058/FUL for Alterations and use of ground floor for A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Uses, installation of new shopfront and awning, erection of extractor fan at rear, erection of gate in side access and provision of landscaping features, provision of associated refuse storage to rear.

Date Decision: 11.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04511/HSE  
Ward : **Coulsdon Town**  
Location : 19 Brighton Road  
Type: Householder Application  
Coulsdon  
CR5 2BF

Proposal : Demolition of existing Conservatory and garage and erection of single storey side/rear extension.

Date Decision: 22.05.20



Ref. No. : 20/01490/GPDO  
Location : 76 Rickman Hill  
Coulsdon  
CR5 3DP

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

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.93 metres and a maximum height of 3 metres

Date Decision: 13.05.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/01261/DISC  
Location : Varis Court  
8 Station Approach Road  
Coulsdon

**Ward : Coulsdon Town**  
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (landscaping) attached to planning permission 16/04441/FUL for : Demolition of existing buildings. Erection of part two, part three, part four storey buildings comprising 17 two bedroom, 3 three bedroom and 2 one bedroom flats and 3no. Use Class B1 (b) / B1 (c) units at ground, first and second floors, with associated amenity and car parking (7no. spaces).

Date Decision: 12.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00171/FUL  
Location : 96-98 Brighton Road  
Coulsdon  
CR5 2YS

**Ward : Coulsdon Town**  
Type: Full planning permission

Proposal : Enlargement of the existing building to create 9 flats (3 x 1bed 2person, 2 x 3bed 4person, 1 x 2bed 3person, 2 x 2bed 4person and 1 x 3bed 5person).

Date Decision: 11.05.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01594/LP

**Ward : Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 6 Brigstock Road  
Coulsdon  
CR5 3JL  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a hip to gable roof extension and a rear dormer, including three rooflights to the front roofslope.

Date Decision: 11.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01219/DISC  
Location : 1 Parker Road And Land To The Rear  
Including 18A, 20A And 20C South End  
Croydon  
CR0 1DN  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of details required by Condition 14 (Drainage) of planning permission 18/04953/FUL.

Date Decision: 22.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01457/DISC  
Location : Land North Of The Junction Of Church Street  
And Drummond Road And Land South East  
Of The Junction Of Tamworth Place And  
Drummond Road  
Croydon  
CR0 1RL  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of condition 13 (Sustainable Travel) attached to planning permission 16/06469/FUL for the erection of 2 four-storey buildings comprising a total of 16 one bedroom and 12 two bedroom flats and 327 sq m of retail space (Use Class A1-A3) on the ground floor level, with provision of car parking, landscaping and other associated works.

Date Decision: 22.05.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02114/NMA  
Ward : **Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 3 Chatsworth Road  
Croydon  
CR0 1HE  
Type: Non-material amendment

Proposal : Non-Material Amendment to Planning Permission 19/04158/FUL for Change of use of 6 person HMO (Use Class C4) to larger HMO (Sui Generis), provision of associated refuse storage and cycle storage and partial hardstanding to rear.

Date Decision: 22.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01090/DISC  
Location : 1 Parker Road And Land To The Rear  
Including  
18A, 20A And 20C South End  
Croydon  
Type: Discharge of Conditions  
Ward : **Fairfield**

Proposal : Discharge of Conditions 4 (screening to roof terraces) attached to planning permission 18/04953/FUL.

Date Decision: 21.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01224/DISC  
Location : 1 Parker Road And Land To The Rear  
Including 18A, 20A And 20C South End  
Croydon  
CR0 1DN  
Type: Discharge of Conditions  
Ward : **Fairfield**

Proposal : Discharge of Conditions 2 (External Facing Material) attached to planning permission 18/04953/FUL for Demolition of existing buildings and erection of a 2 storey building containing music rehearsal and event space at ground floor level (sui generis) and 2 residential units (1 x 1 bed and 1 x studio) above and the erection of a 3 storey terrace containing 6 x 3 bedroom dwellinghouses to the rear together with car and cycle parking, refuse storage and amenity space.

Date Decision: 21.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01755/NMA  
Ward : **Fairfield**



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 82 Welcomes Road  
Kenley  
CR8 5HE  
Type: Householder Application

Proposal : Erection of a first floor side extension and single storey front extension

Date Decision: 22.05.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/01509/DISC  
Location : 5 Highland Road  
Purley  
CR8 2HS  
Type: Discharge of Conditions  
Ward : **Kenley**

Proposal : Discharge of condition 3 (materials) of planning permission ref.19/03074/FUL (Demolition of existing detached house and detached garage and replacement with 9 new apartments in a single block with parking to the front).

