

Planning Committee Agenda



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

Reserve Members: Toni Letts, Bernadette Khan, Caragh Skipper,
Stephen Mann, Pat Clouder, Andrew Pelling, Helen Pollard, Michael Neal,
Stuart Millson and Badsha Quadir

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 15 July 2021** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

ASMAT HUSSAIN
Executive Director of Resources and
Monitoring Officer (Interim)
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 7 July 2021

Members of the public are welcome to attend this meeting, however we recommend that you watch the meeting remotely via the following link:

<https://webcasting.croydon.gov.uk/croydon/meetings/12733>

If you would like to attend in person please note that spaces are extremely limited and are allocated on a first come first served basis. If you would like to attend in person please email democratic.services@croydon.gov.uk by 5pm the working day prior to the meeting to register your interest.

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

To register a request to speak, please either e-mail Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

The agenda papers for all Council meetings are available on the Council website www.croydon.gov.uk/meetings

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

AGENDA – PART A

1. Apologies for absence

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

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

To approve the minutes of the meeting held on Thursday 1 July 2021 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 11 - 12)

To receive the following presentations on a proposed development:

5.1 21/02453/PRE 121 Canterbury Road, Croydon, CR0 3HH
(Pages 13 - 40)

Demolition of buildings and erection of a building with heights ranging between four and eight storeys to provide 93 residential units. Associated parking and landscaping, along with a public footway/cycle route through the site.

Ward: Broad Green

6. Planning applications for decision (Pages 41 - 44)

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

6.1 20/05575/FUL 16 Smitham Downs Road, Purley CR8 4NB
(Pages 45 - 68)

Demolition of existing dwelling, erection of a 3/4 storey building comprising 9 flats with basement car parking, landscaping and amenity space.

Ward: Purley And Woodcote
Recommendation: Grant permission

6.2 20/05370/FUL 5 Smitham Downs Road, Purley
(Pages 69 - 100)

Demolition of existing dwelling, the construction of a part 4/part 5 storey residential building accommodating 20 flats, all together with vehicular accesses from Smitham Downs Road and The Vale, vehicle and cycle parking, refuse provision and associated hard and soft landscaping.

Ward: Coulsdon Town
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 101 - 102)

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

8.1 Weekly Planning Decisions (Pages 103 - 158)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 21 June 2021 and 2 July 2021.

9. Exclusion of the Press & Public

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

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

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Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 1 July 2021 at 6.14pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

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

MINUTES

Present: Councillor Chris Clark (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Jamie Audsley, Gareth Streeter, Scott Roche, Lynne Hale, Bernadette Khan (In place of Humayun Kabir), Caragh Skipper (In place of Clive Fraser) and Pat Clouder (In place of Joy Prince)

Also Present: Councillor Maria Gatland

*Due to technical issues this meeting was adjourned at 6:16pm.
At 6:44pm the Planning Committee meeting was reconvened.*

PART A

73/21 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meetings held on Thursday 8 April 2021 and Thursday 22 April 2021 be signed as a correct record.

74/21 **Disclosure of Interest**

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

75/21 **Urgent Business (if any)**

There was none.

76/21 **Development presentations**

There were none.

77/21 **Planning applications for decision**

78/21 **20/04307/FUL 56 West Hill**

Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage.

Ward: Selsdon and Addington Village

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

The Chairman for Croham Hurst and Sanderstead Residents Association representative, provided a written statement in objection to the application. This was read out by the committee clerk.

The Ward Member Councillor Maria Gatland spoke against the application.

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

Councillor Leila Ben-Hassel requested for the replacement trees to be replaced with mature trees.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Pat Clouder. This was seconded by Councillor Lelia Ben-Hassel.

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

The Committee **RESOLVED** to **GRANT** the application for the development at 56 West Hill.

79/21 **Items referred by Planning Sub-Committee**

There were none.

80/21 **Other planning matters**

81/21 **Weekly Planning Decision**

This report was received for information.

The meeting ended at 8.18pm

.....
Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

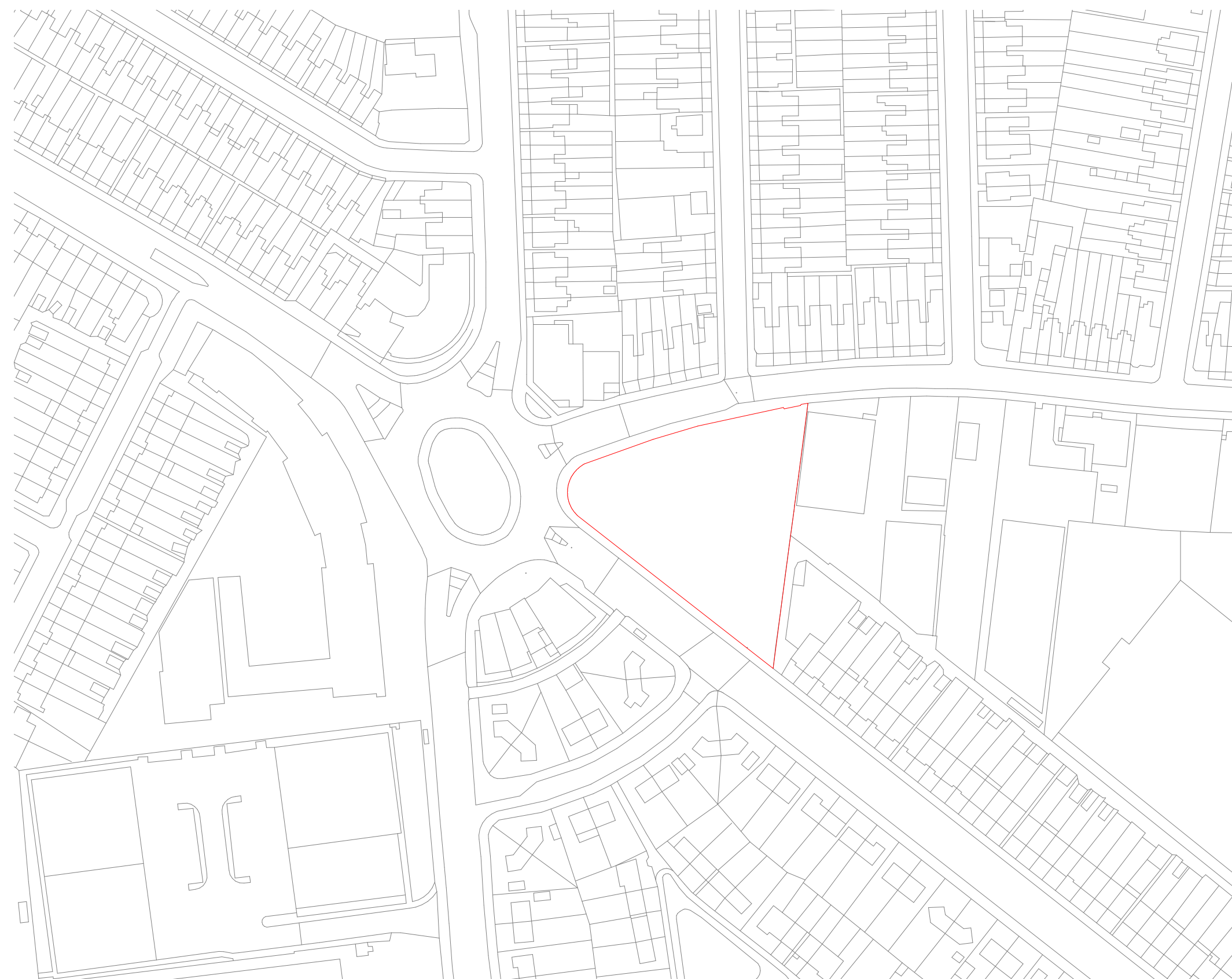
- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY

REVISIONS



1 Naorji Street | Clerkenwell | London | WC1X 0GB
0207 553 3030
www.dla-architecture.co.uk

PROJECT
**121 CANTERBURY ROAD
CROYDON, CR0 3HH**

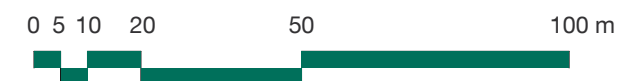
TITLE
Existing Site Location Plan

SCALE DATE
1 : 1250 @ A3 01/12/21

DLA REF DRAWN REVIEWED
2019-118 Author Checker

PROJECT ORIGIN'R ZONE LEVEL TYPE ROLE NUMBER
CNTB DLA A 105

STATUS REVISION



Site Location Plan

1 : 1250

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1. DETAILS OF THE DEVELOPMENT

Ref: 21/02453/PRE
Location: 121 Canterbury Road, Croydon, CR0 3HH
Ward: Broad Green
Description: Demolition of buildings and erection of a building with heights ranging between four and eight storeys to provide 93 residential units. Associated parking and landscaping, along with a public footway/cycle route through the site
Applicant: Mr Nick Lawrence, Canterbury Road (121) LLP
Agent: Icen Projects
Case Officer: Mr White

2. PROCEDURAL NOTE

- 2.1 This proposed development is being reported to Planning Committee to enable Members to view it at pre-application stage and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional, and subject to full consideration of any subsequent applications, including any comments received as a result of consultation, publicity and notification.
- 2.2 It should be noted that this report represents a snapshot in time, with negotiations and dialogue on-going. The plans and information provided to date are indicative only and as such the depth of analysis provided corresponds with the scope of information that has been made available to Council officers. Other issues may arise as more detail is provided and the depth of analysis expanded upon.
- 2.3 The report covers the following points:
- a. Executive summary
 - b. Site briefing
 - c. Place Review Panel feedback
 - d. Matters for consideration and officers' preliminary conclusions
 - e. Specific feedback requests
 - f. Procedural matters

3. EXECUTIVE SUMMARY

- 3.1 The scheme has so far been developed through a number of pre-application meetings with officers. It was considered by the Place Review Panel (PRP) in April 2021 and their views are covered in section 5.
- 3.2 Discussions so far have focused on the principle of the development, the distribution of scale/bulk/height across the site, the design approach and its visual relationship with surrounding buildings, impacts on neighbouring

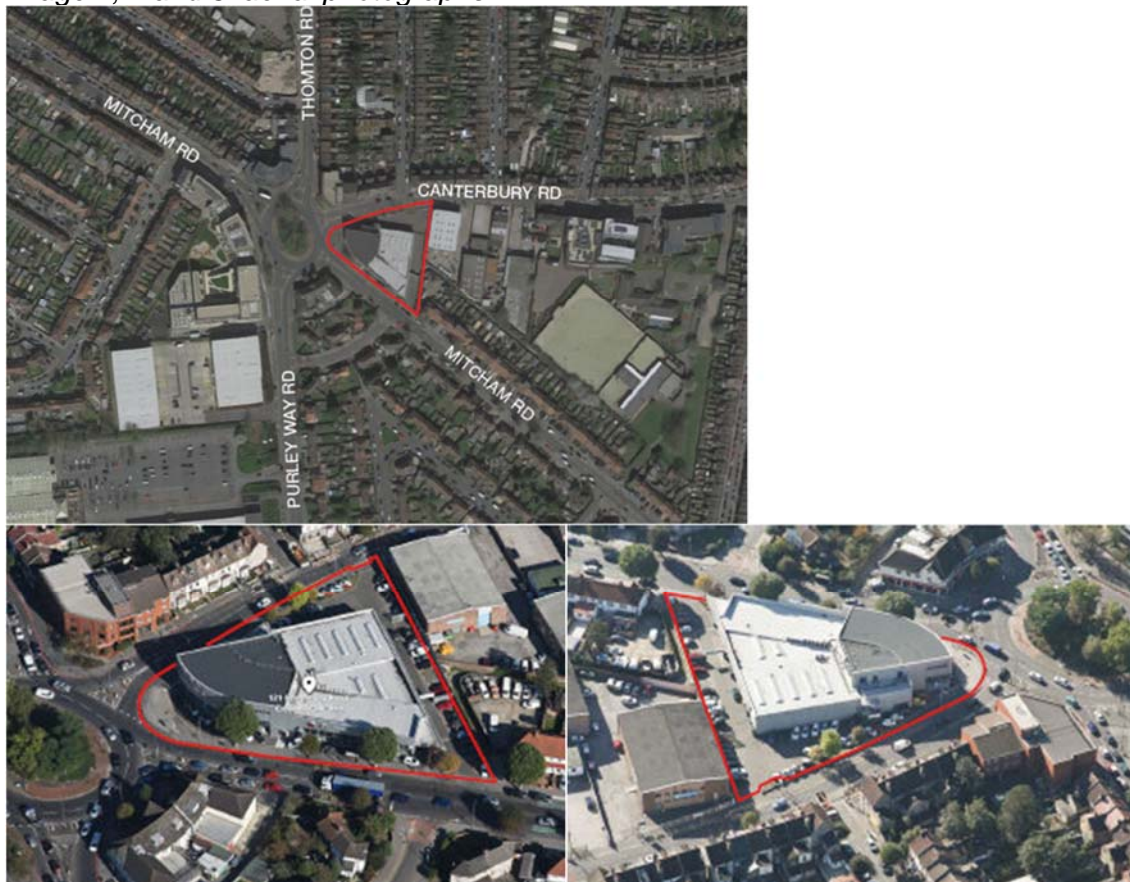
developments (in terms of light/outlook/privacy etc) and transportation matters, including the provision of a new public pedestrian / cycle link through the site.

3.3 It is anticipated that a single full planning application will be submitted to cover the whole site.

4. SITE BRIEFING

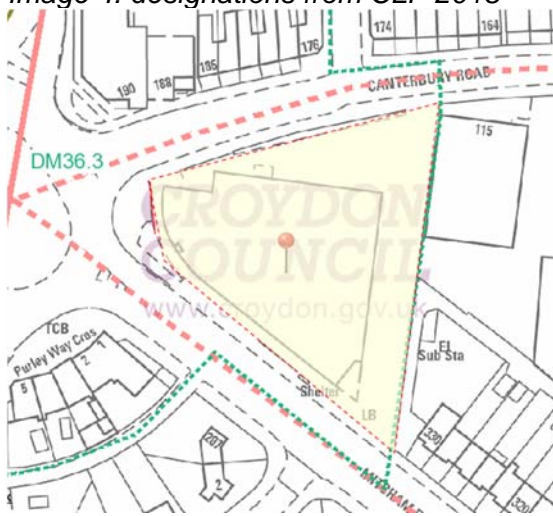
- The site has an area of 0.37 ha and was previously occupied by Motor Village, a dealerships offering Fiat, Alfa Romeo, Abarth and Jeep vehicles. It is understood The Motor Village is now permanently closed.
- The subject site comprises a large single/two-storey building (albeit with high floor to ceiling heights) on the corner of Mitcham Road and Canterbury Road.
- Prior to its closure on the ground floor there was a large showroom on the Mitcham Road frontage, with offices, workshop, parts department, MOT and valeting bay having access via a rear yard onto Canterbury Road.
- The first floor part of the building is located on the western side and was previously occupied by offices, store and plant rooms.
- The rear part of the site is used for car parking.
- The building is finished with a mixture of glazing and metal cladding.
- There are two vehicle entrances serving the site – in the north east and south east corners.

Image 1, 2 and 3: aerial photographs

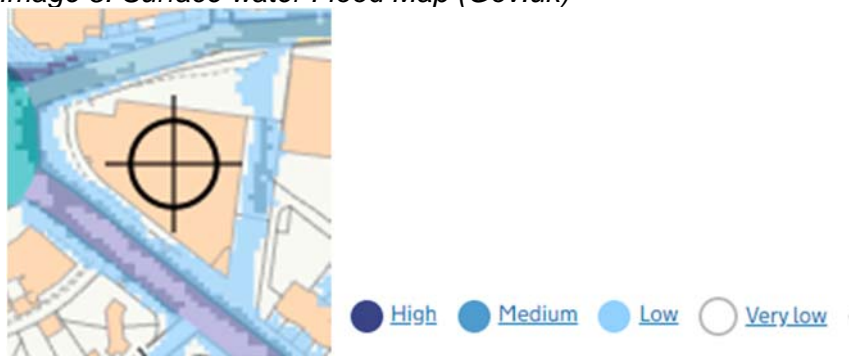


Designations

- Place specific Policy DM36 – Broad Green and Selhurst
Image 4: designations from CLP 2018



- Surface water flood risk (Low/Medium)
Image 5: Surface water Flood Map (Gov.uk)



- Mitcham Road (eastern side of the roundabout) and Canterbury Road are classified roads

Surrounding Areas

- The surrounding area contains a mixture of generally two-storey residential terraced properties and larger mixed use buildings centred around the roundabout.
- There are some commercial uses located to the rear of the subject site, along Canterbury Road.
- The roundabout and parts of the surrounding roads form part of the TLRN with TfL as the Highway Authority for these roads.
- Canterbury Road is subject to a Controlled Parking Zone.
- There is a bus stop (route 264) on the south west side of the site.
- There are a number of street trees on both Mitcham Road and Canterbury Road.

