

# Planning Sub-Committee Agenda



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

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

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

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

Michelle Ossei-Gerning  
020 8726 6000 x84246  
michelle.gerning@croydon.gov.uk  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 10 June 2020

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

To register a request to speak, please either e-mail [Democratic.Services@croydon.gov.uk](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 the previous meeting (Pages 5 - 6)**

To approve the minutes of the meeting held on Thursday 7 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. Planning applications for decision (Pages 7 - 10)**

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

**5.1 20/00441/FUL 82 Westow Hill, Upper Norwood, London, SE19 1SB (Pages 11 - 22)**

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

Ward: Crystal Palace and Upper Norwood  
Recommendation: Grant Permission

**5.2 19/03845/HSE 9 The Close Pampisford Road, Purley,  
CR8 2QD (Pages 23 - 34)**

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

Ward: Purley Oaks And Riddlesdown

Recommendation: Grant permission

**6. 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."

This page is intentionally left blank

## Planning Sub-Committee

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

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

### MINUTES

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

**Apologies:** Councillor Muhammad Ali

### PART A

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

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

A25/20 **Disclosure of Interest**

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

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

There was none.

A27/20 **Planning applications for decision**

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

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

Ward: Kenley

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

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

.....

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

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

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

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

The meeting ended at 9.13pm

**Signed:**

**Date:**

.....

## PLANNING SUB-COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

---

#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

### 3 ROLE OF THE COMMITTEE MEMBERS

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

### 4. THE ROLE OF THE CHAIR

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



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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

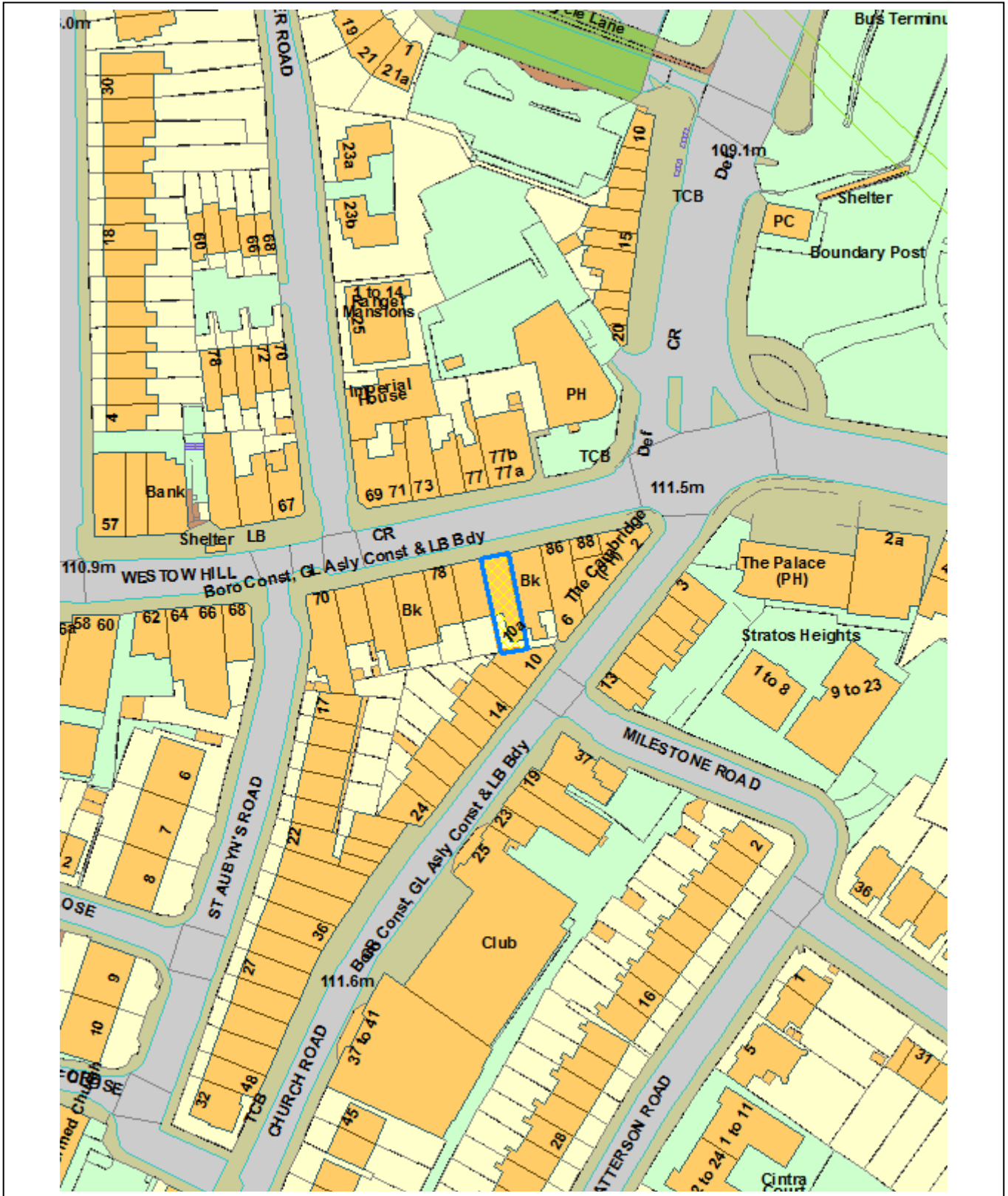
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