Date Decision: 21.05.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/01810/FUL  
Location : Land R/O 5-6 Oaklands Gardens  
Kenley  
CR8 5DS  
Type: Full planning permission  
Ward : **Kenley**

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

Date Decision: 18.05.20

### Permission Granted

Level: Planning Committee - Minor Applications

---

Ref. No. : 20/01159/LP  
Location : 6 Zig Zag Road  
Kenley  
CR8 5EL  
Type: LDC (Proposed) Operations edged  
Ward : **Kenley**

Proposal : Demolition of existing conservatory and erection of a single storey rear extension.

Date Decision: 15.05.20

### Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

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## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Ref. No. : 20/01615/TRE **Ward : Kenley**  
Location : 22 Driftwood Drive **Type: Consent for works to protected trees**  
Kenley  
CR8 5HT  
Proposal : T1 Pine selectively reduce the crown by up to 2 metres to reshape and balance. Crown lift to 5 metres measured from ground level.  
(TPO no.5, 1996)  
This tree is almost touching both houses and has some really heavy over extended lateral and is full of deadwood

Date Decision: 14.05.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

---

Ref. No. : 20/00704/LP **Ward : Kenley**  
Location : 11 Somerton Close **Type: LDC (Proposed) Operations edged**  
Purley  
CR8 4BA  
Proposal : Construction of two outbuildings within the rear garden.

Date Decision: 13.05.20

### Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

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Ref. No. : 20/00764/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 comprising 8 self-contained flats (2x3 bed, 4x2 bed and 2x1 bed); hard and soft landscaping; vehicular parking; communal/amenity/play space; refuse and cycle storage and formation of new vehicular crossover.

Date Decision: 13.05.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 20/01422/FUL **Ward : Kenley**  
Location : Egremont **Type: Full planning permission**  
Old Lodge Lane  
Kenley  
CR8 5EU  
Proposal : Conversion of garage to habitable space, including the increase in height of flat roof

Date Decision: 13.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01282/LP  
Location : 46 Kenley Lane  
Kenley  
CR8 5DD  
Proposal : Erection of single storey side extension  
Date Decision: 12.05.20  
Ward : **Kenley**  
Type: LDC (Proposed) Operations edged

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01369/HSE  
Location : 119 Elmside  
Field Way  
Croydon  
CR0 9DW  
Proposal : Erection of a single storey rear extension  
Date Decision: 14.05.20  
Ward : **New Addington North**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01614/GPDO  
Location : 8 Thistlewood Crescent  
Croydon  
CR0 0AR  
Proposal : Erection of a single storey rear extension projecting out 4.6 metres from the rear wall of the original house with a height to the eaves of 2.51 metres and a maximum height of 3.85 metres  
Date Decision: 21.05.20  
Ward : **New Addington South**  
Type: Prior Appvl - Class A Larger House Extns

**(Approval) refused**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Ref. No. : 20/01410/HSE **Ward : New Addington South**  
Location : 102 Calley Down Crescent **Type: Householder Application**  
Croydon  
CR0 0EG  
Proposal : Erection of a part single, part two storey front and side extension, and a single storey rear extension.

Date Decision: 20.05.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01350/HSE **Ward : Norbury Park**  
Location : 12 Springfield Road **Type: Householder Application**  
Thornton Heath  
CR7 8DY  
Proposal : Single storey rear extension with timber decking to the rear and alterations to the existing side addition

Date Decision: 18.05.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00527/FUL **Ward : Norbury Park**  
Location : 191A Green Lane **Type: Full planning permission**  
Norbury  
London  
SW16 3LZ  
Proposal : Single storey extension, outbuilding, alterations to the roof including erection of a rear dormer and rooflights and alterations to the side elevation fenestration to facilitate the conversion of a dwelling house in three self-contained residential units.

Date Decision: 15.05.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01531/CONR **Ward : Norbury And Pollards Hill**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 206 Norbury Crescent  
Norbury  
London  
SW16 4JY

Type: Removal of Condition

Proposal : Variation of Condition 1 (approved plans) of planning permission 19/03768/FUL to facilitate the use of the existing garden building for the purpose of ancillary accommodation in connection with approved Flat 2.