Relevant Planning History

- 4.1 96/01993/P Demolition of existing buildings, erection of building comprising basement, mezzanine and roof parking accommodation to provide a car

showroom, vehicle repair workshop and associated spare parts sales with external sales area; formation of vehicular accesses to Mitcham and Canterbury Road; provision of 36 external car parking spaces. Permission Granted 06.03.1997.

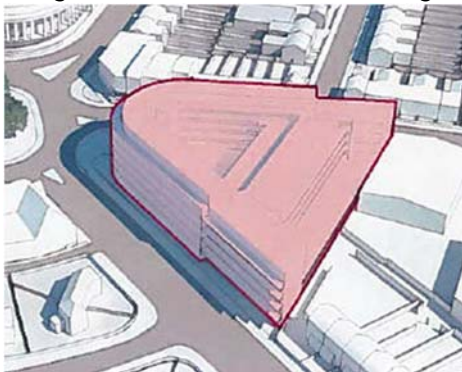
- 4.2 07/00103/P - Use as MOT testing station. Permission Granted. 26.03.2007.
- 4.3 10/03769/P - Alterations to elevations to include over cladding and increase in height of parapet; replacement of doors/windows to the south-west/south-east elevations. Permission Granted 10.01.2011.
- 4.4 18/05648/LE - Existing use of premises as Sui Generis car show room. Lawful Development Certificate granted on 16.01.2019.

Pre-application discussions

- 4.5 The first pre-application made by the current applicant was under reference 20/06632/PRE and submitted on the 18 Jan 2021. However, there have also been a number of pre-applications over the last few years (17/02276/PRE, 18/03315/PRE and 19/00780/PRE), which have informed the evolution of the site.

17/02276/PRE

Image 6: 17/02276/PRE massing



18/03315/PRE

Image 7: 18/03315/PRE massing



19/00780/PRE

Images 8 & 9: 19/00780/PRE CGI's



- 4.6 It should be noted that none of the above iterations allowed for the possibility of a cycle route through 121 Canterbury Road. The aim behind this is to form a

network of quiet routes around Lombard Roundabout, similar to that shown in the map below, which has a very high rate of accidents for cyclists.

Image 10: feasibility design for emerging cycle scheme (produced by the Council 2019)



- 4.7 Although the maximum height has increased to 8 storeys (on the corner) the current applicant has included a cycle/pedestrian route within the proposals and retains a stepping up in height towards the corner.

20/06632/PRE (previous pre-app by same applicants)

Images 11 & 12: CGI of scheme and ground floor plan



Proposal

- 4.8 Following feedback from the PRP, the applicant has revised the scheme. This proposal now involves the following;

- Demolition of the buildings on site
- Erection of buildings ranging in height from 4-8 storeys
- Provision of 93 flats (3 less than PRP)
- 23 car parking spaces (including 4 blue badge spaces)
- Outdoor space on decking and rooftops
- Indoor communal spaces
- Public pedestrian / cycle route through the site

4.9 The current unit mix would be as follows;

Occupancy	Units	% Mix
1 bed 2 person	24	25.8%
2 bed 4 person	38	40.8%
3 bed 4 person	10	10.8%
3 bed 5 person	21	22.6%
Total units	93	100%

Images 13 & 14: visual of current scheme



5. PLACE REVIEW PANEL FEEDBACK

5.1 An earlier iteration of the current designs were presented to the Council's Place Review Panel on 1 April 2021, see images and plans below.

Images 15, 16 & 17: Visual and ground floor plan



1. Site Analysis

The Panel was concerned that the architectural massing and heights were too complicated and lacked confidence due to the product of designing from constraints, rather than the opportunities.

It was observed that the rationale behind materiality (grey bricks for the urban, Mitcham Road, side and red bricks for the terracing found along Canterbury Road) has led to an overly complicated scheme which lacks identity and fails to integrate into its surroundings.

The Panel recommended using the adjacent Lombard House as precedent for how a building sympathetically merges a curved building into its context.

2. Character Areas

The Panel acknowledged the site has not been earmarked for commercial use, however The Panel recommended creating a building which represents its future community, and creating a building with an identity with appropriate ground floor uses, keeping in mind community uses.

3. Architectural Analysis

The Panel highly recommended to go back to an opportunities-led and landscape-led approach, instead of a constraints-led approach which is resulting in a scheme with poor quality architectural, landscape and public realm solutions. The focus should be placed on delivering a high quality accommodation and enhancing the proposed cycle/pedestrian public realm – a unique feature to be celebrated character of the site.

4. Architecture and landscape

The Panel recommended the architecture and landscape work together to step up from the street to create ecological pieces which relate to the public realm, the podium courtyard, amenity spaces and roof gardens.

In general, the Panel encouraged the Applicant to take advantage of the corner to create something that is special by thinking about community, identity and ownership from the future community, regardless of age group.

The Applicant should also consider this area of Croydon which, with the Purley Way Masterplan, will improve over the years, so thinking about a new, post-Covid approach to design in regards to more people will be home-working, creche's, ecology and landscape is required.

5. Massing

The Panel agreed the 7-storeys height in the corner element is acceptable with the sides at a lower height, but more work is required to design a confident 'gateway' building, considering what a contemporary 'Croydon' building could look like.

The Panel were concerned about the relationship between the wings of the building and the awkward corner element and the corresponding relationship to the podium courtyard and roof garden spaces. The heights, architectural form and articulation of the wings, specifically, were felt to be too complicated and created poor quality spaces with regards to overlooking (from the walkway), room layouts and relationships to the cores.

The Panel also felt that any development over 65-units should have at least 2 large cores; these cores need to be able to easily accommodate a number of residents at the same time and provide generous space which is legible on the ground floor. The Panel recommended that if more people are to be working from home, the internal spaces needs to be more generous, with play spaces are created for different ages.

6. Quality of Accommodation

The Panel were concerned the internal layouts were too deep and poorly laid out, creating awkward relationships between bedrooms, dining, kitchen and living room areas and bedrooms overlooked from the walkway. The Panel felt that the flats are not well-planned and feel rushed. The Panel strongly recommended the team take on board the comments in this report and create a proposal that is less dense, less complicated and less high (on the wings) in order to create better quality accommodation.

The Panel pointed out that the ground floor units, being single-aspect, and accompanying private outdoor amenity space along a busy street frontage does not create high-quality units.

Landscape - Upon review, the panel felt the sunlight studies highlighted that the podium courtyard would be in shade much of the day/year which is not appropriate for this scale of development and its aspiration of creating high-quality community spaces. This should be addressed alongside the architectural massing of the wings in order to create better relationships between the internal spaces and the outdoor amenity space.

The panel recommended an intergenerational and integrated approach to play and garden design on the podium courtyard, creating a space for all to use and enjoy and avoiding segregation of spaces.

7. Street frontage

The Panel pointed out that the ground floor doesn't work, having single-aspect units and private outdoor amenity space along a busy street frontage is not appropriate.

The suggestion is to enhance this public realm, try to amplify it, introduce integrated public art into play/lighting and high-quality planting and trees and propose an appealing landscape treatment.

The Panel queries the ground floor frontages and asked if they could be activated. It was felt that there are opportunities for a generosity of space for different age groups, such as: teenagers, highspeed internet hot-desking, crèche, cycle storage and space for elders groups for example, in these areas.

- 5.2 In general, the Panel encouraged the Applicant to review and reconsider the height (of the wings), massing, the relationship to the street and the podium courtyard, quality of accommodation and public realm in order to improve its condition.

6. SUMMARY OF MATTERS FOR CONSIDERATION

- 6.2 The main matters for consideration in a future submission are as follows:

- Principle of Development
- Design and Townscape
- Impact on Adjoining Occupiers Living Conditions
- Mix and Quality of Accommodation Provided
- Highways
- Environment
- Other matters
- Mitigation

Principle of Development

Loss of existing use

- 6.3 London Plan Policy E7, Industrial intensification, co-location and substitution, supports residential development proposals on Non-Designated Industrial Sites and Croydon Local Plan policy SP3 has a 4 tier approach to retention/protection of industrial/employment activity
- 6.4 Although the site could be termed as an employment site, there are not industrial and warehousing activities on the site. The (vacant) car show room is classified as a Sui Generis use and is therefore not currently protected by Croydon Local plan industrial / employment policies. As there are no typical industrial activities taking place it is also not considered to be an industrial site for the purposes of the London Plan policy E7 and as such there is no objection in principle to the loss of the car show room.
- 6.5 Although the document is still currently in draft form the Draft Purley Way Masterplan does not seek to retain the current use. This will need to be reviewed depending on when any future planning application is submitted.

Introduction of residential

- 6.6 London Plan 2021 policy H1 has a 10 year housing target for Croydon of 20,790 units. The Council's housing policies seek to maximise the re-use of previously developed land and buildings. However, they also require a balance to be struck between developing land for more efficient housing use and protecting character/heritage/neighbouring businesses/amenity etc. Residential use in this location is acceptable, subject to satisfying the criteria of other relevant policies.

Draft Purley Way Masterplan

- 6.7 The site is within the Purley Way Masterplan area, but just outside of the boundary for Valley Park Centre. Guidance about how this particular site should come forward is included on some of the detailed pages (including ground floor uses, active frontages and movement etc.) The proposed guidance suggests 65 units, with some 'town centre (retail/community/leisure)' uses at ground floor level.
- 6.8 This is currently a draft document and therefore given 'limited' weight. However, the closer it gets to adoption the greater the weight that can be afforded to it. That being said, without this document being adopted any commercial use on the ground floor would be 'out of town', which would go against the Local and national policies that aim to direct such uses to town centres.

Design, Townscape & Heritage

General

- 6.9 Croydon Local Plan 2018 states that a tall building is a building that is 6-storeys (25 metres) or which is significantly taller than its surrounding buildings.
- 6.10 The development plan contains a plan-led approach to guiding the location of new tall buildings, which in the case of Croydon would be within the Opportunity Area Planning Framework (OAPF), central or edge area. Strictly speaking as the proposed development, which includes a taller corner element, would be a departure from the plan as it sits outside the OAPF and its tall building zones. Place Specific Policy DM36.3a also states that developments should be between 3-6 storeys. However, given the scale of the other blocks around the Lombard Roundabout the additional height, above 6 storeys, at a similar scale could be deemed acceptable (subject to satisfying other relevant matters like micro-climate and daylight/sunlight).

Massing

- 6.11 The height to the corner remains at 8 stories, one more than the advice of the Place Review Panel. This also contravenes the Place Specific Policy DM36.3a which states that developments should be between 3-6 storeys.
- 6.12 However, the principle of having a taller massing to address the corner is acceptable, provided it is well-resolved and material considerations outweigh the strict policy departure. Since the PRP a townscape, heritage and visual impact assessment with a number of views has been submitted. Townscape views have now been provided, which is welcome and four are copied below.

Image 18: view from Mitcham Rd, junction with Ockley Rd



Image 19: view from Boston Rd, junction with Lancing Rd



Image 20: view from Canterbury Rd, outside 150 Canterbury Rd



Image 21: view from Mitcham Rd, junction with Fairmead Rd



6.13 Whilst the building would be visible from a number of viewpoints officers are comforted that the massing is appearing acceptable in townscape terms, and that the development works as a marker for the Lombard roundabout, which will effectively become the northern gateway to the Purley Way Masterplan area (although in draft). However, more information (including contextual sections) will be required to further demonstrate the relationship to the existing, predominantly low rise context.

6.14 It should be noted whilst the Place Policy seeks to facilitate growth by stating proposals should complement the existing predominant building heights up to a

maximum of 6 storeys, the applicant has refrained from using this height across the whole of the site. The 'wings' have reduced by one storey from the PRP scheme, and are now at 6 storeys, stepping down to 4 to mediate between contextual terraces. This is an improvement along with the footprint of the wings being rationalized.

6.15 Whilst it is appreciated that the corner element is higher than 6 storeys the scheme has been developed without building on the widest part of the site, which is given over to a pedestrian / cycle route, part of the design that is very much welcomed. In addition the grouping over 2 floors works well in terms of the architectural expression, and this goes some way to justify 8 rather than 7 storey on the corner.

6.16 The articulation of corner balconies, setbacks and top floor 'dormers' appears successful, particularly in views up from Mitcham Road.

Image 22: drawing to show 2 floor expression



Image 23: view from Mitcham Road



Layout

6.17 As above indicated above offsetting the mass from the eastern boundary to provide a new cycle / pedestrian route through the site is strongly supported, as it would help facilitate and provide a key link in the Council's planned network of a quiet route around Lombard Roundabout.

6.18 The building footprint has been also been rationalized and now creates a strong building line with a positive relationship to the Lombard Roundabout. Although it is not entirely clear from the documents whether the pavement around the site will become wider as some land is given over from the site. This will provide greater breathing space for pedestrians, particularly around the bus stop and street trees so is also welcomed.

6.19 A significant and positive change from previous designs is the introduction of two large ground floor communal areas for residents (see Image 25 below – shown in green). These also have the added benefit of providing a double height active frontage to the corner facing Lombard Roundabout and a natural surveillance to the cycle and pedestrian route. Both these communal spaces also have direct access to the building cores. It is suggested that to make the most of these spaces the applicant should start to define a brief for what use these spaces may be. Generally the amount of inactive frontage has been reduced in response to previous comments and welcomed by officers.

6.20 The position of the two cores (one in the inside of the corner and the other on the southern wing) is broadly the same as before. Officers previously raised concern about the (small) size, the cores appearing quite close together and that on some floors there were more than 8 units served by a core (e.g. 11 units are served by 1 core below, which is above the design standard of 8). Since the previous comments (and those made by the PRP) the generosity and capacity of both cores has increased, however, some floors still have more than 8 units served by a core. The applicants have since explained that this core layout is being led by the tenure and affordable housing provision. In this case officers would expect a supporting statement from a registered provider(s) to explain why this layout is required. It is appreciated that the offsetting of the built form does limit the space on the site.

Image 24: typical floor plan



Image 25: ground floor plan



Landscaping and Public Realm

6.21 Vehicle access is from Canterbury Road, and the rest of the route will be a soft landscaped public space, with pedestrian/cyclists priority. Covered car parking with a decked amenity area on top is supported, subject to the decking being of a sufficient depth to accommodate the soft landscaping and making sure that appropriate hardstanding is used for the cycle lane.

6.22 The inclusion of an additional accessible roof terrace has improved the communal amenity offer from previous iterations and the general landscaping strategy now seems much better resolved.

Design

6.23 The ground floor duplexes have been made wider to achieve better internal daylighting. This is welcome, however the internal layouts are still problematic in terms of fire separation and access through kitchens, which will need to be resolved. It is however, positive that the duplexes now have a direct link out onto the podium garden, with an additional private amenity area at the first floor level.

6.24 The deck access has been split into the distinct parts, each served by one core. This could be acceptable as it has an integral defensible planted zone in front of habitable room windows to protect future occupier's privacy.

Image 26 & 27: deck access visual and section



6.25 It is noted that the Ruskin development for deck access (as recommended by PRP), and 433A Brighton Road are successful examples of integrating planting into deck access.

6.26 The addition of a roof garden to both wings (since PRP) is welcome and supplements the main deck area and internal communal spaces. Further information is needed to understand which residents can access each amenity space and it will need to be demonstrated that the roof terraces would not create any overlooking issues with neighbouring gardens.

Image 28: plan of landscaping areas



6.27 The majority of units are now dual aspect, and all the single aspect north facing units have been removed, which is a vast improvement on previous iterations. However, acceptable internal lighting to the units will still need to be demonstrated.

Architectural Expression

6.28 The architectural expression has simplified and improved since the last iteration. The taller massing is expressed in a contrasting concrete frame, with the floors grouped over two levels. Officers recommend that the fenestration should be grouped over 2 floors to strengthen this narrative. In some bay study drawings, window proportions appeared to be grouped over 3 floors, which muddles this narrative somewhat.

- 6.29 The chamfered façade within the frame is an interesting feature which responds positively to the junction and helps give depth to the façade. The design and materiality of the screening between these feature balconies will be critical.
- 6.30 The vertical fins get skinnier as you move up the building, which helps the top floor feel more lightweight. The details of soldier coursing window head/cills all appear well resolved. It is however, imperative that sufficient depths to windows reveals of at least 225mm are included within the design which will give relief to the façade. Slim profile aluminium frames would ideally be specified.
- 6.31 The wings are expressed in 2 brick tones, which is supported in principle. However, officers would like to have more information on how the different brick tones turn the corner. It is also suggested that pigmented concrete is preferable to painted concrete as it is more robust and easier to maintain.
- 6.32 As stated above officers welcome the expression of double height residential amenity spaces and communal lobbies on the elevation.
- 6.33 A public art strategy will need to be formed as part of any submission and the earlier that this is considered the more successful it will be.