This page is intentionally left blank



This page is intentionally left blank

**PART 5: Planning Applications for Decision**

**Item 5.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

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

1.1 This application is being reported to committee because the Ward Councillors (Cllr Stephen Mann) has made representations in accordance with the Committee Consideration Criteria and requested committee consideration and because representation above the threshold for Committee consideration have been received

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission

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

1. In accordance with the approved plans.
2. Development to be commenced within three years.
3. Samples and details (as appropriate) of materials.
4. Details of the window display area
5. Windows and doors to be implemented as timber framed as specified and approved, and retained as such thereafter.
6. Details of waste management plan to be submitted for approval.
7. Refuse store to be provided prior to use.
8. Control of opening hours of adult gaming centre (Monday to Sunday 08:00 – 23:00)
9. Details of noise limiting devices for sound amplification / music to be submitted for approval.
10. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

**Informatives.**

1. CIL informative.
2. Code of Practice regarding small construction sites.
3. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

### 3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

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

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

### Site and Surroundings

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



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

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



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

## Planning History

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

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

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

## 5.0 CONSULTATION RESPONSE

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

## 6.0 LOCAL REPRESENTATION

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

No of individual responses: 27    Objecting: 27    Supporting: 0

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

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

6.4 The following Councillors made representations:

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

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

6.5 The Norwood Society made the following representations:

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



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

7.1 The National Planning Policy Framework (NPPF) dated March 2012 outlines the Government's requirements for the planning system and establishes how these will be addressed. There is a presumption in favour of sustainable development. At the time of writing the Government has also published a draft revised The National Planning Policy Framework (NPPF) dated March 2018 and its consultation ends May 2018. The Council primarily assesses planning applications against policies in the Croydon Local Plan 2018 (CLP). The London Plan 2016 Further Alterations to the London Plan (as consolidated with alterations since 2011) sets out regional policy for Greater London.

7.2 London Plan Policy promotes development which will support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision especially in outer London.

7.3 CLP Policy advises that in line with the 'Town Centres First' principle, commercial activity should be directed to town centres to take advantage of their better transport functions and so as not to undermine the established centres. However, there are circumstances when proposals for town centre uses in edge of centre and out of centre locations may be acceptable. Where a sequential test satisfactorily demonstrates such uses cannot be accommodated, on sites or in units that are both suitable and available, within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre.

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

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

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

### **7.6 Consolidated London Plan 2015**

- 4.5 London's Visitor Infrastructure
- 5.2 Minimising Carbon Dioxide Emissions
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.4 Local character
- 7.5 Public Realm
- 7.6 Architecture

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

## 7.7 Croydon Local Plan 2018

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

### Emerging New London Plan

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

## 8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:
1. Principle of development
  2. Townscape and visual impact
  3. Residential amenity for neighbours
  4. Impact of the development on parking and the local highway network.
  5. Other planning matters

### Principle of Development

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

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

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

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

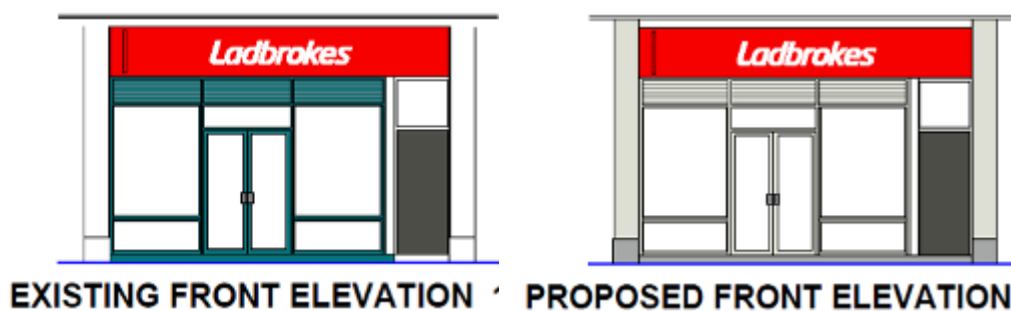
8.3 The application site is located within a Secondary Retail Frontage. It is noted that Policy DM4.2 does not support the creation of new Sui Generis use classes within such designations. However, in this instance the current use of the application site is a betting shop which has a Sui Generis use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