Date Decision: 22.05.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/01210/DISC  
Location : Norbury Library  
Beatrice Avenue  
Norbury  
London  
SW16 4UW

Ward : **Norbury And Pollards Hill**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Sectional Details) of permission 20/00165/FUL

Date Decision: 21.05.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/01236/FUL  
Location : 2 - 10 Fairview Road  
Norbury  
London  
SW16 5PY

Ward : **Norbury And Pollards Hill**  
Type: Full planning permission

Proposal : Erection of single storey extension and alterations to/instalation of fenestration to facilitate the change of use of the building from A1( retail) to part D2 (gym) and part C3 (8 flats) with associated parking and waste stores.

Date Decision: 20.05.20

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 20/01419/LP  
Ward : **Norbury And Pollards Hill**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 54 Ederline Avenue  
Norbury  
London  
SW16 4SA

Type: LDC (Proposed) Operations  
edged

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

Date Decision: 20.05.20

### **Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01492/LP

Location : 56 Dunbar Avenue  
Norbury  
London  
SW16 4SD

Type: LDC (Proposed) Operations  
edged

Ward : **Norbury And Pollards Hill**

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

Date Decision: 19.05.20

### **Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/00142/HSE

Location : 183 Tylecroft Road  
Norbury  
London  
SW16 4TD

Type: Householder Application

Ward : **Norbury And Pollards Hill**

Proposal : Alterations, including replacing windows and doors and erection of a new porch.

Date Decision: 15.05.20

### **Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05164/HSE

Location : 10 St Helen's Road  
Norbury  
London  
SW16 4LB

Type: Householder Application

Ward : **Norbury And Pollards Hill**

Proposal : Construction of a front fence/garden wall, to be constructed of brick with railing elements, including provision for a vehicle gate and pedestrian gate. Widening of the existing vehicle access/crossover is also proposed.



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00856/HSE  
Location : 6 Placehouse Lane  
Coulsdon  
CR5 1LA  
Ward : Old Coulsdon  
Type: Householder Application  
Proposal : Alterations, erection of erection of new larger single-storey rear extension

Date Decision: 19.05.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01542/LP  
Location : 28 Placehouse Lane  
Coulsdon  
CR5 1LA  
Ward : Old Coulsdon  
Type: LDC (Proposed) Operations edged  
Proposal : Single storey rear extension with 3x rooflights.

Date Decision: 15.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01572/CAT  
Location : Old Coulsdon Guide Hut Rear Of 234  
Coulsdon Road  
Coulsdon  
CR5 1EH  
Ward : Old Coulsdon  
Type: Works to Trees in a Conservation Area  
Proposal : Horse Chestnut (T1) - To crown reduce mature Horse Chestnut located on the left hand rear boundary by approximately 4.0m. A well balanced shape must be maintained  
Ash (T2+T3) - To reduce 2x mature Ash stems that are heavily leaning over the neighbouring garden by approximately 4-5m to reduce encroachment.  
Conifers (T4+T5) - To reduce 2x mature Conifers located along the left hand rear boundary, back to boundary line up to a height of 6.0m.  
Yew Tree (T6) - To reduce neighbouring Yew tree back to the boundary line.

Date Decision: 14.05.20

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. : 19/04535/FUL  
Ward : Old Coulsdon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 24 Coulsdon Court Road  
Coulsdon  
CR5 2LL  
Type: Full planning permission

Proposal : Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping.

Date Decision: 12.05.20

**Permission Granted**

Level: Planning Committee

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Ref. No. : 18/05371/HSE  
Location : 2 Selborne Road  
Croydon  
CR0 5JQ  
Type: **Ward : Park Hill And Whitgift**  
Householder Application

Proposal : Erection of part single/part two storey side extension and single storey rear extension (amended description)

Date Decision: 18.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01375/HSE  
Location : 3 Brownlow Road  
Croydon  
CR0 5JT  
Type: **Ward : Park Hill And Whitgift**  
Householder Application

Proposal : Erection of porch to front elevation

Date Decision: 15.05.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01613/TRE  
Location : Miniature Rifle Range  
Deepdene Avenue  
Croydon  
CR0 5JP  
Type: **Ward : Park Hill And Whitgift**  
Consent for works to protected trees





**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00197/DISC **Ward : Purley Oaks And Riddlesdown**  
Location : 122 Pampisford Road **Type: Discharge of Conditions**  
Purley  
CR8 2NF  
Proposal : Discharge of conditions 3 (external facing materials) and 4 (landscaping)of planning permission (18/00236/FUL) granted 17/08/2018 for the 'Demolition of existing two storey property, erection of two storey plus lower ground floor and roof level, creation of eight self-contained residential units (C3), new access with car parking, landscaping, refuse and cycle storage.'