Impact on Adjoining Occupiers Living Conditions

- 6.34 Separation distances to residential properties to the north and south of the subject site are sufficient to avoid unacceptable levels of overlooking/loss of privacy. In terms of daylight/sunlight, early information submitted to officers suggests that there will be some impact upon the surrounding context, in terms of daylight, but where transgressions occur they are in-line with those typically achieved in urban areas. Annual sunlight levels would comply with BRE guidance, although significant reductions in winter-sun are likely to occur to some of the Canterbury Road terraces (to the north), but at least 1 habitable room window per property would meet the guidance. Officers would need to see the full report to further understand and assess the overall impact of the massing on adjoining owner's daylight/sunlight (particularly those on Canterbury Road).
- 6.35 The use of No.330 Mitcham Road is not entirely clear as although the building presents as a house, there is no garden and the rear and side of the plot is entirely covered in hardstanding and used for parking a large number of vehicles. This neighbour has no flank windows. There are a few proposed windows (1st, 2nd and 3rd floor), located on the angled part of the flank elevation that would have views towards this neighbouring property, albeit towards the mid and rear of the rear outdoor space. Although further understanding of this property is required, it is noted that the proposed windows are secondary so could either be obscured or further angled away from the rear space (the latter is officers preference). Notwithstanding this would be prudent to not prejudice the development potential of the neighbouring site.
- 6.36 The building is separated from 115 Canterbury Road, which also has no flank windows, so it is not envisaged that there would be any harmful impact on outlook and light to this property. There are some proposed windows that face towards these properties, but given the combination of the current adjacent use (commercial) and the separation, it is not envisaged that there would be any harmful overlooking or a loss of privacy from the building.

Image 29 & 30: existing aerial view of site and extract from 2nd/3rd floor plan



Image 31: No.115 Canterbury Road

Image 32: 330 Mitcham Road



- 6.37 Due to the presence of the amenity deck and roof terraces careful thought will be needed to make sure there is no overlooking from these outdoor areas to the neighbouring properties, whilst not creating any light/townscape issues from possible screening.
- 6.38 Careful thought / selection of screening of outdoor play/amenity spaces and the cycle/pedestrian route is required so that any noise and general disturbance is minimised.
- 6.39 Given the 8 storey element of the buildings and the proximity to residential properties an early indication of the wind impact is important. This is yet to be received due to the applicant seeking to ratify the massing from a townscape perspective. The outcome from such a report needs to be known (alongside other aspects e.g. daylight / views etc) to establish the acceptability, or not, of the taller element.

Mix and Quality of Accommodation Provided

- 6.40 The proposal aims to provide 93 homes. The current drawings show all the ground floor units as duplexes and then all other flats at first floor and above are single level. All the duplex units have their own ground floor front entrance and there are two main entrances through the shared communal space areas. There is associated vehicle entrance off Canterbury Road, which leads to the undercroft parking. The floor plans form part of a design pack and are not scalable (not unusual at this stage) so limited assessment can be made on the quality of the proposed units or the developments compliance with accessibility standards.
- 6.41 Croydon Local Plan 2018 (adopted February 2018) policy SP2.7 sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 allows for setting preferred mixes on individual sites via table 4.1. Applying table 4.1 to this site (urban setting with a PTAL of 0, 1a, 1b, 2 or 3) shows a requirement of 60% 3+ bedroom units unless there is agreement from an affordable housing provider (that these are not viable or needed).
- 6.42 The proposed development would provide 31 x 3 bedroom units, which equates to 33%, which has increased from previous iterations, but still falls below the required 60%. This will need to be increased.
- 6.43 It has been made clear that minimum floor areas (London Plan and National Standards) must be complied with and the private amenity space must meet the minimum required relevant to the unit size. The current floor plans show that all the duplexes have been redesigned and widened creating a much better layout.
- 6.44 London Plan standards are clear that developments should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Previously there was strong concern regarding the amount of single aspect north facing units, however, these have all been removed. The exact number of dual aspect units is not known, but the majority of the units appear to be dual aspect, which is welcomed, but again acceptable internal lighting will need to be demonstrated. Regardless of the final layout, daylight adequacy analysis must be submitted to illustrate that all habitable rooms within the development proposals will achieve the minimum target ADF values set by BRE Guidance.
- 6.45 Schemes should avoid having no more than 8 units to a core per floor, which appears not to have been achieved on some floors. This is addressed above and officers welcome any further evidence on this matter.
- 6.46 Preliminary landscaping plans have been provided demonstrating that communal amenity space and playspace would be provided primarily on the deck level, and supplemented by roof terraces, which is accepted. Defensible space at first floor to the residential units have increased from the previous iteration and helps to improve privacy for these occupiers.
- 6.47 Calculations of playspace have not been carried out, although this is not expected at this stage as they are based on the potential child yield of the final submission. However, it is noted that from the design pack that over 5's play will

be made via off site contributions. In the first instance play space for all the children should be provided on site. Given the number of outdoor spaces and possible creative use of the large communal spaces the full quota of play space should be accommodated on site.

- 6.48 The main entrances to the building, on the corner and midway along the new route are well situated and clearly visible from the street. The number of entrances and larger communal spaces provide a good level of activity, especially considering the constraint of a busy road network.
- 6.49 The applicant is aware that housing should cater for residents' changing needs over their lifetime and that 10% of units would need to be wheelchair accessible and 90% adaptable. It is noted that four lifts are included, 2 to each core, which is supported. The applicant should note D5 of the London Plan in relation to the need for a fire evacuation lift per core, and a fire statement will be required as part of any formal submission (D12 of the London Plan); this should be developed as part of the pre-application alongside our Building Control team.
- 6.50 The impact of noise and air quality on residential amenity will need to be considered, especially as the surrounding roads make up a busy part of the road network. The applicant will need to demonstrate how internal areas and balconies achieve an acceptable standard, accordingly noise and air quality assessments are expected with any future application.

Affordable Housing

- 6.51 Prior to the PRP comments it was understood that the applicants aim was to achieve 30% provision with Registered Provider (RP) interest, however some of the changes that have been made post PRP could impact on viability. At the time of writing, no formal details have been provided in regards to this, or an update on the affordable housing offer in general.
- 6.52 The Council would aim for 50% provision (with an expectation of at least 30% by habitable room), with a 60/40 split in favour of Affordable Rented homes as set out by Policy SP2 of CLP 2018.
- 6.53 It is appreciated that the provision of a public cycle / pedestrian route has an impact on the development footprint, which has a knock on impact on the scheme including viability.

Highways

- 6.54 The site fronts Canterbury Road, Mitcham Road and the roundabout on the A23, known locally as Lombard Roundabout. Transport for London will need to be consulted as Highway Authority for the A23. The A23 is a Red Route and the side road parking restrictions extend some distance into Canterbury Road and Mitcham Road. Canterbury Road has double red line and double yellow line parking restrictions extending beyond the site frontage. The site frontage to Mitcham Road has double red line parking restrictions and an off-peak Red Route loading bay. The site has vehicle access points in Canterbury Road and Mitcham Road.

6.55 The PTAL level is 2 (on a scale of 1 to 6b), which is considered to be a low/poor level of public transport accessibility. There are bus stops outside, 170m and 210m away and a tram stop around 210m away. Canterbury Road is in a CPZ which is operational 7 days a week, 8am-8pm.

Trip generation

6.56 The site was previously utilised as a car show room with a workshop area for servicing and as such had a significant number of vehicular trips associated with it. The proposed development reduces the amount of vehicle trips to and from the site, including peak hours. Overall the impact on the local highway network would be acceptable.

6.57 Trip generation does show that there would be a high percentage of bus, rail and walking trips and as such a sustainable travel contribution would be required. TfL would also provide further input into these matters, and are likely to also ask for a contribution.

Residential Parking

6.58 The London Plan 2021 has maximum parking standards for a scheme in this area is as follows;

Image 33: Car parking standards

Outer London PTAL 2 – 3	1 – 2	Up to 0.75 spaces per dwelling
Outer London PTAL 2 – 3	3+	Up to 1 space per dwelling

6.59 The currently proposed accommodation schedule would create a maximum parking requirement of 77.5 spaces or 0.83 per unit (with the current housing mix). 23 car parking spaces are proposed (0.25 per unit), 21 within the undercroft and 2 outside (near to the Canterbury road entrance). Four of these are accessible parking spaces shown close to the core/lifts.

6.60 Whilst 23 spaces is within the maximum allowance, the under provision will need to be worked through and any associated impact or potential overspill understood. On this basis parking stress surveys were requested and have been undertaken on surrounding roads.

6.61 The headlines of the parking survey are:

- Overall parking stress within the survey area was recorded as:
 Tuesday - 77% on unrestricted roads, 93% in CPZ; and
 Wednesday – 75% on unrestricted roads, 93% in CPZ.
- This equates to remaining free car parking spaces in the order of:
 Tuesday – 35 spaces on unrestricted, 12 in CPZ; and
 Wednesday – 37 spaces unrestricted, 12 in CPZ.

6.62 In terms of parking stress 85% is considered as being at capacity, so the surrounding roads, outside of a CPZ, are below this allowing for some overspill. However, it would not be acceptable for this development alone to overspill onto the public highway and take up all the available spaces up to the threshold.

6.63 In addition to utilising some of the surrounding road space there is the potential for further mitigation by the provision of car club spaces, which can be used to offset required car parking spaces, which is accepted by officers. In Croydon, as an outer London Borough, 10 cars could be replaced by 1 car club space. In addition as the site is in a Controlled Parking Zone it is expected that resident parking permits will be removed via a legal agreement.

6.64 With regard to disabled parking provision, the London Plan requires a minimum of 3% of the overall provision to be provided for disabled users from the outset with a further 7% identified as larger spaces to be converted if demand requires. Therefore at least 3 dedicated disabled parking spaces would be required on the site from the outset and officers would expect the additional 7% to be identified prior to any planning permission being granted. 4 disabled parking spaces are shown, but do not have access hatching both sides and the top two are not appropriately aligned. Further work is required on this matter, but should be solvable.

Image 34: Disabled car parking spaces



Cycle parking

6.65 London Plan minimum cycle parking standards are as follows;

Image 35: Cycle parking standards

Use Class		Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
C3-C4	dwellings (all)	<ul style="list-style-type: none"> • 1 space per studio or 1 person 1 bedroom dwelling • 1.5 spaces per 2 person 1 bedroom dwelling • 2 spaces per all other dwellings 	<ul style="list-style-type: none"> • 5 to 40 dwellings: 2 spaces • Thereafter: 1 space per 40 dwellings

6.66 A number of built in cycle storage spaces have been shown spread around the ground floor of the development, which is supported. At this stage the storage capacity is not known, but the applicants have been made aware of the above requirements. There is plenty of space for visitor cycle spaces around the site

frontage, especially near the indoor communal spaces, which would be a sensible place for location.

Pedestrian / Cycle route

- 6.67 A proposed 4m wide pedestrian / cycle link runs along the eastern boundary set within a landscape outdoor space. In principle this is supported by officers as an integral part of the Councils plan to re-direct cyclist from the Lombard roundabout to a quieter surrounding route. The more technical aspects e.g. transition to the highway, materials and construction require submission and review by the Councils transport officers, but no major issues are anticipated. It is expected that the ownership of the link route would remain with the applicant along with the responsibility for the future maintenance. In addition the route would be constructed to appropriate standards and remain open to the general public at all times. All of this would need to be secured within the legal agreement.




Access / Deliveries

- 6.68 In terms of cars, the drawings show an access to the car park from Canterbury Road and the current Mitcham Road crossover being closed, meaning the lowered kerb will need to be re-instated. This arrangement is acceptable and will stop any possible rat running through the site.
- 6.69 It is proposed that servicing and deliveries, for smaller vehicles, are to be accommodated on site, but details of a dedicated loading area are not clear and further understanding of this is required. The most recent iteration also shows a much smaller turning area, so it needs to be re-demonstrated that this is a suitable space for loading and turning. When an acceptable space is achieved careful management, via a servicing management plan, will be needed.

Image 36: Loading/turning area



- 6.70 It is proposed that less regular deliveries undertaken by larger vehicles (including refuse collection) can utilise the existing loading bay on Mitcham Road to the south of the site. In terms of the Canterbury Road side there are four potential options for servicing, which are either;

<p>Using the existing red route cage loading area on the northern side of Canterbury Road</p>	<p><i>Image 37: View of Canterbury Road</i></p> 
<p>Moving this loading area to the southern side of the carriageway</p>	<p>As above put with red cage on right hand side</p>
<p>A new loading bay adjacent the site access on Canterbury Road could be provided.</p>	<p><i>Image 38: Extract of a plan showing a new loading bay</i></p> 
<p>Servicing from the double yellow lines</p>	<p><i>Image 39: Plan showing use of double yellow lines for deliveries</i></p> 

6.71 The Council preference is option 4, subject to acceptable tracking being displayed and a review by TfL, as double yellows prevent parking, but not loading. A waste management plan will be required for the site as a whole.

Mitigation

6.72 Contributions (starting point being £1,500 per unit) towards extension to the CPZ and/or improvements to Croydon sustainable transport will be required, along with restriction of access to parking permits if CPZ extended in the future, car club provision / membership and securing the pedestrian / cycle link, as outlined

above. Highway agreements will be required for all changes to the public highway and the adoption of widened footways. TfL may have further requirements and financial obligation requests.

Environment

Building performance

- 6.73 All major development (both residential and commercial), such as this, should be net zero-carbon in accordance with the London Plan energy hierarchy of Be Lean; Be Clean; Be Green and Be Seen. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required and if zero carbon is not met a cash in lieu contribution is required. Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions. As this scheme will be referable to the Mayor the whole life-cycle carbon emissions should be calculated through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. Heat Risk needs to be managed and water consumption restricted.
- 6.74 Given that work is mainly still on going in relation to the townscape and transportation matters the majority of these elements are still being developed and further detail will be known when the scheme is advanced. The scheme should be able to meet the requirements.

Flooding

- 6.75 The site is located within Flood Zone 1 and is identified as being an area at critical risk of surface water flooding resulting from heavy rainfall and surface water runoff.
- 6.76 All Major developments in Flood Zone 1 are required to provide a site specific Flood Risk Assessments proportionate with the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan. A Sequential Test is also required for this development as although it is in Flood Zone 1 the site has been identified at risk from other sources of flooding and is not an 'allocated site' within the development plan.
- 6.77 Subject to satisfying the above requirements and priority given to the provision of Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate, the principle of residential development would be acceptable.
- 6.78 The applicants have been advised to undertake separate pre-application consultation with the Lead Local Flood Authority (LLFA).

Air

- 6.79 The whole of Croydon Borough has been designated as an Air Quality Management Area (AQMA). As indicated above an air quality report will need to be submitted with an application. This must include how the ground floor residential units, amenity decks and balconies fronting the adjoining roads are

suitable from an air quality perspective. Should the development increase air pollution or be located in an area subject to breaches then mitigation and/or contributions would be sought.

Microclimate

- 6.80 A wind mitigation note or report is yet to be received, ideally received this would be received prior to submission, but would at least be expected to support any planning application.

Trees

- 6.81 There are a three trees in the site on the Canterbury Road side and one on the Mitcham Road boundary. It appears from the design pack that these would be removed, which may be acceptable subject to understanding their categorisation and if acceptable suitable replacements and a high quality landscaping scheme that also results in a net gain in terms of biodiversity.
- 6.82 It is understood why an 'Urban Greening Score' has not been produced at this stage, but evidence will be required showing how a future scheme meets the Urban Greening Factor minimum target to 0.4.
- 6.83 There are three street trees within close proximity to the building, although potentially further away than the existing. Dialogue with the TfL (as they are situated on a red route) would be required in relation to this matter. The addition of new street trees to improve biodiversity would be encouraged.

Other Matters

Security

- 6.84 Both the NPPF and London Plan Policy seeks to create safe, secure and appropriately accessible environments where crime, disorder and fear of crime do not undermine the quality of environment. Any future application should be mindful of Secured by Design principles and improve natural surveillance / lighting of the area, particularly related to the public route through the site.

Mitigation

- 6.85 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the Heads of Terms, but it is anticipated that these would include the following (this is not an exhaustive list):
- Affordable Housing (on-site)
 - Affordable housing review mechanisms (early and late stage)
 - Employment and training (contributions and obligations)
 - Air Quality contribution
 - Zero carbon offset (if required)
 - Future connect to District Heating Network
 - Car parking permit restrictions
 - Car club provision and membership (3 years free)
 - Transport for London contributions
 - Sustainable transport contributions (to include cycling enhancements)
 - Public realm delivery and maintenance

- Highway works
- Securing of cycle / pedestrian route through the site.
- Retention of scheme architects
- Relevant monitoring fees

7 SPECIFIC FEEDBACK REQUESTED

7.1 In view of the above, it is suggested Members focus on the following issues:

1. The acceptability of residential redevelopment of the site.
2. The amount and distribution of scale/bulk/height across the site, particularly when balanced alongside the cycle / pedestrian link.
3. Design approach to the development and elevational details including materiality.
4. Potential impacts on neighbouring residential amenities in terms of light, outlook and privacy.
5. The mix (number of 3 beds) and standard of the accommodation provided.
6. Affordable housing provision and the balance of a reduced footprint / development potential due to the cycle / pedestrian link.
7. Whether the amount of car parking is acceptable if a car club space is provided and contributions to sustainable transport made

8 PROCEDURAL MATTERS

8.1 The applicant has submitted a pre-application to TfL for an opinion on the proposals. A response has not yet been received so officers have not had sight of TfL feedback.