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



## Townscape and Visual Impact

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



## Residential amenity for neighbouring occupants

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

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

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



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

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

### **Other Planning Matters**

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

## **9.0 Conclusions**

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



This page is intentionally left blank



**PART 5: Planning Applications for Decision**

**Item 5.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

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

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

**2.0 RECOMMENDATION**

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

**Informatives**

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

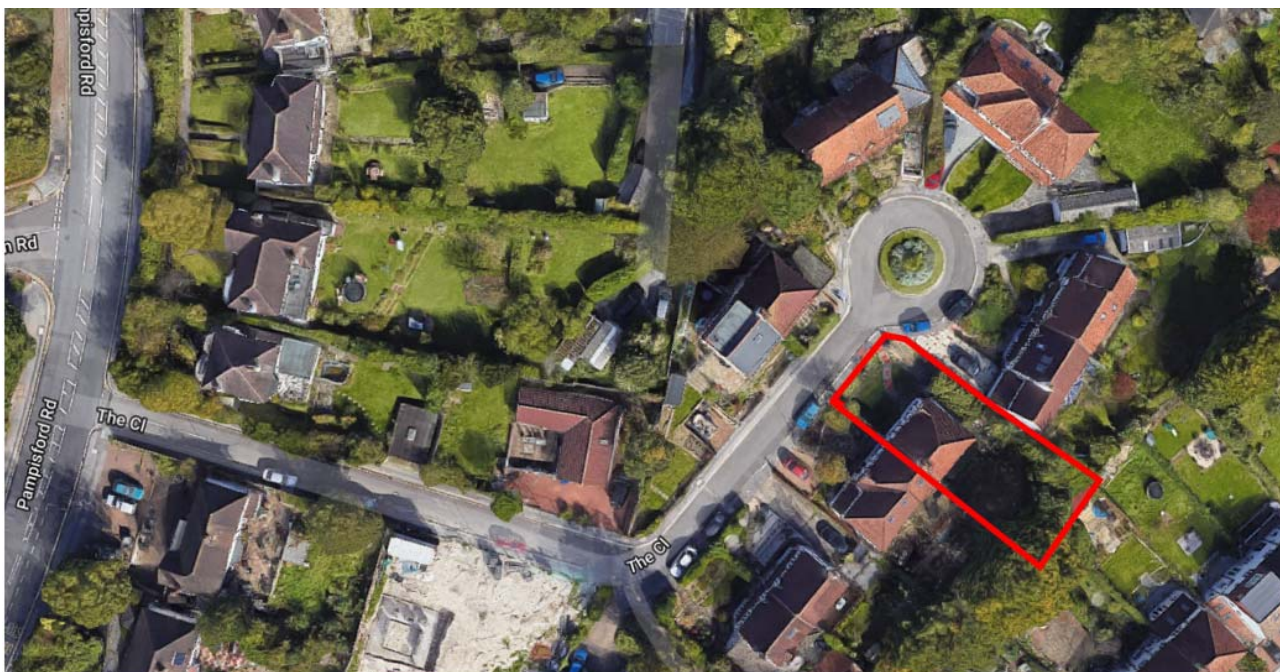
**3.0 PROPOSAL AND LOCATION DETAILS**

**Proposal**

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

### **Site and Surroundings**

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



### **Planning History**

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

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

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

## 5.0 CONSULTATION RESPONSE

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

## 6.0 LOCAL REPRESENTATION

6.1 A total of 12 neighbouring properties were notified about the application and invited to comment by the way of letter. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 15    Objecting: 15

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

### Objections

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

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

- Policy 7.4 Local Character
- Policy 7.6 Architecture

7.4 The new Draft London Plan is nearing adoption. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry some weight but does not have a particular bearing on this scheme.