Date Decision: 15.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01322/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 25 Riddlesdown Road **Type: Householder Application**  
Purley  
CR8 1DJ  
Proposal : Roof alterations comprising erection of two lead covered dormers and raising of the existing roof with associated internal alterations.

Date Decision: 15.05.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01530/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 24 Norman Avenue **Type: Householder Application**  
South Croydon  
CR2 0QE  
Proposal : Erection of a single storey rear and side extension with a replacement patio and minor alterations to the front elevation.

Date Decision: 15.05.20

**Permission Granted**

Level: Delegated Business Meeting





Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Proposal : Full Discharge of condition 8 - Carbon Dioxide Emissions - attached to application 15/03878/P for Demolition of existing detached house; erection of a pair of two storey four bedroom semi detached houses with accommodation in roofspace one with an attached garage and 1 two storey four bedroom detached house with attached garage; formation of vehicular access and provision of associated parking

Date Decision: 21.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01863/LP

Ward : **Purley And Woodcote**

Location : 10 Hillcroft Avenue  
Purley  
CR8 3DG

Type: LDC (Proposed) Operations  
edged

Proposal : The proposed works consist of the demolition of existing conservatory and the erection of a single storey rear extension with mansard roof.

Date Decision: 20.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01333/LP

Ward : **Purley And Woodcote**

Location : 27 Downlands Road  
Purley  
CR8 4JG

Type: LDC (Proposed) Operations  
edged

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 14.05.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01367/DISC

Ward : **Purley And Woodcote**

Location : 95 - 95A Foxley Lane  
Purley  
CR8 3HP

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Drainage Strategy) attached to planning permission 18/02613/FUL.

Date Decision: 14.05.20

**Not approved**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Level: Delegated Business Meeting

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Ref. No. : 20/01576/LP  
Location : 48 Green Lane  
Purley  
CR8 3PJ  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a single storey rear extension (6 metres in depth with a maximum height of 3 metres) in accordance with the prior approval given by the London Borough of Croydon on 26/03/2020 (Ref. 20/00615/GDPO).

Date Decision: 14.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/00442/HSE  
Location : 1 Hereward Avenue  
Purley  
CR8 2NN  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Erection of a two-storey side extension, single storey rear extension and front porch extension.

Date Decision: 13.05.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00865/FUL  
Location : 9-11 Whytecliffe Road South  
Purley  
CR8 2AY  
Ward : **Purley And Woodcote**  
Type: Full planning permission  
Proposal : Proposed front lightwell; front, side and rear windows; side entrance; and front boundary treatment and gate.

Date Decision: 13.05.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01006/DISC  
Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : Orion House  
854 Brighton Road  
Purley  
CR8 2BH  
Type: Discharge of Conditions  
Proposal : Discharge Condition No.2 (cycle and refuse storage) from PP. 18/05212/GPDO

Date Decision: 13.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01909/NMA  
Location : 27 Downlands Road  
Purley  
CR8 4JG  
Ward : **Purley And Woodcote**  
Type: Non-material amendment

Proposal : Non material amendment to planning permission 19/03582/HSE for Double storey side extension & Front Garage extension

Date Decision: 13.05.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04281/DISC  
Location : 59 Rectory Park  
South Croydon  
CR2 9JR  
Ward : **Sanderstead**  
Type: Discharge of Conditions  
Proposal : Discharge of conditions 2 (Materials), 3 (Cycle/Refuse/EV Charging), 4 (Refuse Management Strategy) and 12 (Construction Logistics Plan) attached to 18/05383/FUL for the Demolition of the existing garage and alterations to the existing vehicular access with erection of a two storey building to provide 6 units at the rear including a provision of associated landscaping, parking, cycle and refuse storage

Date Decision: 22.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00660/HSE  
Ward : **Sanderstead**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 28 Orchard Road  
South Croydon  
CR2 9LU  
Type: Householder Application

Proposal : Hip to gable extension; front and rear dormer roof extension; increase in ridge height and two rooflights to the front roofslope.