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

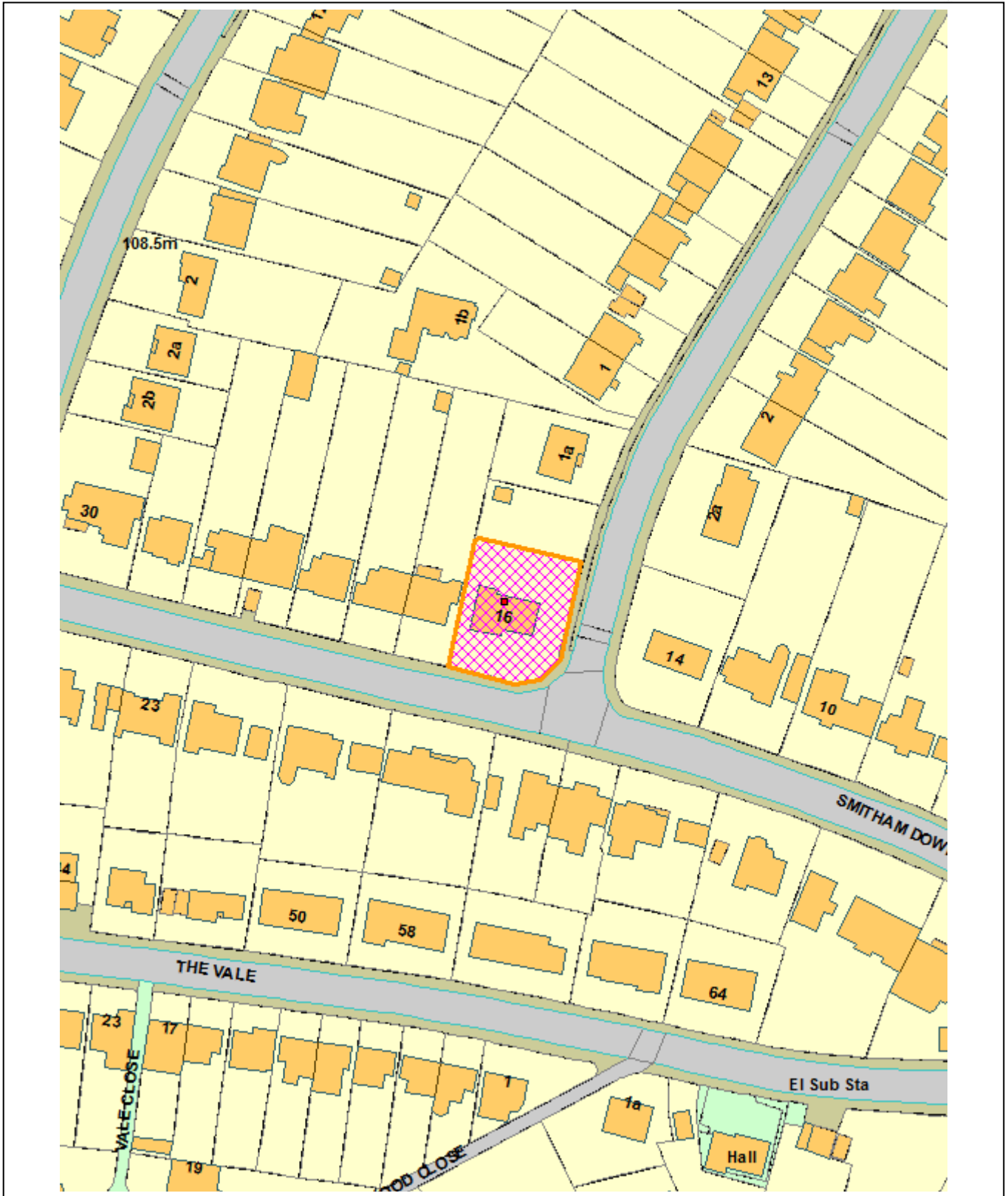
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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1.0 APPLICATION DETAILS

Ref: 20/05575/FUL
 Location: 16 Smitham Downs Road, Purley CR8 4NB
 Ward: Purley And Woodcote
 Description: Demolition of existing dwelling, erection of a 3/4 storey building comprising 9 flats with basement car parking, landscaping and amenity space.
 Drawing Nos: 0813 EX01; 02; 03; 04; 05; 06; 07; 08; PR01; 02A; 03A; 04; 05; 06A; 07A; 08A; 09A; 10A; 11A; 12A; 13A; 14A; 15A; 16A; 17; 18; 19.
 Agent: Charles Browne-Cole, Context Architecture
 Applicant: Atollo Limited
 Case Officer: Yvette Ralston

	1 bed	2 beds	3 bed	TOTAL
Existing	0	0	1	1
Proposed (all market housing)	1 (1 x 1b2p)	5 (3 x 2b3p, 2 x 2b4p)	3 (2 x 3b4p, 1 x 3b5p)	9

Number of car parking spaces	Number of cycle parking spaces
6	18 long-stay + 2 visitor

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

- Objections above the threshold in the Committee Consideration Criteria

2.0 RECOMMENDATION

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

- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- Membership of car club for all residents for 3 years.

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

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

CONDITIONS

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports

Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan
4. Materials / details to be submitted
5. Submission of SUDS details

Pre-Occupation Conditions

6. Submission of management plan for the hard and soft landscaping, child play and communal amenity space (details in accordance with plans)
7. Reinstatement of vehicle crossover on Smitham Downs Road
8. Foul water drainage (Thames Water condition)
9. Surface water drainage (Thames Water condition)

Compliance Conditions

10. Implementation of cycle storage and refuse storage as shown on plans prior to occupation
11. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
12. Implementation of EVCPs as shown on plans
13. Development in accordance with accessible homes requirements
14. Obscure glazing on windows at first floor and above on north and west elevations
15. Compliance with energy and water efficiency requirements
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required (in relation to condition 7)
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to condition 11)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing 2 storey detached dwelling
 - Erection of a replacement part 3, part 4 storey building comprising 9 flats
 - 6 parking spaces and 18 cycle parking spaces in an underground car park accessed from Woodcrest Road
 - Communal and private amenity space, play space and hard and soft landscaping including new trees
- 3.2 During the assessment of the application, minor amendments to the design and site plan have been made, including:
- Removal of 3 car parking spaces on the front forecourt and removal of crossover on Smitham Downs Road, and replacement with additional landscaping and amenity space.
 - Revised materials and tweaks to the proportions of the building
- 3.3 These amendments were not material in nature and did not require public re-consultation.



Site and Surroundings

- 3.4 The site is a corner plot at the junction of Smitham Downs Road and Woodcrest Road. The existing property on the site is a traditional suburban style 2 storey detached property with a pitched roof and gables in white render and hung tile. The site slopes upwards from Smitham Downs Road towards the north, and Smitham Down Road slopes upwards from east to west. The frontage of the site is predominantly grass with an area of hardstanding for car parking which is accessed via a crossover from Smitham Downs Road, and there are steps leading directly from the corner of the site to the front door. The existing property has a north facing garden to the rear which is screened from Woodcrest Road

by poor quality hedging. The wider area is suburban and residential in character, comprising detached properties of varying styles and materials.

- 3.5 The development to the rear is for a 2-storey 3-bed house fronting onto Woodcrest Road (permitted under application ref: 18/05067/FUL) which is currently under construction. The site itself is not subject to any specific land use designations. Smitham Downs Road is a classified road and the site has a PTAL rating of 2. The site is at medium risk of surface water flooding.



Aerial view of site

Planning History

- 3.6 Site history is set out below.

Reference	Description	Decision	Date
20/00271/DISC (Land R/O 16 Smitham Downs Road)	Discharge of conditions 2 (Various details) 7 (Materials), 8 (Landscaping), 11 (carbon reduction) attached to to permission 18/05067/FUL for erection of a two-storey three bedroom detached house, provision of vehicular access, parking spaces and amenity space (amendment to planning permission 17/02815/FUL).	Approved	29.06.2020

18/05067/FUL (Land R/O 16 Smitham Downs Road)	Erection of a two-storey three bedroom detached house, provision of vehicular access, parking spaces and amenity space (amendment to planning permission 17/02815/FUL)	Permission granted	06.03.2019
18/01565/HSE (16 Smitham Downs Road)	Erection of single / two storey side / rear extensions; the erection of a rear dormer window; and demolition of two chimneys.	Permission granted	23.05.2018
17/02815/FUL (Land R/O 16 Smitham Downs Road)	Erection of a two storey 3 bedroom detached house fronting onto Woodcrest Road	Permission granted	09.08.2017
16/05766/FUL (Land R/O 16 Smitham Downs Road)	Erection of a two storey two bedroom house at rear; formation of vehicular access onto Woodcrest Road and provision of associated parking	Permission granted	05.01.2017
16/02874/P	Erection of a two storey two bedroom house at rear; formation of vehicular access onto Woodcrest Road and provision of associated parking	Application withdrawn	N/A
08/00956/P	Erection of three bedroom detached chalet bungalow at rear fronting Woodcrest Road with integral garage; formation of vehicular access onto Woodcrest Road and provision of associated parking	Permission refused	19.05.2008

3.7 A pre-app took place before submission of the current scheme:

- 20/01748/PRE: Demolition of single family dwelling and erection of 1 no. 3/4 storey corner block with basement parking, cycle stores and refuse consisting of 1 one bedroom unit, 5 two bedroom units and 3 three bedroom units. 9 units in total.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.

- The proposal includes a mix of different sized units including 30% 3-bed units and provides a decent quality of accommodation and amenity space for residents.
- The design and appearance of the development is of a high quality, and would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the street scene and in increase in the number of trees on the site.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.

5.0 CONSULTATIONS

Thames Water

- 5.1 No objection subject to conditions regarding details of surface water drainage and foul water drainage.
- 5.2 The views of the Planning Service are expressed in the Material Planning Considerations section below.

6.0 LOCAL REPRESENTATION

- 6.1 The application was publicised by 6 letters of notification to neighbouring properties.
- 6.2 The number of representations received in response to the consultation are as follows. It should be noted that there are instances of multiple / duplicate entries submitted by the same objectors and these have been counted individually.
- 6.3 No of individual responses: 111; Objecting: 110; Supporting: 1
- 6.4 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

Objection	Officer comment
<i>Character and design</i>	
Overdevelopment of the site and around the junction	Addressed in paragraphs 8.5-8.12 of this report
Too high and dominates neighbouring properties which are 2 storeys	
Overbearing as the plot is raised	
Design out of keeping with the street. Too urban	
Underground parking out of keeping with the area	

Rear building line is beyond neighbouring properties	
Highways impacts	
Inadequate car parking resulting in pressure on surrounding roads including at the junction which will be dangerous	Addressed in paragraphs 8.27-8.35 of this report
Additional parking on the main road makes emerging from junctions e.g. The Horseshoe dangerous.	
Smitham Downs Road is a bus route and is heavily used by school children and elderly people and construction will make the road unsafe	
Entrance to the car park is a safety issue for children crossing Woodcrest Road	
Do not support digging into the ground for underground parking	
White/yellow lines should be extended to all junctions round the Vale, Downlands Road and Woodcrest road	
Neighbouring amenity impacts	
Detrimental to the amenity of neighbouring occupiers	Addressed in paragraphs 8.18-8.23 of this report.
Overlooking towards number 17 opposite due to the number of windows and balconies facing the street	
Overshadowing and overlooking to 1a Woodcrest Road (and other properties on Woodcrest Road)	
Overshadowing and overlooking to 14 Smitham Downs Road	
Quality of accommodation	
Inadequate amenity space for residents. It will also be in the shade and is on a slope.	Addressed in paragraph 8.16 of this report.
The wheelchair ramp starts next to the neighbours drive which is not safe	Addressed in paragraph 8.14 of this report.
Impacts on the local area	
Nearby developments within 500m should be completed and 80% occupied before considering additional development to better understand	This specific suggestion would not be enforceable, but cumulative impacts on parking have been addressed in paragraph 8.31.

impacts on amenities, parking and traffic.	
Trains at Purley are already overcrowded	This is not a material planning consideration.
Inadequate supporting infrastructure such as schools, hospitals and drainage	The development will make a CIL payment to contribute towards local infrastructure and services
<i>Other matters</i>	
Loss of greenery and habitats	A landscaping plan has been provided and the grass verge will be retained and enhanced
Carbon footprint from use of water, electricity, gas, vehicles.	A standard condition will be attached to ensure compliance with water and energy standards.
Increased flood risk	Flood risk has been considered and further detail will be required by condition
Building works have commenced	Construction has commenced on a separate scheme for 1 dwelling to the rear (18/05067/FUL)
Too much development in the area	Each scheme is assessed on its own merits
Loss of family home	3 x 3-bed homes are provided which is a net increase of 2 family homes
No site notices were displayed	Not required for this site, as outlined in Croydon's Statement of Community Involvement
There are unsold flats nearby	Noted
Area not identified for intensification in the Local Plan	Gradual intensification is permitted in any suitable locations of the borough
Construction impacts will be disruptive	A Construction Logistics Plan will be required by condition

6.5 The Purley and Woodcote Residents Association objects to the proposal on the following grounds:

- Loss of a family home
- Overdevelopment of the site resulting in inadequate amenity space for potential occupiers, especially due to the building of a 3 bed house in the garden of the existing house
- design is out of keeping as a result of its massing, form, layout and appearance
- Detrimental to the amenity of occupiers of adjoining properties by visual intrusion, increased noise and loss of privacy
- Inadequate car parking, resulting in additional on street parking, putting parking pressure on the surrounding area, and increased traffic movements, endangering road safety

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 New London Plan (2021), 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) (2019). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.
- 7.3 The main planning Policies relevant in the assessment of this application are:

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018):

- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling

- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees and landscaping
- Access, parking and highways impacts
- Flood risk and energy efficiency

Principle of Development

8.2 The site's existing use is residential and as such the principle of redeveloping the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site to provide 9 flats - a net increase of 8 homes - is acceptable.

8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to meet the borough's need

for family sized units and ensure that a choice of homes is available in the borough. The proposal provides 3 x 3-bed units (33%) in compliance with this target. The existing property on the site is 1 x 3b5p house, so the proposal would result in a net uplift of 2 x family-sized dwellings in compliance with policy DM1.2. In addition, 5 x 2-beds and 1 x 1-bed are proposed, for a total of 9 units, which represents a good mix of different sized dwellings.

- 8.4 The proposed scheme on the site for 9 units would not trigger affordable housing contributions in line with policy SP2. There is an additional property currently under construction to the rear of the site (application ref: 18/05067/FUL) which has no relationship to the application site and is being developed separately. It is therefore not possible to consider these sites together and to seek affordable housing contributions.

Design and impact on the character of the area

- 8.5 The existing building is a traditional suburban 2 storey detached property in white render with a hung tile pitched roof. It is raised up on a grass verge and has a green frontage on both Smitham Downs Road and Woodcrest Road. The building itself does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.6 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.
- 8.7 The site is a corner plot and neighbouring properties on Smitham Downs Road and woodcrest Road are predominantly 2 storeys plus roof. The Suburban Design Guide SPD suggests that that an appropriate height for intensification schemes on a site such as this is 3 storeys plus accommodation in the roof space and 1 additional storey on the corner. The proposed building is 3 storeys plus roof on the corner, stepping down to 2 storeys plus roof on both the Smitham Downs Road frontage and the Woodcrest Road frontage. The building will remain raised up on top of the grass verge (as per the existing arrangement) with a basement car parking level introduced below. The variation in buildings heights is supported as it helps to break up the mass of the building and the step down in height ensures that the building responds well to the building heights in the immediate context, with the section of the building adjoining neighbouring properties on Smitham Downs Road being below the neighbour's eaves and ridge line. The height of the proposed building is supported and is accordance with policy.