*Croydon Local Plan (2018)*

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

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

DM10.1 High quality development respecting:

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

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

- DM28: Trees

*Supplementary Planning Document: Suburban Design Guide (April 2019)*

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

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

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

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

### **Principle of Development**

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

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

8.3 The character of the area is formed by semi-detached mock Tudor properties.

8.4 The proposed two-storey side extension would extend 4.7m to the north side in place of the existing side garage. The extension would project approximately 3.1m to the rear at ground and first floor level while the ground floor would be flush with the front of the existing dwelling with a setback of 1.5m at first floor level. While the ground floor does not comply with the SDG (minimum setback of 215mm from the front), it would not present as an overly wide façade due to the ground level being significantly lower than the street and the articulation at first floor level would break up the façade.

8.5 The proposed tiled hipped roof would be lower than the ridge of the original roof and would be consistent with the built form of the original dwelling in line with Policy DM10 and SDG (2019). The rear dormer would not be higher than the ridgeline, it would not be wider than 2/3 of the roof to comply with the SDG and would not cause any harm to the character of the area. The proposed roof windows would not dominate the dwelling while there are other examples of roof windows on neighbouring dwellings which front the street.

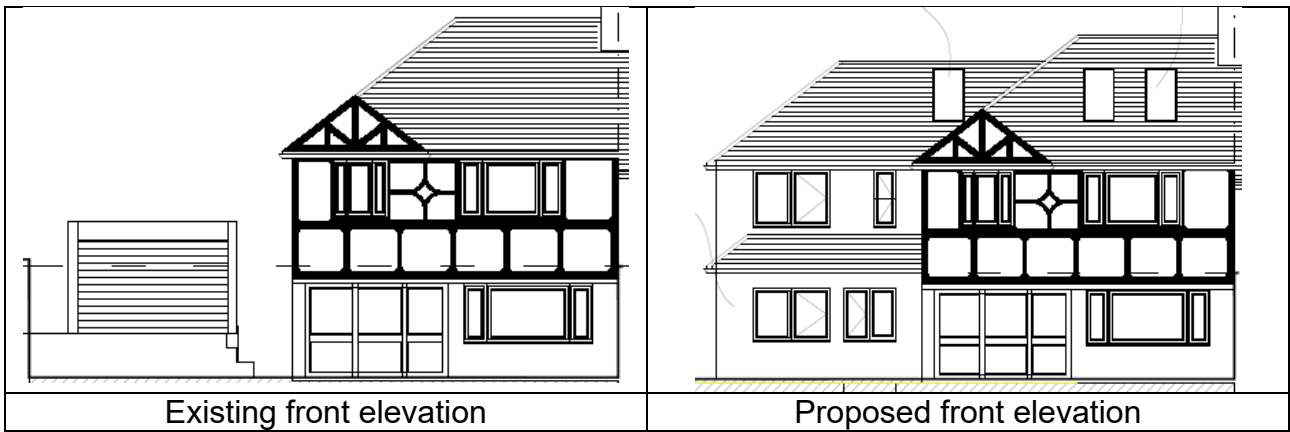
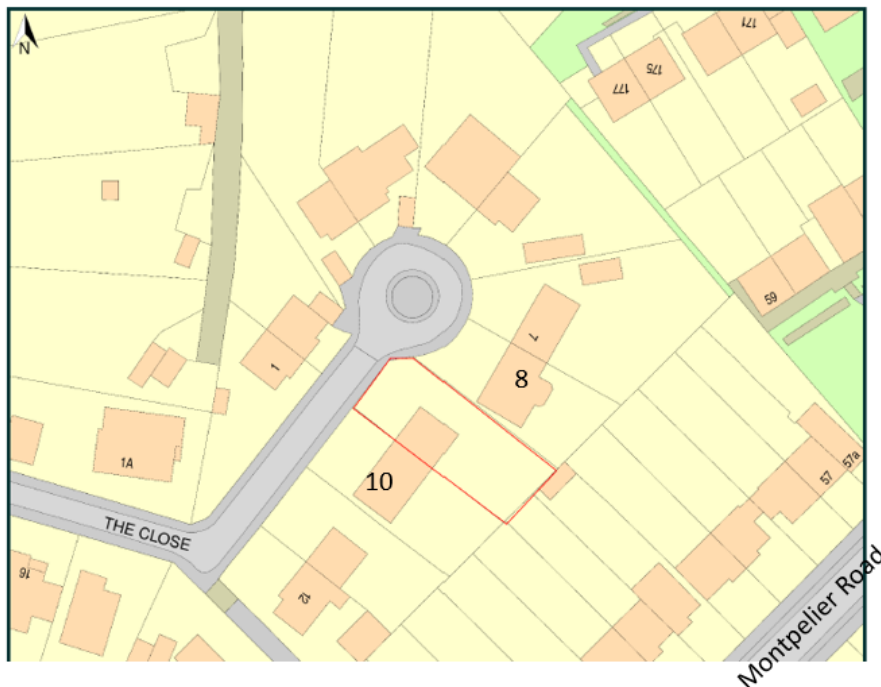