Date Decision: 22.05.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00524/DISC  
Location : 43 Downsway  
South Croydon  
CR2 0JB  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge condition 10 (tree protection) attached to planning permission 19/00828/CONR for the demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, containing 5 two bedroom and 2 three bedroom flats with associated access, 5 parking spaces, cycle storage and refuse store. (Note: Resubmission of application 18/04195/DISC to ensure arboricultural report does not contradict the drainage strategy)

Date Decision: 21.05.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/02070/LP  
Location : 4 Claremont Close  
South Croydon  
CR2 9EQ  
Ward : **Sanderstead**  
Type: LDC (Proposed) Operations edged

Proposal : Single storey rear extension, internal alterations and addition of front porch

Date Decision: 21.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 19/04165/CONR  
Location : Madeleine House  
34 Arkwright Road  
South Croydon  
Ward : **Sanderstead**  
Type: Removal of Condition



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Proposal : Section 73 application seeking to vary conditions 1 (Approved drawings), 3 (Refuse/Cycles/Boundary/Floor levels etc -(Refuse storage and Cycle storage only), 7 (CO2 Emissions) and 12 (Provision of M4(2) and M4(3) units) attached to 18/00749/FUL  
For the demolition of existing building: erection of a two storey building with accommodation in roofspace comprising 6 two bedroom and 1 three bedroom flats: formation of associated access and provision of 7 parking spaces, cycle storage and refuse store.

Date Decision: 18.05.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 19/05445/FUL

Ward : **Sanderstead**

Location : 14 Hook Hill  
South Croydon  
CR2 0LA

Type: Householder Application

Proposal : Partial demolition of a single storey non original garage extension to the rear with a new single storey side/rear extension; construction of a detached building along the northern boundary including partial excavation, internal and external alterations to the main building; hard and soft landscaping; removal of trees and hedgerow including pruning; front entrance gate and external alterations.

Date Decision: 18.05.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 19/05446/LBC

Ward : **Sanderstead**

Location : 14 Hook Hill  
South Croydon  
CR2 0LA

Type: Listed Building Consent

Proposal : Partial demolition of a single storey non original garage extension to the rear with a new single storey side/rear extension; construction of a detached building along the northern boundary including partial excavation, internal and external alterations to the main building; hard and soft landscaping; removal of trees and hedgerow including pruning; front entrance gate and external alterations.

Date Decision: 18.05.20

### Listed Building Consent Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/01115/LP

Ward : **Sanderstead**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 53A Upper Selsdon Road  
South Croydon  
CR2 8DG  
Type: LDC (Proposed) Operations  
edged

Proposal : Installation of roof windows and use of the roof void as a bedroom with en-suite shower room.

Date Decision: 14.05.20

### **Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01425/HSE  
Location : 15 Hillsmead Way  
South Croydon  
CR2 9DL  
Type: Householder Application  
Ward : **Sanderstead**

Proposal : Erection of a two storey side extension, single storey side and rear extension and enlarged front porch.

Date Decision: 14.05.20

### **Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00775/HSE  
Location : 22 Broadway Close  
South Croydon  
CR2 9EP  
Type: Householder Application  
Ward : **Sanderstead**

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 13.05.20

### **Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01859/LP  
Location : 4 Claremont Close  
South Croydon  
CR2 9EQ  
Type: LDC (Proposed) Operations  
edged  
Ward : **Sanderstead**

Proposal : Single storey rear extension, internal alterations and addition of front porch.

Date Decision: 13.05.20

### **Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00849/FUL  
Location : 2 Elmpark Gardens  
South Croydon  
CR2 8RU  
Ward : **Selsdon Vale And Forestdale**  
Type: Full planning permission  
Proposal : Use of the existing outbuilding in rear garden as a self-contained 1 bedroom residential dwelling.

Date Decision: 19.05.20

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 19/05707/DISC  
Location : Development Site Adjoining 46 Quail  
Gardens  
South Croydon  
CR2 8TF  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Materials), 5 (Landscape Management), 8 (Delivery and Servicing), 11(Bat Survey), 12 (Badger Survey), 14 (Lighting), 15 (CEMP), 16 (Biodiversity) attached to application 19/00543/FUL dated 22/07/2019 for 'Erection of 15 x three bedroom terraced houses. Provision of vehicular access, access road and associated works including car/cycle parking, refuse storage and landscaping.'

Date Decision: 15.05.20

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 20/00783/TRE  
Location : 33 Boxford Close  
South Croydon  
CR2 8SY  
Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : T10 - Beech - To crown raise to 6m height  
T2 - Cypress - To reduce by 50% in height  
T3 - Cypress - To reduce by 50% in height  
T4 - Cypress - To reduce by 50% in height  
(TPO no. 22, 1972)

Date Decision: 14.05.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01139/FUL **Ward : Selhurst**  
Location : 195 Sydenham Road **Type: Full planning permission**  
Croydon  
CR0 2ET  
Proposal : Alterations to roof line, including change of pitch to the front elevation roof slope, erection of dormer on side elevation and removal of chimney stack.