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

Extract from Suburban Design Guide SPD

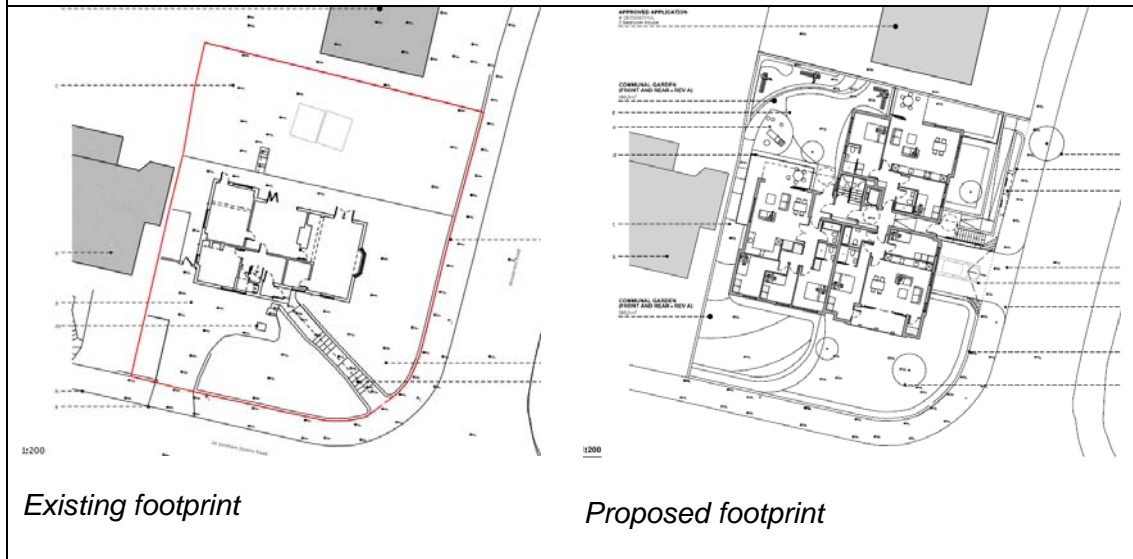


Proposed streetscene elevation (Smitham Downs Road)

- 8.8 The building lines on both street facing frontages are set well back, retaining the wide landscaped frontage on both sides. The proposed building lines respond well to their neighbouring properties on both Smitham Downs Road and Woodcrest Road – and better than the existing property on the plot. There is a gap of 1.8m to the site boundary on the western side and 2.5m to the boundary on the northern side (at the closest point). The retention of the raised grass verge is supported in principle as it enables the provision of underground car parking which reduces the need for surface car parking spaces on this fairly prominent corner site, allowing the green frontage to be retained and enhanced. The rear building line corresponds with the neighbouring property to the west and there is no breach of the 45 degree line in plan from this property. The proposed increase in footprint from the existing property on the site is concentrated on the Woodcrest Road frontage, away from neighbouring gardens to the west. In general, the mass of the proposed building in terms of height and footprint is considered to be acceptable.



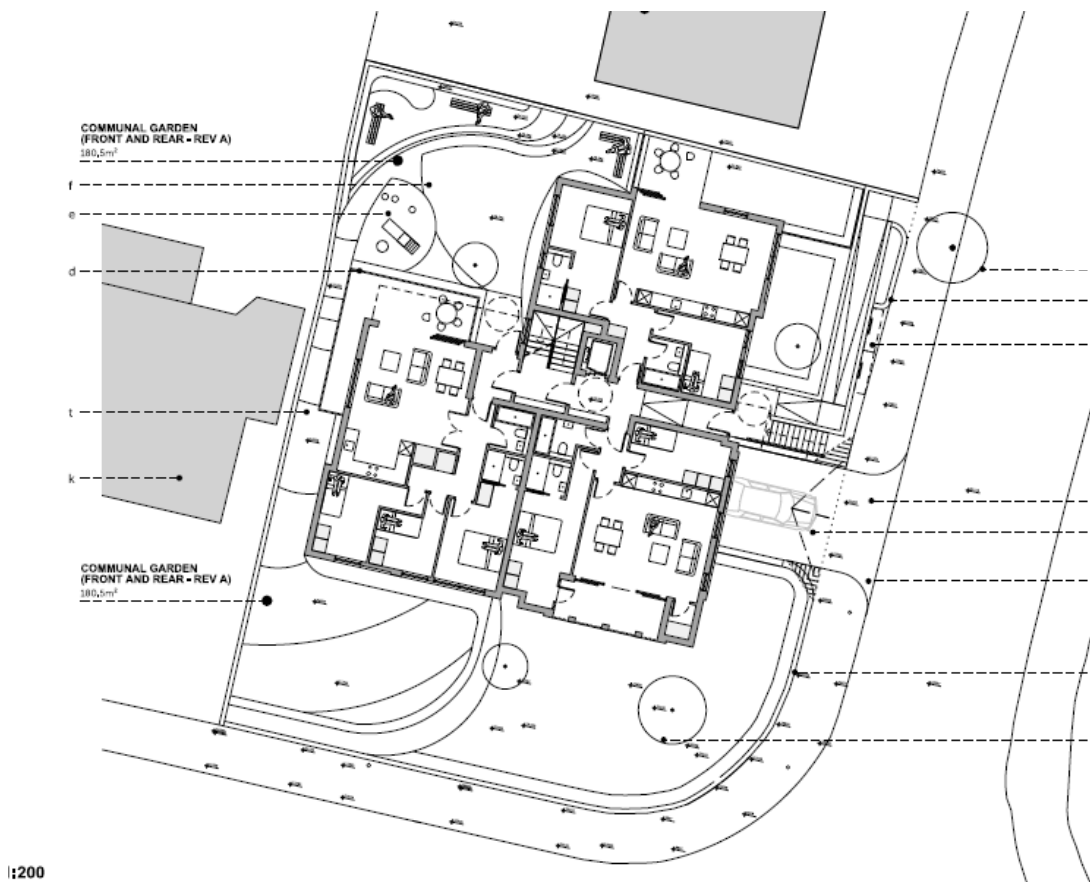
Extract from Suburban Design Guide SPD Figure 2.14b



8.9 The proposed design approach is a contemporary reinterpretation and a clear justification for this approach has been provided. A character appraisal has been undertaken identifying characteristics of the built form in the immediate context including the architectural features of nearby properties. Features include prominent and protruding gables, varying roof styles including some hipped and gabled roof forms, a fairly neutral palette of materials and some examples of mock tudor detailing. Neighbouring property styles have been identified as 'formal' and 'informal' and analysis has been undertaken into the varying roof forms and fenestration arrangements of these different styles of property. A detailed analysis of roofscape rhythms along the street has also been provided to demonstrate how the proposed roof form, which is a pitched roof with overhanging eaves, has been achieved; the roof form mirrors the profile of the eaves on the neighbouring corner (14 Smitham Downs Road) to create continuity within the streetscene. The eaves and ridge height of the taller corner element have been lowered slightly during the course of the assessment, whilst retaining its prominence. There are also dormer windows proposed in the roof. The

proposed vertical windows draw on the proportions and positioning of windows locally.

- 8.10 Proposed materials are predominately red brick with grey tiled roof (which has been amended slightly during the course of the assessment). Consideration has been given to detailed design elements such as the proposed concealed gutters and other ancillary items. In general, the proposed design has been well considered and is supported by a high quality character appraisal which demonstrates that the proposal is contextually appropriate. The proposal is considered to represent an enhancement to the streetscene.
- 8.11 In terms of site layout, the proposal includes 6 car parking spaces at basement level, accessed via a new crossover from Woodcrest Road, and the existing crossover on Smitham Downs Road would be reinstated. Landscaping along the wide front verge on both Smitham Downs Road and Woodcrest Road would be retained and enhanced. Pedestrian access is also provided to the front entrance via both a ramped path and steps from Woodcrest Road. Bin storage and bike storage is internal at basement level. At ground floor level there is access through the building to the rear amenity space and play space, and this space also links to the front landscaped area to provide additional outside space for residents. A lift is provided internally.



Proposed site plan

- 8.12 The proposal is considered to comply with policies SP4.1 and DM10 as it has an appropriate height, mass and siting on this corner plot and is of a high quality design which is considered to respect and enhance the character of the area and contribute positively to the streetscene.

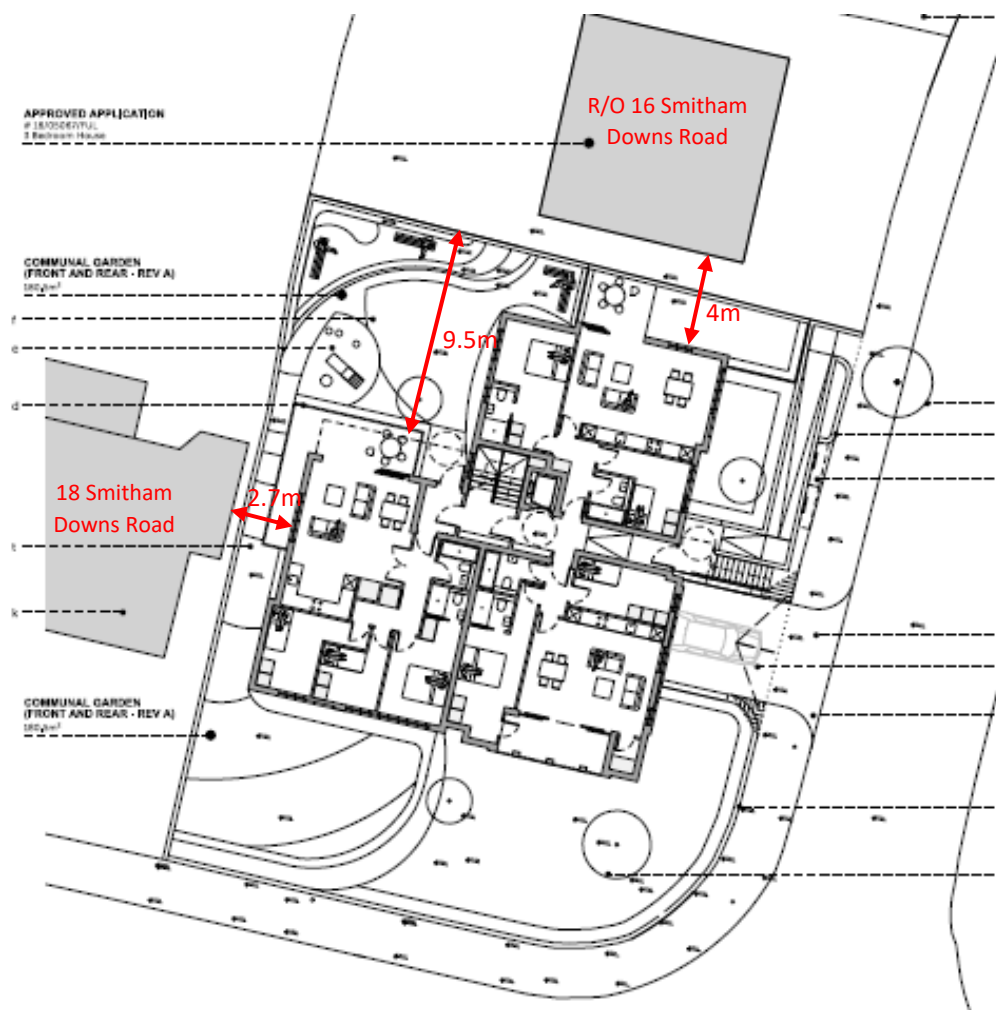
Quality of Accommodation

- 8.13 London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units exceed the minimum space standards and internal layouts have been well thought with adequate storage space. All proposed units are dual or triple aspect and will receive good levels of light given that the predominant orientation of this corner site is towards the south and east. Unit 9 (3b5p) is a duplex unit with bedroom space at roof level.
- 8.14 Accessibility requirements have been considered in detail. A lift is provided internally, providing step free access from basement level to all units. All facilities of the site are accessible in a step free manner including the bins and bikes (in the basement) and the rear amenity and play space. Turning circles are shown in the internal access corridor, and as mentioned previously there is ramped access from Woodcrest Road to the front door. A representation has raised concern about the proximity of the wheelchair ramp to the neighbour's driveway. The crossover for the neighbouring house at the rear of 16 Smitham Downs Road is in the centre of the site (shown on plan 20/00271/DISC), approximately 7m from the proposed ramp, and it has been demonstrated that the appropriate pedestrian sightlines have been achieved from the site next door, so this is not considered to be a safety concern. 8 of the 9 proposed units are M4(3) compliant (fully wheelchair accessible). The proposal complies with the accessibility requirements of London Plan Policy D7.
- 8.15 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Private amenity space is provided in the form of private terraces for the ground floor units and balconies for the upper floor units, all exceeding the space requirements. The ground floor private spaces (including to flat 1 at the front and flats 2 and 3 at the rear) are appropriately screened from the communal spaces by hedging. At upper floors balconies are inset.
- 8.16 The shared garden totals over 140sqm in area, with space available at both the rear and the front of the site. As noted in representations, the rear amenity space will be shady due to its location on the north west corner of the site, which is a layout shared with other properties on this side of Smitham Downs Road, and there is no other potential location for amenity space away from the road. In addition, the space at the front will receive more sun and is appropriately screened from the street by 1.5m high hedging. The front and rear spaces are connected and areas of seating, planting grass and play space are incorporated. Policy DM10.4 (table 6.2) would require 18sqm of play space for this site, calculated using the Mayor of London's population yield calculator; play space is incorporated in the centre / rear of the shared garden as part of the landscape strategy.

- 8.17 The applicant has provided a fire statement and fire strategy showing the fire resistance credentials of the building to minimise the risk of fire spread, the location of a fire appliance, means of escape and the evacuation assembly point. This matter will be finalised through the Building Regulations regime.
- 8.18 The proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Plan policies D6 and D7.

Impacts on neighbouring residential amenity

- 8.19 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The nearest residential properties are the 2 storey dwelling being constructed to the rear (application ref: 18/05067/FUL) and 18 Smitham Downs Road to the west. The proposed massing does not breach the 45 degree lines from either of the closest neighbouring properties in plan or elevation (as shown on drawing 0813PR17).



Proposed site plan showing relationship with neighbouring properties

- 8.20 The new property to the rear (under construction) has one window at first floor level on its south elevation which is a secondary window to a bedroom and is obscured. The part of the proposed building closest to the property at the rear is 2 storeys plus roof and is 4m from the property. The proposed windows at first and second floor level are obscured (they are secondary windows to living rooms which are served by other windows / balconies) so there are no overlooking impacts towards the property at the rear. There is a first floor balcony on the north elevation (unit 5) which would look towards the rear garden of the new property at a distance of 9.5m. This separation distance is considered to be appropriate.
- 8.21 Representations have raised concerns around overlooking towards 1a Woodcrest Road, which is located beyond the new house being constructed to the north. Overlooking towards the garden at a distance may be possible but this would be over/past the new house being constructed and is not considered to be a concern. There may be a minor reduction in the amount of sunlight reaching the property and garden of 1a Woodcrest Road (and the new property at the rear of the application site) compared to the existing situation as the proposed building is taller than the existing on the site and located to the south, however impacts are likely to be minor given the separation distance and not significant enough to be a material concern.
- 8.22 The property to the west (18 Smitham Downs Road) is a two storey dwelling with a single storey side/rear extension closest to the application site (at a distance of 2.7m). The topography of the area means that number 18 is at a higher land level than the application site, and when considered alongside the fact that the proposed part of the building closest to number 18 is kept low at 2 storeys plus roof, and that there is no breach of the 45 degree lines in plan or elevation, it is not considered that the proposal would have an overbearing impact on number 18. Number 18 has 2 windows at first floor level, one of which is likely to be a secondary window serving a bedroom and the other looks to be a bathroom window. The impact of the scheme on the light and outlook of the bathroom is not considered to be detrimental, given the use of the room but the bedroom window impact needs to be considered. As the proposal is set at a lower level than no 18 the impact would not be as great. The siting of the window in question would further minimise impact as would its location towards the front of the site, so light would still be retained from the south. All proposed windows above first floor level on the west side of the building are proposed to be obscured, as are some secondary windows at ground floor level. There is a 1.7m high privacy screen attached to the west side of the balcony to flats 5 in order to avoid overlooking to the first 10m of the private garden of number 18, in accordance with policy DM10.6c.
- 8.23 Representations have also raised concerns about overlooking towards numbers 14 Smitham Downs Road (over the road to the east) and 17 Smitham Downs Road (over the road to the south). The overlooking distances to both of these properties are over 20m and are over public highways which does not raise any concerns in terms of undue amenity impacts on privacy.
- 8.24 Any potential amenity impacts have been adequately mitigated and the proposal complies with policy DM10.6.

Trees and landscaping

- 8.25 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. There are no trees of note existing on the site. The only vegetation on the site currently is bushes on the boundary with Woodcrest Road, a small tree on the front verge and grass in the rear garden. New tree planting is proposed including 3-4 silver birch on the front verge and 3 x flowering dogwood on the site (one on the Woodcrest Road frontage, one on the Smitham Downs Road frontage and one in the rear garden). There is a street tree outside the site on Woodcrest Road which will be unaffected. A landscaping plan is proposed which represents an enhancement to the existing landscaping on the site.
- 8.26 The raised verge at the front would be planted with wildflower turf around the corner of the site with a 0.5m high hedge around the edge. The shared amenity space for residents is spread around the front and back of the site, totalling around 140sqm. This would be laid to lawn (shade tolerant) with flower beds, seating and play space. The front amenity space would be screened from the road by 1.5m high hedging and is considered to be usable. Boundary treatments between private and shared amenity space is also shown on the plan as hedging. Much of the hedging proposed is native, offering opportunities for biodiversity. Permeable paving is proposed in the entranceway to the underground parking and stone for the ramped and stepped entrances from Woodcrest Road.
- 8.27 Overall there is a net increase in trees and a high quality landscaping scheme is proposed in accordance with policy DM10.8.

Access, Parking and Highway Safety

- 8.28 The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. Smitham Downs Road is a classified road (B2030) and there are no CPZ controls in the area.