Figure 1: Existing and proposed front elevation

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

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



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

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

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



*Figure 2: Side boundary with a high fence*

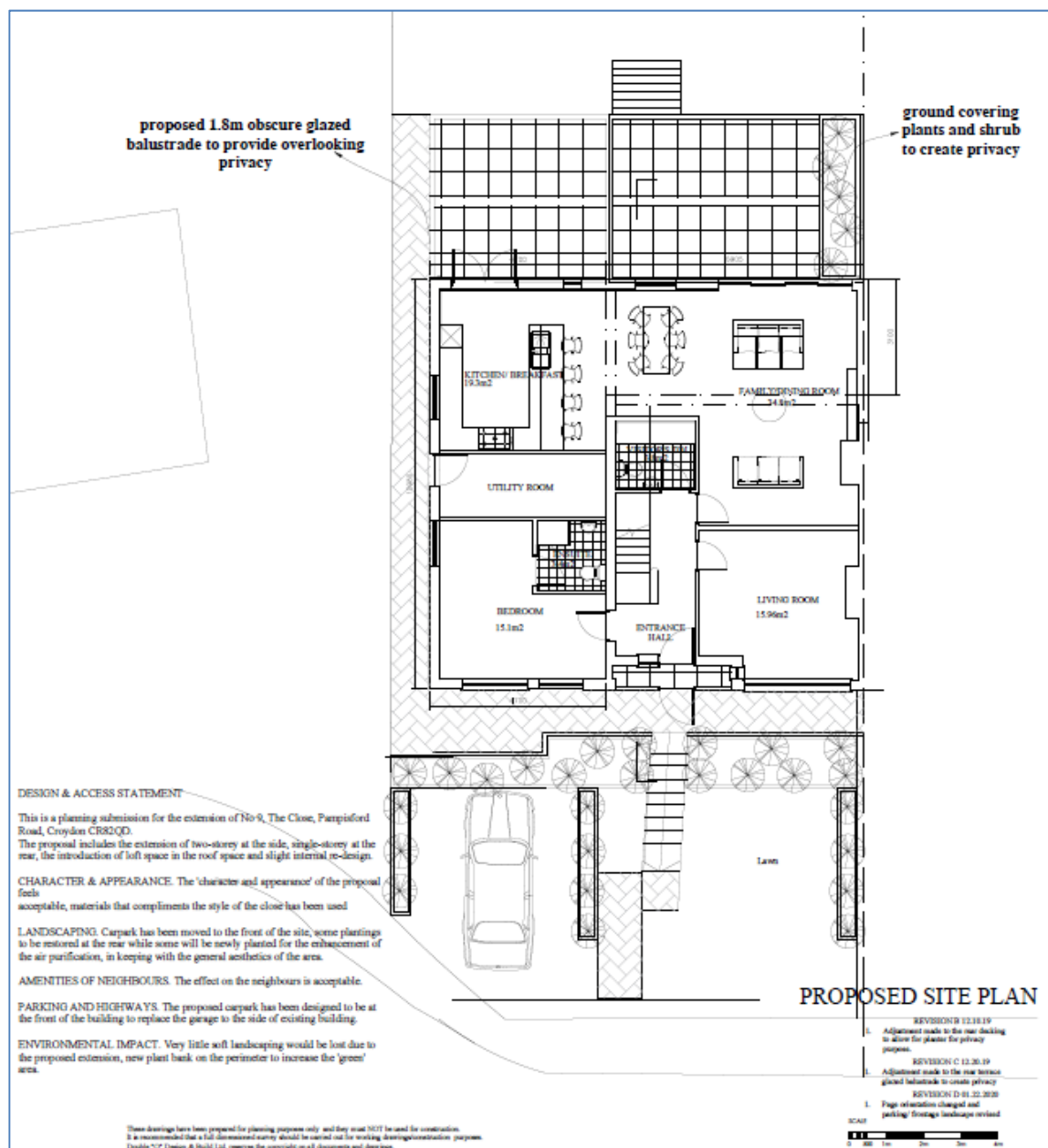


Figure 3: Ground floor and site plan

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

### Impact of the development on parking and the highway

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





*Figure 2 Existing house and garage*

### **Impact of the development on flooding**

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

### **9.0 Other Planning Issues**

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

### **10.0 Conclusion**

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

This page is intentionally left blank