Date Decision: 14.05.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01468/GPDO **Ward : Selhurst**  
Location : 25 Limes Road **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 2HF  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 13.05.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01689/HSE **Ward : Shirley North**  
Location : 16 Woodmere Close **Type: Householder Application**  
Croydon  
CR0 7PN  
Proposal : Erection of front hip to gable roof extension, pitched roof to bay and porch and conversion of loft.

Date Decision: 22.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Ref. No. : 20/01364/DISC **Ward : Shirley North**  
Location : Land Adjacent To Malling Close And Land Type: Discharge of Conditions  
Adjacent To Stockbury Road  
Croydon

Proposal : Discharge of condition 6 (Play Spaces) attached to permission 16/06422/FUL for demolition of a single-storey temporary structure and garages; erection of a four/ six storey building, 3 three-storey buildings and 1 two/four storey building to provide a total of 18 one bedroom and 23 two bedroom flats; formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 14.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01660/DISC **Ward : Shirley North**  
Location : Land Adjacent To Malling Close And Land Type: Discharge of Conditions  
Adjacent To Stockbury Road  
Croydon

Proposal : Details pursuant to condition 5 ( Green Landscaping wall) of planning permission 16/06422/FUL granted for demolition of a single-storey temporary structure and garages. Erection of a four/ six storey building, 3 three-storey buildings and 1 two/four storey building to provide a total of 18 one bedroom and 23 two bedroom flats. Formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 14.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01256/FUL **Ward : Shirley North**  
Location : Land R/o 211 Wickham Road Type: Full planning permission  
Croydon  
CR0 8TG

Proposal : Demolition of existing structures to the rear of 211 Wickham Road and erection of a two storey building containing four dwellings with associated alterations

Date Decision: 11.05.20

**Permission Refused**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : 14 Temple Road  
Croydon  
CR0 1HT  
Type: Householder Application  
Proposal : Construction of a single storey outbuilding to the rear garden (following demolition of existing garage) and replacement boundary fence to the side with wall.

Date Decision: 22.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01258/HSE  
Location : 14 Temple Road  
Croydon  
CR0 1HT  
Type: Householder Application  
Ward : **South Croydon**  
Proposal : Alterations, erection of a loft conversion including dormers

Date Decision: 21.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05034/FUL  
Location : 6 Croham Valley Road  
South Croydon  
CR2 7NA  
Type: Full planning permission  
Ward : **South Croydon**  
Proposal : Demolition of existing house, erection of a two storey building plus roof space to provide 9 apartments, provision of 8 car parking spaces, refuse store and new landscaping.

Date Decision: 18.05.20

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

Level: Planning Committee

---

Ref. No. : 19/06010/FUL  
Location : 375 - 401 Brighton Road  
South Croydon  
CR2 6ES  
Type: Full planning permission  
Ward : **South Croydon**  
Proposal : Retention of temporary mobile telecoms installation comprising 22.5m lattice mast (23.8m to top) supporting 3no. antennas, along with an equipment cabin in a 8.4m x 7m fenced enclosure, for a period of two years

Date Decision: 15.05.20



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/01018/CONR **Ward : South Croydon**  
Location : 14 St Peter's Road **Type: Removal of Condition**  
Croydon  
CR0 1HD  
Proposal : Variation of condition 1 (in accordance with approved plans), 6 (CLP), 12 (time limit) attached to planning permission ref. 19/03716/FUL for the demolition of existing dwelling and erection of building to provide 8 residential units (7 x 2 beds and 1 x 3 beds), with associated landscaped areas including children's play space, parking, vehicular access, cycle and refuse storage (alterations including to internal layout and front forecourt)

Date Decision: 15.05.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01141/CONR **Ward : South Croydon**  
Location : 27 Haling Park Road **Type: Removal of Condition**  
South Croydon  
CR2 6NJ  
Proposal : Variation of condition 1 attached to planning permission ref. 19/01254/FUL (Demolition of existing dwelling and the erection of 9 flats. Provision of associated parking, landscaping and refuse store). Amendments include relocation of 3 parking spaces to front drive, relocation of cycle store and reconfiguration of bin store and front steps.

Date Decision: 15.05.20

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 20/01374/FUL **Ward : South Croydon**  
Location : 12 St Peter's Road **Type: Full planning permission**  
Croydon  
CR0 1HD  
Proposal : Alterations to existing roof, erection of first floor side extension and dormer extension in rear roofslope

Date Decision: 15.05.20

### Permission Refused

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Proposal : Construction of a basement to provide a new three bedroom flat with associated external alterations to the building, lightwells, cycle storage, refuse storage and landscaping.