Access arrangements and car parking

- 8.29 The site currently has a vehicle crossover on Smitham Downs Road. The proposal is to remove this crossover and introduce a new crossover on Woodcrest Road to provide access to the underground car parking. It has been demonstrated that the new crossover will not conflict with the RPA of the street tree.
- 8.30 The underground car park has 6 spaces, 2 of which are disabled bays with extra width for manoeuvring. Vehicle tracking using a 4.8m car demonstrates that all spaces are accessible. 20% active and 80% passive electric vehicle charging points would be provided in line with policy DM30. Pedestrian sightlines are shown within the site boundaries each side of the vehicular access, and these areas are kept clear of any planting or obstructions (as demonstrated on the landscaping plan). Vehicular sightlines of 2.4m x 25m are achieved at the entrance point on Woodcrest Road. A previous version of the site plan showed 3 additional surface level car parking spaces on the front forecourt but these have been removed at the request of the Highways Authority.

- 8.31 With regards to the quantity of car parking spaces, in areas of PTAL 2 in outer London, London Plan policy T6.1 would permit up to 1 parking space for 3-bed units and up to 0.75 spaces for 1-2 bed units which would equate to a maximum of 7.5 car parking spaces. 6 are provided. A Transport Statement has been submitted and a parking stress survey has been undertaken in accordance with the Lambeth Methodology. Parking beat surveys were undertaken overnight on 1 October and 7 October 2020 in roads within 200m walking distance of the site, including Smitham Downs Road, Manor Wood Road, The Vale, Downlands Road and Woodcrest Road, concluding that parking stress is 24% (110 spaces available within the study area). Parking on Smitham Downs Road is not encouraged (although there are no restrictions) because it is a classified road and a bus route, so if this road is removed from the results, parking stress is 33%, which is low. The proposed access is from Woodcrest Road so it is most likely that cars will park on Woodcrest Road, where a parking stress of 41% was recorded (43 spaces, 17.5 cars parked). This suggests that there is adequate car parking space for overspill car parking (1.5 cars according to London Plan standards or 3 cars if each household owns 1 car) and this is considered acceptable.
- 8.32 In terms of cumulative impacts from nearby developments, a search area of 300-350m walking distance has been analysed and 4 developments have been identified which have potential to impact on on-street parking conditions (1 Smitham Downs Road, 32 Woodcrest Road, 37 Smitham Downs Road and 10 Smitham Downs Road). 37 Smitham Downs Road had already been implemented by the time of the parking beat survey so those parked cars would already have been captured in the above figures. The maximum potential number of overspill cars from the other 3 developments is 15 vehicles. If all of these are to park within the study area for the application site (which is unlikely – particularly for 1 Smitham Downs Road and 32 Woodcrest Road), the parking stress would rise to 35% (or 67% if all available spaces on Smitham Downs Road are also discounted). The cumulative impacts are considered to be acceptable given the low parking stress in the vicinity.
- 8.33 Representations have raised concerns about on street parking and resulting issues regarding visibility around junctions. A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area. Part of this contribution could be used towards the introduction of yellow lines on junctions. The contribution would also be used towards on street car clubs with electric vehicle charging points (ECVPs) within the Purley / Coulsdon area as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. Every residential unit will be provided with a minimum 3-year membership to a local car club scheme upon first occupation of the unit, secured by S106 Agreement.
- 8.34 Conditions will be attached to require a condition survey of the surrounding footways, carriageway and street furniture will be required prior to a start of any works on site. This would need to be accompanied by photos and a report of any areas which may be of concern. A condition would also be required for a Construction Logistics Plan (CLP) due to the location of the site close to the junction and because of the excavation required for the basement car park.

- 8.35 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

Cycle parking

- 8.36 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 17.5 cycle parking spaces for residents plus 2 visitor parking spaces. Cycle parking for residents is provided in the basement. There are 9 individual storage cupboards, each with a Sheffield stand which would enable 2 bikes to be secured (18 bike spaces in total) and would also allow storage of other items. 2 visitor parking spaces are provided in the front of the entrance ramp. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

Waste / Recycling Facilities

- 8.37 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is proposed internally at basement level with bins for general waste (1x1100ltr), dry recycling (2x1100ltr) and food recycling (1 x 180ltr). There is also a 10sqm space for bulky waste. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

Flood Risk and Energy Efficiency

Flood risk

- 8.38 The site is located within flood zone 1 but within an area at medium risk of surface water flooding. A basic SUDS plan has been submitted as required by Local Plan policy DM25 and London Plan policy SI13. ACO brickslot drains or raindrains will be positioned around the site with attenuation chambers on the south west corner of the site. The majority of the external parts of the site is grass or wildflower planting. The proposed SUDS strategy will need to be finalised at condition stage to ensure that flood risk is managed appropriately and a condition requiring full details will be attached.

Energy efficiency

- 8.39 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

Conclusion

- 8.40 The provision of 9 flats in this location is acceptable in principle. The proposed design, massing and site layout on this corner plot is supported and is justified by a high quality character analysis. The quality of accommodation is acceptable, with good levels of accessibility. A good quality landscaping scheme is proposed

which would offer an enhancement to the streetscene and a net increase in trees on the site, and provide an acceptable standard of communal amenity space and play space for residents. Amenity impacts on neighbouring properties have been successfully mitigated through appropriate use of obscure glazing. 6 car parking spaces are proposed in an underground car park and it has been demonstrated that there is sufficient space in the surrounding roads to accommodate overspill car parking. Surface water flows have been considered in the design and details will be required by condition.

- 8.41 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

Other matters

- 8.42 A Fire Safety Strategy has been submitted as required by policy D12 of the London Plan.
- 8.43 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.44 All other planning considerations including equalities have been taken into account.

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1:1250
OS Location Plan



1:500
OS Block Plan



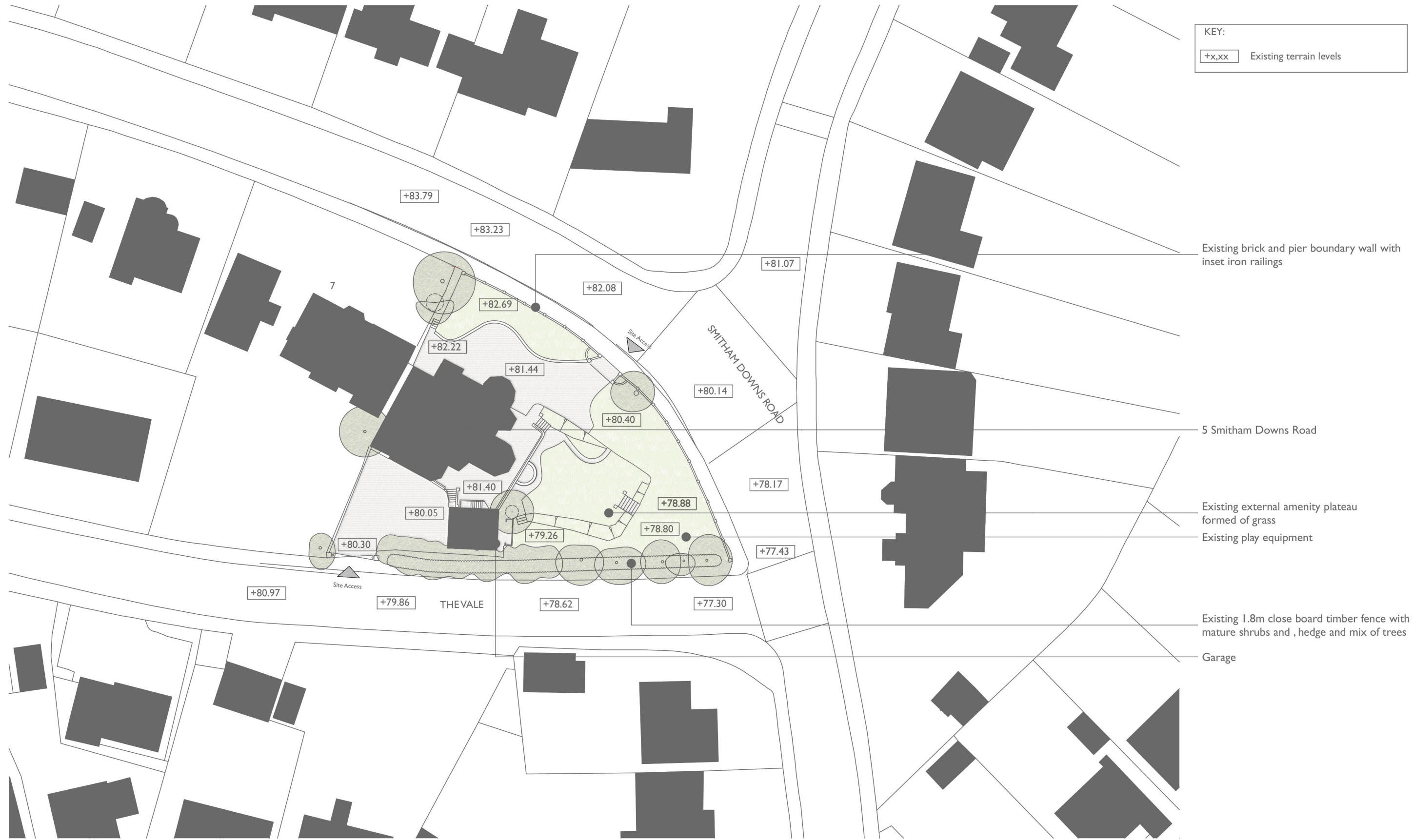
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 0 10 20 30 40 50 60
 NOTE: This drawing is to be scaled for planning purposes only

Project: 5 Smitham Downs Road
 Address: 5 Smitham Downs Road, Purley, CR8 4NH
 Client: C & H Projects (IA) Limited

Drawing: Location & Block Plan
SM - OBA - 00 - ZZ - DR - A - 0100 - D
 Status: Planning OBA proj no: 288

rev	description	date

ob
architecture.
 The Dispensary, 5-6 The Square, Winchester, SO23 9ES
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1:500
Site Plan Existing



Scale @ A3: 1:500



NOTE: This drawing is to be scaled for planning purposes only

Project: 5 Smitham Downs Road
 Address: 5 Smitham Downs Road, Purley, CR8 4NH
 Client: C & H Projects (IA) Limited

Drawing: Site Plan Existing
SM - OBA - 00 - ZZ - DR - A - 0101 - D
 Status: Planning OBA proj no: 288

rev	description	date

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KEY:

+x.xx	Terrain levels
EVCP	El.Vehicle Charging Pt.

1:500
Site Plan Proposed: Lower Ground Floor GA Plan



Scale @ A3: 1:500



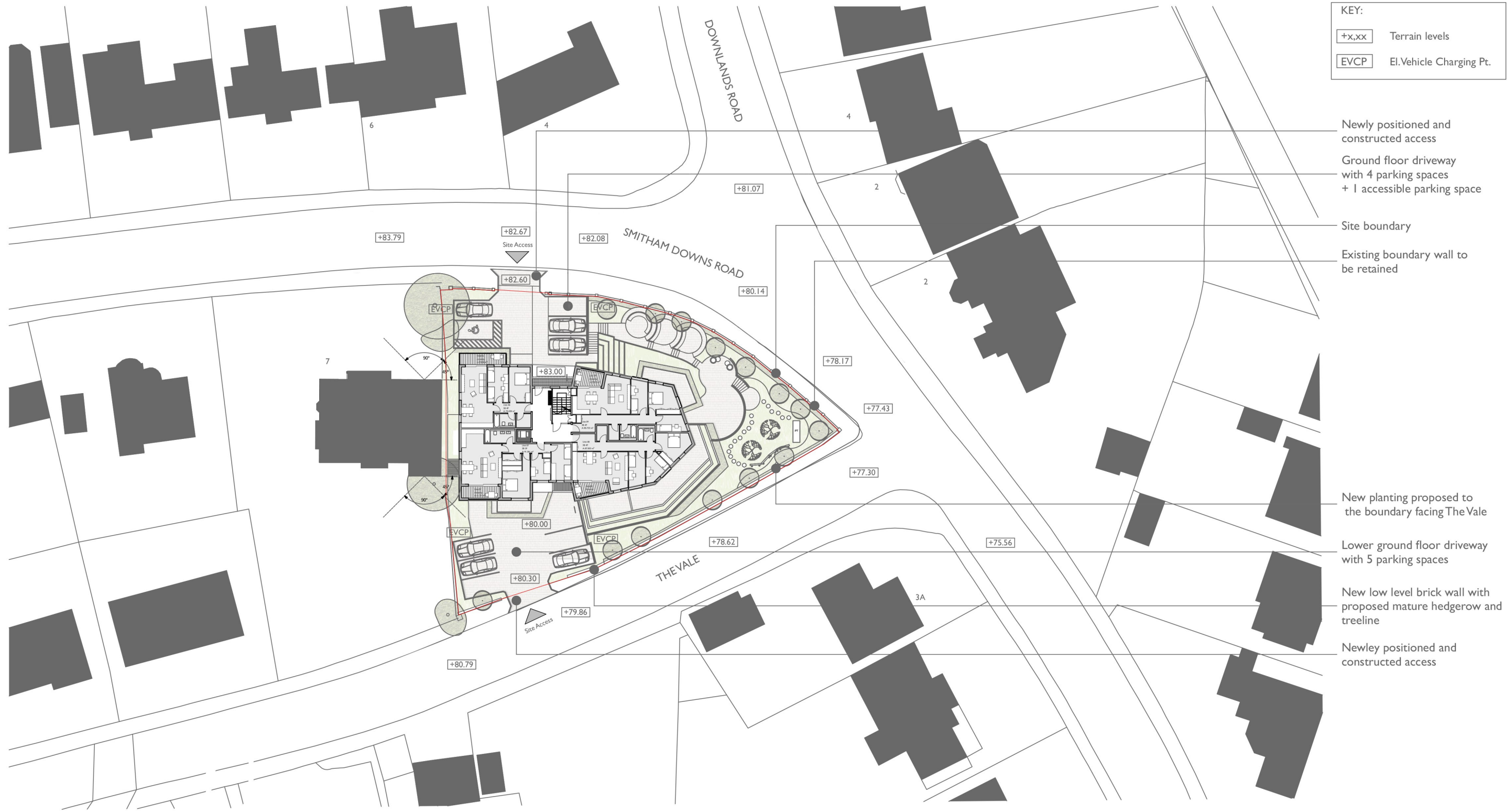
NOTE: This drawing is to be scaled for planning purposes only

Project: 5 Smitham Downs Road
 Address: 5 Smitham Downs Road, Purley, CR8 4NH
 Client: C & H Projects (IA) Limited

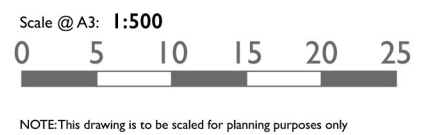
Drawing: Site Plan Proposed - Lower GF
SM - OBA - 00 - ZZ - DR - A - 0102 - D
 Status: Planning OBA proj no: 288

rev	description	date
PI - WIP	Planning	Work in Progress

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1:500
Site Plan Proposed: Ground Floor GA Plan

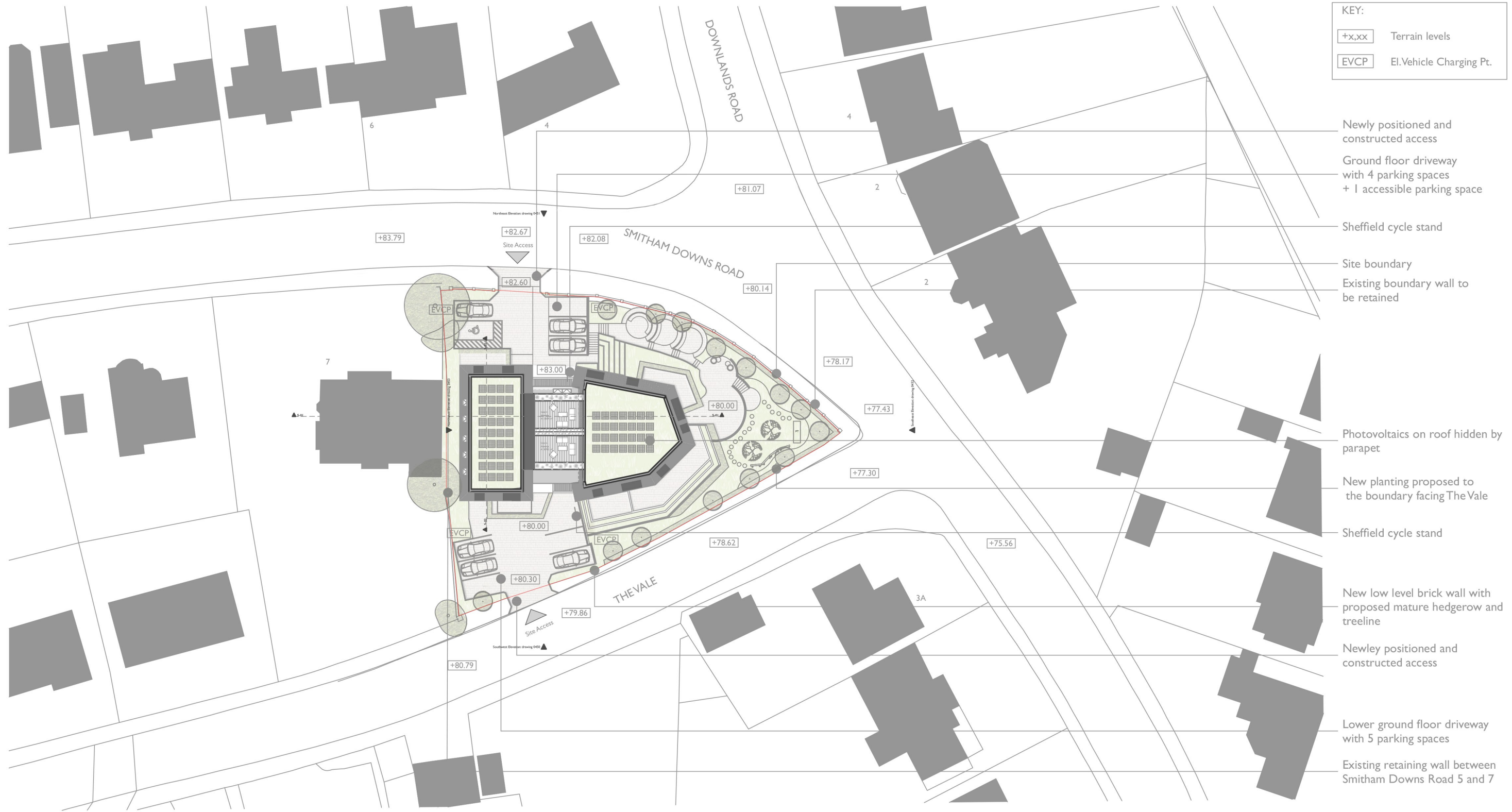


Project: 5 Smitham Downs Road
 Address: 5 Smitham Downs Road, Purley, CR8 4NH
 Client: C & H Projects (IA) Limited

Drawing: Site Plan Proposed
SM - OBA - 00 - ZZ - DR - A - 0103 - D
 Status: Planning OBA proj no: 288

rev	description	date

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 01962 865344 info@obarchitecture.co.uk www.obarchitecture.co.uk



KEY:

- +x.xx Terrain levels
- EVCP El.Vehicle Charging Pt.