Date Decision: 22.05.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/01894/LP

Location : 16 Hurlstone Road  
South Norwood  
London  
SE25 6JD

Ward : **South Norwood**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of L-shaped rear dormer

Date Decision: 19.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00804/FUL

Location : 6 Addison Place  
South Norwood  
London  
SE25 4FE

Ward : **South Norwood**

Type: Full planning permission

Proposal : Alterations and construction of replacement roof at rear, lowering of floor and installation of mezzanine floor

Date Decision: 15.05.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00887/FUL

Location : 363 Holmesdale Road  
South Norwood  
London  
SE25 6PN

Ward : **South Norwood**

Type: Full planning permission

Proposal : Change of use from care home (C2 use class) to a large house in multiple occupation (sui generis use class) for up to 10 people

Date Decision: 15.05.20

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

Level: Delegated Business Meeting

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## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Location : Flat 1  
128 Beulah Road  
Thornton Heath  
CR7 8JF

Type: Full planning permission

Proposal : Alterations, including the erection of single storey side and rear extension.

Date Decision: 19.05.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/01385/LP

Ward : Thornton Heath

Location : 56 Camden Gardens  
Thornton Heath  
CR7 8AY

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single-storey rear extension and installation of 2 rooflights in rear roofslope.

Date Decision: 19.05.20

### Withdrawn application

Level: Delegated Business Meeting

---

Ref. No. : 20/01372/LP

Ward : Thornton Heath

Location : 30 Woodville Road  
Thornton Heath  
CR7 8LG

Type: LDC (Proposed) Operations  
edged

Proposal : Proposed rear dormer roof extension and loft conversion and rooflights to the front roof slope

Date Decision: 15.05.20

### Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

---

Ref. No. : 19/04867/CONR

Ward : Thornton Heath

Location : Mariella House  
8A Furze Road  
Thornton Heath  
CR7 8NG

Type: Removal of Condition

Proposal : Erection of single family attached dwelling (without compliance with Condition 1 attached to permission 15/00354/P).

Date Decision: 14.05.20

### Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00199/FUL  
Location : 4 Ambassador House  
Brigstock Road  
Thornton Heath  
CR7 7JG  
Proposal : Change of use from A1 to part A3/A5 part A1, alterations to the shop front and installation of extraction system  
Date Decision: 14.05.20

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

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01286/HSE  
Location : 47 Falkland Park Avenue  
South Norwood  
London  
SE25 6SQ  
Proposal : Erection of raised patio with glass balustrade at rear  
Date Decision: 12.05.20

**Ward : Thornton Heath**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01599/GPDO  
Location : 55 Waddon Park Avenue  
Croydon  
CR0 4LW  
Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum overall height of 2.8 metres  
Date Decision: 22.05.20

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

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/01016/FUL  
Location : 86 South End  
Croydon  
CR0 1DQ  
Proposal :  
Date Decision:

**Ward : Waddon**  
Type: Full planning permission

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Proposal : Demolition of the existing buildings and erection of a three storey building comprising a ground floor commercial unit and 4 residential units.

Date Decision: 21.05.20

### Withdrawn application

Level: Delegated Business Meeting

---

Ref. No. : 20/01515/DISC

Ward : **Waddon**

Location : 55 Warham Road  
South Croydon  
CR2 6LH

Type: Discharge of Conditions

Proposal : Approval of details pursuant to paragraphs 2 and 3 of condition 8 (cycle parking and privacy screens) of permission 18/02015/CONR.

Date Decision: 21.05.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/02049/FUL

Ward : **Waddon**

Location : Land Rear Of 13 To 73 Stafford Road  
Duppas Hill Road  
Croydon

Type: Full planning permission

Proposal : Erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Date Decision: 15.05.20

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

Level: Planning Committee

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Ref. No. : 20/00987/FUL

Ward : **Waddon**

Location : 107 Violet Lane  
Croydon  
CR0 4HL

Type: Full planning permission

Proposal : Demolition of existing single-storey side extension and erection of single-storey side and single-storey rear extension.

Date Decision: 15.05.20

### Permission Granted

Level: Delegated Business Meeting



Ref. No. : 20/01420/LP  
Location : 5 Westfield Road  
Croydon  
CR0 3RH  
Ward : **Waddon**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Lawful Development Certification (Section 192) for proposed construction of a rear roof extension.  
Date Decision: 15.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01178/HSE  
Location : 101 Waddon Road  
Croydon  
CR0 4JH  
Ward : **Waddon**  
Type: Householder Application  
Proposal : Alteration to roof including a hip to gable roof extension, the erection of a second floor rear extension and a first floor rear extension.  
Date Decision: 14.05.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/04470/FUL  
Location : 267 Violet Lane  
Croydon  
CR0 4HN  
Ward : **Waddon**  
Type: Full planning permission  
Proposal : Conversion of existing basement and garage into 1x self-contained residential dwelling with associated external alterations.  
Date Decision: 13.05.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01182/DISC  
Location : 11 Barham Road  
South Croydon  
CR2 6LD  
Ward : **Waddon**  
Type: Discharge of Conditions



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Proposal : Variation of condition 1 attached to planning permission 19/01602/FUL for 'Erection of a three storey building containing 3 flats' to allow changes to the approved plans including the removal and reduction in the size of windows, alterations to the bin and cycle stores and changes to the entrance

Date Decision: 13.05.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01398/LP

**Ward : Woodside**

Location : 37 Southcote Road  
South Norwood  
London  
SE25 4RG

Type: LDC (Proposed) Operations  
edged

Proposal : Rear dormer extension and two roof lights in the front roof slope.

Date Decision: 13.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01467/GPDO

**Ward : Woodside**

Location : 27 Carmichael Road  
South Norwood  
London  
SE25 5LS

Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 13.05.20

**Prior approval not required**

Level: Delegated Business Meeting

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Ref. No. : 20/01548/DISC

**Ward : Woodside**

Location : 113-121 Portland Road  
South Norwood  
London  
SE25 4UN

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

Proposal : Discharge of Condition 5 - SUDs - attached to Planning Permission 18/06013/CONR for Variation of Conditions 3, 9, 11 and 13 attached to Planning Permission 16/05299/FUL for Alterations, Alterations to shopfront. erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats, part demolition to rear, provision of associated parking, provision of associated refuse and cycle storage.

Date Decision: 12.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01146/DISC

Ward : **Woodside**

Location : 113-121 Portland Road  
South Norwood  
London  
SE25 4UN

Type: Discharge of Conditions

Proposal : Discharge of Condition 6 - Reduction in Carbon Emissions - attached to Planning Permission 18/06013/CONR for Variation of Conditions 3, 9, 11 and 13 attached to Planning Permission 16/05299/FUL for Alterations, Alterations to shopfront. erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats, part demolition to rear, provision of associated parking, provision of associated refuse and cycle storage.

Date Decision: 11.05.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01539/LP

Ward : **West Thornton**

Location : 30 Dovercourt Avenue  
Thornton Heath  
CR7 7LG

Type: LDC (Proposed) Operations  
edged

Proposal : Construction of hip to gable end roof extension, erection dormer extension in rear roofslope and installation of rooflights in front roofslope and erection of single storey rear extension.

Date Decision: 22.05.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01911/NMA

Ward : **West Thornton**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01366/LP  
Location : 128 Stanley Road  
Croydon  
CR0 3QB  
Proposal : Erection of an outbuilding  
Date Decision: 19.05.20  
**Ward : West Thornton**  
Type: LDC (Proposed) Operations edged

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/01368/HSE  
Location : 55 Queenswood Avenue  
Thornton Heath  
CR7 7HZ  
Proposal : Erection of hip to gable roof extension, and rear dormer and conversion of roof into habitable accommodation (retrospective) Amended description  
Date Decision: 14.05.20  
**Ward : West Thornton**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02040/PDO  
Location : Croydon University Hospital  
530 London Road  
Thornton Heath  
CR7 7YE  
Proposal : Installation of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level  
Date Decision: 14.05.20  
**Ward : West Thornton**  
Type: Observations on permitted development

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/01443/GPDO  
Location : 55 Bensham Lane  
Croydon  
CR0 2RX  
Proposal :  
Date Decision:  
**Ward : West Thornton**  
Type: Prior Appvl - Class A Larger House Extns

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 24th May 2020

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

Date Decision: 13.05.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00848/HSE  
Location : 56 Stanley Road  
Croydon  
CR0 3QA

**Ward : West Thornton**  
Type: Householder Application

Proposal : Rear infill extension and first-floor side extension

Date Decision: 11.05.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01438/HSE  
Location : 2 Keston Road  
Thornton Heath  
CR7 6BS

**Ward : West Thornton**  
Type: Householder Application

Proposal : Demolition of existing side garage and side projection, and demolition of existing rear single storey conservatory. Alterations, erection of two storey side extension, and single storey side and rear extension.

Date Decision: 11.05.20

**Permission Granted**

Level: Delegated Business Meeting

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