- Newly positioned and constructed access
- Ground floor driveway with 4 parking spaces + 1 accessible parking space
- Sheffield cycle stand
- Site boundary
- Existing boundary wall to be retained
- Photovoltaics on roof hidden by parapet
- New planting proposed to the boundary facing The Vale
- Sheffield cycle stand
- New low level brick wall with proposed mature hedgerow and treeline
- Newly positioned and constructed access
- Lower ground floor driveway with 5 parking spaces
- Existing retaining wall between Smitham Downs Road 5 and 7

1:500
Site Plan Proposed Roof



Scale @ A3: 1:500



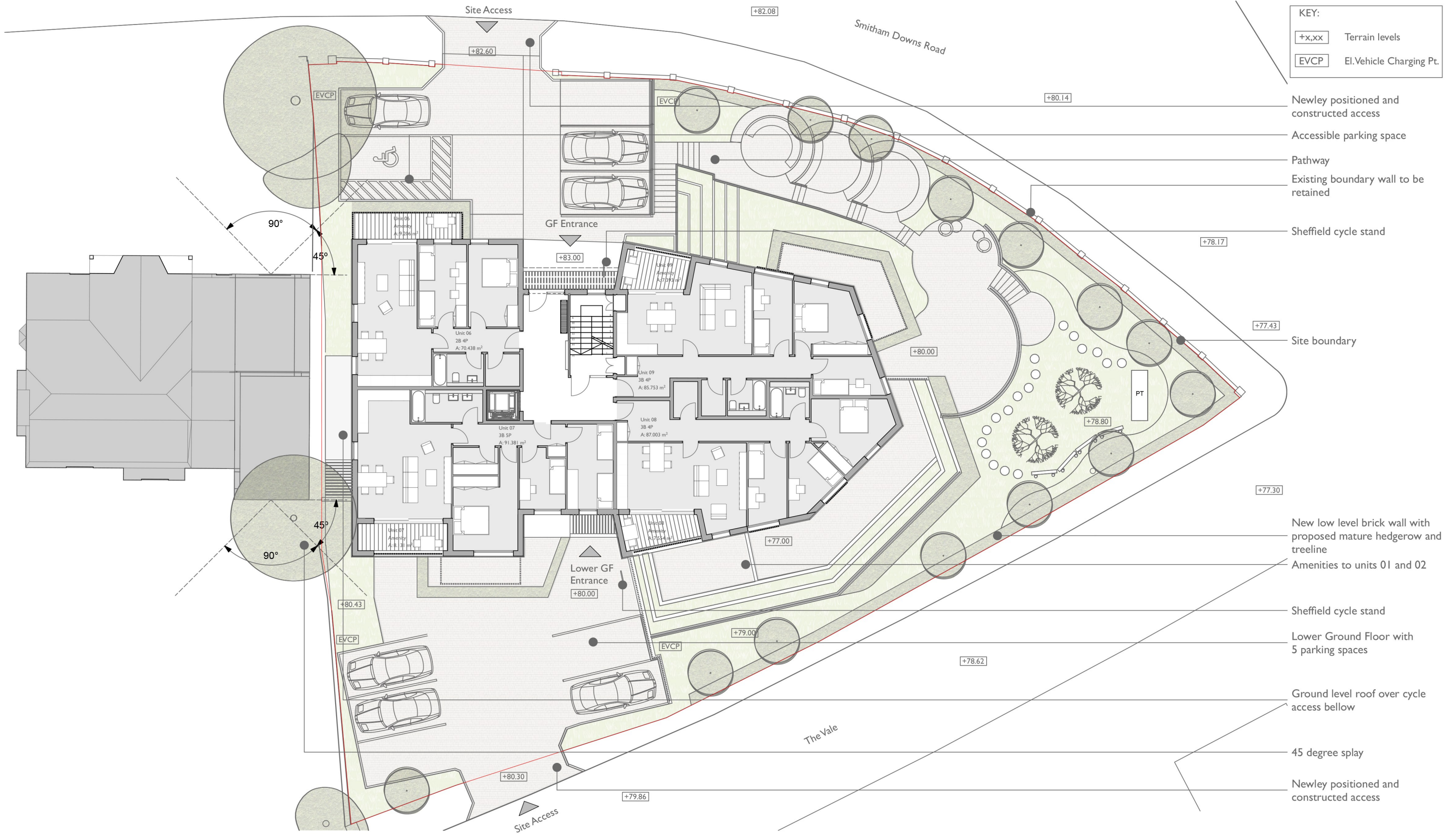
NOTE: This drawing is to be scaled for planning purposes only

Project: 5 Smitham Downs Road
 Address: 5 Smitham Downs Road, Purley, CR8 4NH
 Client: C & H Projects (IA) Limited

Drawing: Site Plan Proposed - Roof
SM - OBA - 00 - ZZ - DR - A - 0104 - D
 Status: Planning OBA proj no: 288

rev	description	date

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KEY:

- +x.xx Terrain levels
- EVCP El.Vehicle Charging Pt.

- Newley positioned and constructed access
- Accessible parking space
- Pathway
- Existing boundary wall to be retained
- Sheffield cycle stand
- Site boundary
- New low level brick wall with proposed mature hedgerow and treeline
- Amenities to units 01 and 02
- Sheffield cycle stand
- Lower Ground Floor with 5 parking spaces
- Ground level roof over cycle access bellow
- 45 degree splay
- Newley positioned and constructed access

1:200
Ground Floor GA Plan Proposed

Scale @ A3: 1:200

NOTE: This drawing is to be scaled for planning purposes only

Project: 5 Smitham Downs Road
 Address: 5 Smitham Downs Road, Purley, CR8 4NH
 Client: C & H Projects (IA) Limited

Drawing: Site Plan Proposed Levels
SM - OBA - 00 - B1 - DR - A - 0105 - D
 Status: Planning OBA proj no: 288

rev	description	date

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 01962 865344 info@obarchitecture.co.uk www.obarchitecture.co.uk

PART 6: Planning Applications for Decision

Item 6.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/05370/FUL
 Location: 5 Smitham Downs Road, Purley
 Ward: Coulsdon Town
 Description: Demolition of existing dwelling, the construction of a part 4 / part 5 storey residential building accommodating 20 flats, all together with vehicular accesses from Smitham Downs Road and The Vale, vehicle and cycle parking, refuse provision and associated hard and soft landscaping.
 Drawing Nos: 0102 Rev A ; 0103 Rev A ; 0104 Rev A ; 0105 Rev A ; 0250 Rev A ; 0251 Rev A ; 0252 Rev A ; 0253 Rev A ; 0254 Rev A ; 0255 Rev A ; 0453-E04 Rev A ; 0503-Visual-03 Rev A ; 0602 07 Zones by Apartment Units Rev A ; 0501-Visual-01 ; 0502-Visual-02 ; 0370-Detail Sheet 01 ; 0371-Detail Sheet 02 ; 0450 ; 0450 A ; 0451 ; 0451 A ; 0452 ; 0452 A ; 0453 ; 0256 ; 0200 ; 0400 ; 0401 ; 142-GA-100 ; 0350 ; 0351 ; 0352 ; 0353 ; 0354 ; 0100 ; 0101 ; 0454 ; 0455.
 Applicant: C And H Projects (1A) Ltd
 Case Officer: D Gibson

Residential Accommodation

	1 bedroom	2 bedroom	3 bedroom	Total
Existing	0	0	1	1
Proposed Market Housing	5	2	10	17
Proposed Affordable Housing	1 (London Living Rent)	1 (London Affordable Rent)	1 (London Affordable Rent)	3
Total Proposed	6	3	11	20

Car Parking and Cycle Storage Provision

Car Parking Spaces	10 (including 2 disabled spaces)
Cycle Spaces	40 (including 2 visitor spaces)

- 1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:
- Objections above the threshold in the Committee Consideration Criteria.
 - Referral from Ward Councillor (Cllr Luke Clancy).

2.0 RECOMMENDATION

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

- Affordable housing: 2 x London Affordable Rent units (1x2b/3p and 1x3b/4p), 1 x London Living Rent unit (1x1b/2p).
- Affordable housing early and late stage review mechanisms
- Carbon offset contribution of £8,939.10
- Air Quality Monitoring contribution of £2,000
- Sustainable transport contribution of £20,000
- Local Employment Training Strategy contribution of £7,500
- Monitoring fees as appropriate
- Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives :-

1. Development to be implemented within three years.
2. In accordance with the approved plans.

Pre-Commencement Conditions

3. Submission of full Construction Environmental Management Plan / Construction Logistics Plan to Council for approval prior to commencement of demolition/construction works.
4. Submission of environmental and historical site review for contaminated land for approval prior to commencement of demolition/construction works and any remedial works to be undertaken as necessary.
5. Submission of calculation for unregulated carbon emissions and how they will be reduced

Pre-Commencement Conditions (except for demolition and below slab level works)

6. Details of external facing materials junctions, typically at 1:10/1:20
7. Full details of soft and hard landscaping (ensuring minimum urban greening factor score of 0.4), including new tree planting and biodiversity enhancements, and children's play space and boundary treatment to be submitted for approval and retained as appropriate thereafter.
8. A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

Pre-Occupation Conditions

9. A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats.
10. Following details to be submitted to Council for approval and prior to first occupation of dwellings : finished floor levels ; security lighting

- (siting/mmanufacturer) ; PV roof panel (dimensions/mmanufacturer) ; visibility splays to car park accesses ; full details electric charging point/s for car parking and cycle storage ; car park management plan.
11. Following to be provided as specified in application prior to first occupation of new dwellings: refuse storage; cycle storage; parking areas.
 12. Development to meet energy efficiency/carbon reduction targets as appropriate.
 13. Details of Secure by Design Accreditation to be submitted to Council for approval.
 14. Submission of full Delivery and Servicing plan.

Compliance Conditions

15. Development to adhere to actionable measures of arboriculture report and tree protection measures set out in submitted arboriculture report.
 16. Implementation and adherence to actionable measures of Flood Risk Assessment submitted with application.
 17. Implementation and adherence to actionable measures of Air Quality Assessment submitted with application.
 18. Implementation / adherence as appropriate to actionable measure of ecological report.
 19. External facing materials to be implemented and retained as specified in accordance with submitted drawings and documents.
 20. Development to meet 105 litre per person/day water use target.
 21. No windows/openings to be provided to western flank elevation other than as shown on approved plans.
 22. All dwellings to meet accessibility standards as appropriate.
 23. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.3 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

Informatives

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Thames Water informative regarding surface water attenuation and ground water discharge.
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal is an application for full planning permission:
- 3.2 The proposal includes the following:
 - Demolition of the existing house on site.

- Erection of a terrace of part 4 / part 5 storey apartment block comprising 20 flats.
 - Provision of 10 off-street parking spaces (includes 1 disabled space).
 - Provision of associated covered cycle storage and covered refuse storage.
 - Provision of a communal external amenity space.
- 3.3 During the course of the application amended plans have been received. Amendments were made to the internal layouts of the accommodation in order to provide more 3 bedroom dwellings in the scheme. The number of 3 bedroom dwellings was increased from 7 to 11 in number. To facilitate this the number of 2 bedroom dwellings decreased from 7 to 3 in number. The number of one bedroom dwellings, 6 in total, remains the same. The overall number of proposed dwellings, 20 in total, and floor area is unchanged. As the alterations are internal ones they did not constitute material changes to the proposed scheme so re-consultation did not take place.

Site and Surroundings

- 3.4 The site is a corner plot at the intersection of Smitham Downs Road and the Vale and has a gross area of 1,325 square metres. It comprises a two storey arts and craft style 3 bedroom detached house (with two study rooms) of 311 square metres that faces north onto Smitham Downs Road and backs onto The Vale. There are two off-street parking hardstanding areas, one accessed via a vehicle crossover from Smitham Downs Road, and the other accessed from a gated vehicle crossover via the Vale. There is an extensive tree line/hedgerow along the southern boundary of the site. The plot is set on a steep incline that slopes down from east to west.
- 3.5 The site is bounded to the west by 7 Smitham Downs Road, which is a two storey detached care home (for the elderly). The surrounding area is residential in character predominantly formed of large detached dwelling houses. The site is approximately 760 metres walking distance from the northern edge of Coulsdon District Centre.
- 3.6 The site has a Transport for London Ptal rating of 2 and on-street parking is available. The nearest railway stations to the site are Coulsdon Town and Reedham, approximately 1,000m south and north of the site respectively. The nearest bus stops are located on Smitham Downs Road, some 100m south of the site, and are served by route 434. Additional services are available at the stops on the A23, Brighton Road.

Figure 1 – Site Location



Relevant Planning History

- 3.7 20/01294/PRE - Pre-application for re-development of site for flatted development.
- 3.8 16/05770/FUL - Demolition of side extension. Erection of a detached five bedroom dwelling house together with new vehicular/pedestrian access off Smitham Downs Road.
19/01/2017 - Granted Planning Permission (not implemented).
- 3.9 16/00846/P - Erection of a detached five bedroom house at side; provision of associate parking and provision of vehicular access.
11/04/2016 - Refused Permission on the following grounds of a cramped development, out of keeping with the character of the surrounding area and detrimental to the street scene. This decision was appealed and dismissed.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a residential development is acceptable given the national and local need for housing and the existing residential status of the land.
- The proposal meets the minimum affordable housing requirement on site and includes 11 three-bedroom family unit dwellings.
- The design and appearance of the development is appropriate. Whilst it is acknowledged that the development would be a contemporary re-interpretation scheme, the form, height and massing of the building would take character references from the existing fabric of the site and from the surrounding houses and its overall form, massing and height be in context with the overall size of the site.
- The living conditions of adjacent occupiers would be protected from undue harm due to the layout and design of the building and 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 amount of off-street parking would be acceptable. The site is also within a short walk of local bus routes, and Reedham and Coulsdon railway stations,

and is a short bus ride to local shops and services in Coulsdon and Purley District Centres.

- Sustainability aspects have been properly assessed and their delivery can be controlled through planning conditions.

5.0 CONSULTATION RESPONSE

- 5.1 Environment Agency: No response.
- 5.2 Lead Local Flooding Authority (LLFA): The LLFA have no objection to the scheme.
- 5.3 Thames Water: No objection. General surface water attenuation and ground water discharge information they advise of can be passed onto the developer through an informative.
- 5.4 Place Ecology: No objection subject to securing biodiversity mitigation and enhancement measures. Recommended as condition 8, 9 and 18.
- 5.5 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 14 letters of notification to neighbouring properties in the vicinity of the application site and erection of a site notice.
- 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: 290 Objecting: 287 Supporting: 3
- 6.3 The following issues were raised in representations. Those objections that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of Objection Comments

Objection	Officer Comment
Housing	
1. Character does not achieve policy objectives / not an intensification area.	See paragraphs 7.4, 7.5, and 8.2 to 8.6, and 8.12 to 8.14 below.
2. Lack of affordable housing.	See paragraphs 8.7 to 8.8 below.
3. Loss of family housing.	See paragraphs 8.9 to 8.10 below.
Townscape	
4. Overdevelopment	See paragraphs 8.3 to 8.6, and 8.11 to 8.18 below.
5. Out of character	

Amenity of Adjacent Residents	
6. Loss of outlook 7. Loss of privacy 8. Loss of light	See paragraphs 8.24 to 8.28 below.
9. Increased noise	See paragraphs 8.29 and 8.30 below.
Amenity of Future Occupiers	
10. Inadequate size of flats 11. Inadequate amenity space	See paragraphs 8.19 to 8.23 below.
Transport and Highways	
12. Increased traffic 13. Increased parking 14. Highway safety / nearby school. 15. Effect of construction traffic.	See paragraphs 8.31 to 8.39 below.
Trees and biodiversity	
16. Effect on trees	See paragraphs 8.45 and 8.48 below.
Other Matters	
17. Flood Risk	See paragraph 8.41 below.
18. Air Pollution	See paragraph 8.49 below.
19. Inaccurate description of development. 20. Inconsistent site areas.	The information and drawing submitted describe the proposal. The site area measured by officers is 1325 square metres.
21. Lots of empty flats in Purley.	This is not a material planning consideration.
22. Effect on property value.	This is not a material planning consideration.

Summary of Supporting Comments

1. Will provide affordable housing

Coulsdon West Residents Association objected, raising the following (summarised) concerns:

- Inaccurate description of development.
- Height out of character.
- Increased traffic.
- Traffic hazard.

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

- Loss of family house / non-provision of family housing.
- Overdevelopment.
- Out of character.

- Loss of privacy.
- Loss of light.
- Inadequate car parking.

6.4 Councillor Luke Clancy has objected and referred this application on the following planning related grounds:

- Overdevelopment.
- Height.
- Scale.
- Massing.

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 London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Policy H1 of the London Plan 2021 sets out ten-year net housing completion targets for which boroughs should plan. The ten-year overall housing completion target set for Croydon is 20,970 new homes (2019-2029).

7.3 Policy H2 of the London Plan 2021 states that boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to amongst other things:

- 1) significantly increase the contribution of small sites to meeting London's housing needs
- 2) diversify the sources, locations, type and mix of housing supply
- 3) support small and medium-sized housebuilders
- 4) achieve the minimum housing completion targets set out for small sites and overall housing.

The ten-year target small site housing completion set for Croydon is 6,410 new homes.

7.4 The small sites 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 (small sites) sites each year.

7.5 It is important to note that in the London Plan 2021, the overall housing target per annum of 2,079 new homes (2019 – 2029) as compared with 1,645 in the Croydon Local Plan 2018. Therefore, Croydon is required to deliver more new homes than our current Croydon Local Plan 2018.

- 7.6 For clarity, London Plan 2021, the Croydon Local Plan 2018, and South London Waste Plan 2012 are the primary consideration development plans when determining planning applications.
- 7.7 Policy H1 of the London Plan 2021 recognises the pressing need for more homes in London and Policy H10 promotes a varied housing mix to provide different sizes and types of dwellings in the highest quality environments. The impact of the London Plan 2021 is set out in paragraph 7.2 to 7.4 above.
- 7.8 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.
- 7.9 The main policy considerations raised by the application that the Committee are required to consider are:
- 7.10 London Plan 2021
- GG1 Building Strong and Inclusive Communities
 - GG2 Making the Best Use of Land
 - GG3 Creating a Healthy City
 - GG4 Delivering the Home London Needs
 - GG6 Increasing Efficiency and Resilience
 - D1 London's Form Character and Capacity for Growth
 - D2 Infrastructure Requirement's for Sustainable Densities
 - D3 Optimising Site Capacity Through the Design-Led Approach
 - D4 Delivering Good Design
 - D5 Inclusive Design
 - D6 Housing Quality and Standards
 - D7 Accessible Housing
 - D10 Basement Development
 - D11 Safety, Security, and Resilience to Emergency
 - D12 Fire Safety
 - D14 Noise
 - H1 Increasing Housing Supply
 - H2 Small Sites
 - H4 Delivering Affordable Housing
 - H5 Threshold Approach to Applications
 - H6 Affordable Housing Tenure
 - H7 Monitoring of Affordable Housing

- H8 Loss of Existing Housing
- H10 Housing Size Mix
- E11 Skills and Opportunities for All
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodland
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 4 Managing Heat Risk
- SI 5 Water Infrastructure
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction
- DF1 Planning Obligations

7.11 Croydon Local Plan 2018

- SP1 Place
- DM37 - Coulsdon
- 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
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

7.12 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 to consider are as follows:

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

Principle of Development

New Housing

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan 2021 to deliver a number of residential units within a specified plan period. Croydon's overall housing target per annum is 2,079 new homes (2019 – 2029). The Croydon Local Plan 2018 states 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. 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 the Place area of Coulsdon, which is identified in the 'Places of Croydon' section of the CLP (2018) as being an area for '*An area of moderate residential growth based on available land will be focussed on the District Centre and its surrounding area with a new residential community, delivered in Cane Hill. Residential development will respect the existing character and local distinctiveness*'. The Croydon Suburban Design Guide (2019) sets out how suburban re-development can be achieved to high quality outcomes and thinking creatively about how housing can be provided on existing residential sites. As is demonstrated above, the challenging targets will not be met without small windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.

- 8.4 The London Plan 2021 Policy D2 on Small Sites advises that for London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning. The density of the site would equate to 490 habitable rooms per hectare. The London Plan Policy D3 does not set out specific density ranges for new development. Instead, it requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.
- 8.5 The locality is predominantly formed of large residential plots with large detached houses and is generally seen as an acceptable location in principle for intensive residential development of a minimum of three storeys height as sought by policy.
- 8.6 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

Affordable Housing and Housing Mix

- 8.7 Affordable Housing: Policy SP2 of the CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified. CLP Policy SP2.5 requires a minimum provision of affordable housing to be provided preferably as a minimum level of 30% affordable housing on the same site as the proposed development.
- 8.8 A full viability appraisal accompanied the submitted documents for the planning application which concluded that the development would not be viable to provide any affordable housing within the development or make any financial contributions to affordable housing to the Council. This was agreed through an independent viability assessment. However the applicant has offered 15.25% of the development as affordable housing (by habitable room) to be provided in-line with policy SP2.5 with a 66% and 33% split between London Affordable Rent and London Living Rent, which is close to the 60:40 split required by SP2.4. Therefore, the s106 would secure three of the units for on-site affordable housing provision, which is more than the site specific viability assessment indicates can be supported. This is therefore considered to be the maximum reasonable amount which can be secured. The affordable housing amount

secured will be subject to early and late stage review mechanisms as appropriate.

- 8.9 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes. It sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms and for the type of development proposed in this location Policy DM1.1 requires a minimum provision of 60% of the proposed accommodation to have 3 bedrooms or more. Policy DM1.2 states the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m². In terms of character the Council's Suburban Design Guide (SDG) advises that '*The built character of an area is not defined by the people who live there, but rather the physical characteristics that it is composed of. Character can change over time and it should be acknowledged that well-designed proposals can have a positive effect on an area. This means that new types of dwelling can be integrated into an existing community*'. Therefore, the definition of character would not preclude new 'contemporary re-interpretation' housing development within a residential area.
- 8.10 The development would result in a net increase of 3 bedrooms dwellings on the site and the existing house has a floor area of 311 square metres. The development proposes 20 flats and a unit mix comprising 6 x 1 bedroom (30%) flats, 3 x 2 bedroom flats (15%), and 11 x 3 bedroom flats (55%). The proposal would make provision for 55% of the accommodation as family (3 bedroom) accommodation. This would exceed the strategic target of 30% for family homes set out in policy, but would fall short of the 60% required by Policy DM1.1 of the CLP. However, the shortfall is relatively minor in the context of the overall development. The proposed development would also provide a mix of accommodation for different household sizes. Therefore, the amount of family accommodation proposed and mix of accommodation is, on balance, considered acceptable and moreover would exceed the strategic target.

Townscape and Visual Impact

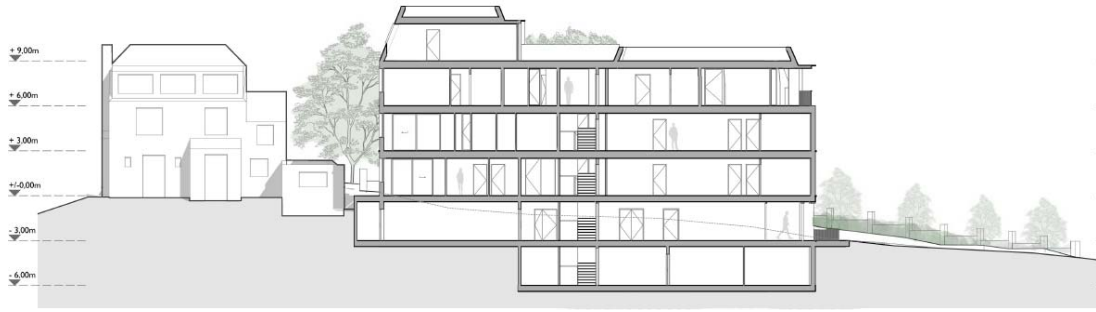
- 8.11 The house, site and area is not subject to any heritage designations so there is no objection to its demolition.

Figure 2. CGI View from Junction Smitham Downs Road / The Vale



- 8.12 On optimising sites the Suburban Design Guide (SDG) advises that in order to make efficient use of sites new development should ensure they make the best use of the site. This may include the provision of higher density housing such as flats. It further advises that new development should seek to evolve the character in a manner that enhances the neighbourhoods as enjoyable places to live, work and play in. This can be achieved through pursuing development that references and reinforces existing architectural styles or introduces new well-designed architectural styles that add interest to the area. This does not exclude increased building sizes.
- 8.13 The proposed development would be sited within a prominent corner location at Smitham Down Road and The Vale. These roads are predominantly formed of detached houses. The application site is unusual in the existing development pattern because it has a frontage facing Smitham Downs Road, but its rear backs onto The Vale, and so it consequently has a much larger plot than other houses in these roads. The only other nearby property with such an arrangement is the care home at 7 Smitham Downs Road, which is directly adjacent to the west of the site.
- 8.14 In line with the principles set out by the Suburban Design Guide (SDG) the location and site circumstances (i.e. its prominent corner location) provide the opportunity to create a marker point within the townscape by accommodating additional height and depth in a new development. The proposal aims to respond accordingly by proposing additional height as well as utilizing the depth and steep gradient of the site to create a layout of building which fronts onto both its northern and southern boundaries. Whilst the proposal is noted to be 4 and part 5 storey in height, in this case the proposed basement and lower ground floors would be concealed and not fully visible from the street and the height of the building would follow the natural upward incline of the site. The main 4 storey mass of the building would terminate with an asymmetrical apex to reflect the prow shaped form of the site towards the east and the height of the proposed building would also be distinguished through the folded form of the roof and contemporary detailing, which again would help to create a marker point within the townscape. Therefore, the overall massing and height of the proposed development would sit well in the street scene.

Figure 3. Section Illustration



8.15 The recessed middle section of the proposed building to its northern and southern elevations would help to break down the overall massing of the building and its overall roof form and mass. Karma white multi-tonal (soft Waterstruck texture) bricks are proposed to the base of the proposed building, while grey Marley Fire Sienne tiles are proposed at first floor and above. The contemporary detailing also includes aluminium window frames, recessed gutters, and eaves without overhangs. The proposed use of full depth projecting picture window and recessed balconies with metal upright railing balustrades would provide a robust design that would be well integrated in the form and modern appearance of the building and which would add further relief to the massing of the building as well as visual interest. Therefore, it is considered that the architectural expression of the proposed building and its contemporary re-interpretation approach to character is acceptable and would result in a high quality finish to the building.

Figure 4. CGI View Looking East / South-East down Smitham Downs Road

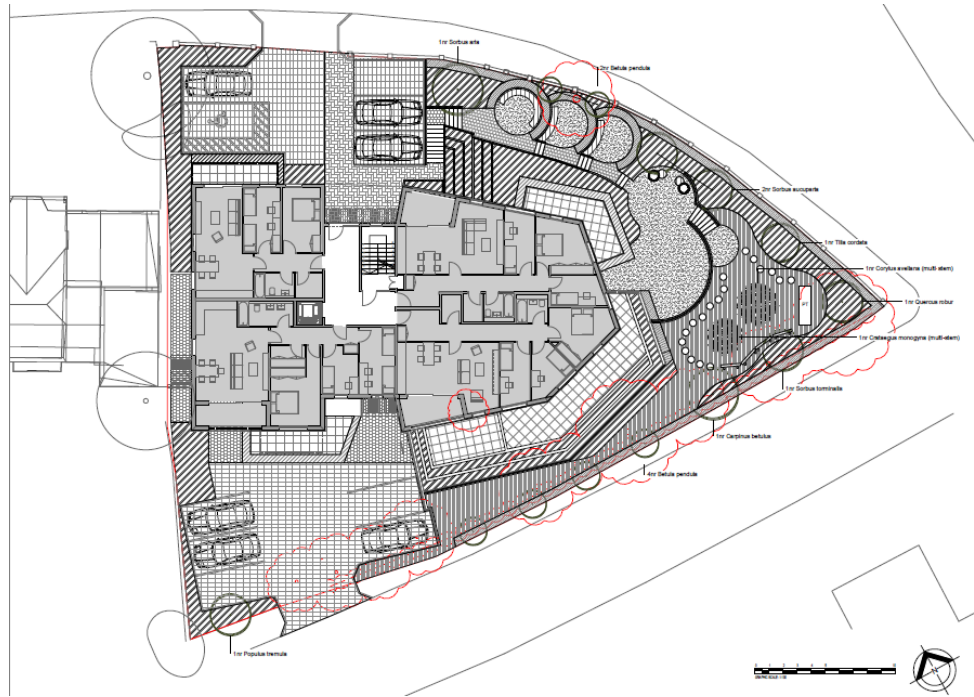


8.16 The scheme proposes two forecourts and two parking areas at ground level and this would provide active frontages to both Smitham Downs Road and The Vale and would be in keeping with its existing development pattern. The division

of the parking areas also means that hardstanding would not dominate the areas around the proposed building. The communal garden and landscaped area (with indicative tree planting) would be sited to the east of the building and would provide a large separation distance from the proposed building to the junction point of Smitham Downs Road and The Vale, in much the same way the existing house on site does. Some of the existing perimeter hedgerow to The Vale will be removed as part of the proposal and would be replaced by 1.2 to 1.8 metre native mixed hedging and 7 replacement trees. An additional 7 trees are also proposed on the Smitham Downs Road perimeter. As well as a central communal amenity and children's play area, there are also smaller more intimate areas and a wildflower meadow proposed within the landscaping. Therefore, the proposed landscaping scheme would offer a variety of different spatial experiences, which would cater for multiple users. Provision for children's play space and wildflower meadow is made within the landscaping. The landscaped amenity areas will be on differing land levels (ground and lower ground levels) due to the topographical constraints of the site, however, a 45 square metre area of hardstanding central to the landscaping scheme can be accessed from a corridor at ground floor. Generally, the provision of the landscaped area and planting to the perimeter to this location is positive as it would provide a spacious and pleasant green aspect in relation to the junction.

Figure 5. CGI of Landscaped Communal Terrace / Garden & Site Layout





8.17 Overall it is considered that site layout, mass, height and scale of the proposed development would respond well to the circumstances of the site and would make efficient use of the land in line with guidance set out by the CLP 2018 and the SDG. The application site is within an established residential area and one in which there is a gradual re-development of large residential plots. The individual and cumulative impact of the development on the local character is considered to be acceptable as assessed above. The impact of the development on the neighbouring highway network (including car parking capacity) is acceptable, as considered in detail further on in this report. The proposal would make a more effective use the site and it would accord with the national and local requirements to optimise the delivery of additional housing in a sustainable manner.

8.18 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of providing a high quality sustainable development and optimising land use.

Housing Quality for Future Occupiers

8.19 All of the proposed new homes would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and London Plan. The applicant has demonstrated in section drawings that the basement would provide an acceptable outlook for future occupiers. Nearly all the flats would have private external amenity spaces in the form of a private garden areas or balconies/terraces to meet minimum space standards. The only exception would be Unit 20 would have a private balcony area of 4.08 square metres, so 92sqcm under the 5 square metre minimum requirement for a 1 bedroom / 1 person flat. However, this is considered a minor shortcoming when balanced against the overall standard of accommodation proposed. Provision would be made for a communal amenity space (approximately 336

square metres area) to be provided at ground floor level and lower ground floor level as detailed earlier in this report and the area proposed would be able to accommodate children's' play space to the minimum amount of 63.9 square metres area as required for the number and type of accommodation proposed.

- 8.20 The London Plan Policy D7 states that new development must ensure that 10% of new dwellings within a scheme (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4 (3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.

Figure 6. Siting / Layout



- 8.21 The proposed building would be provided with one lift core allowing for step-free access to be provided up to the second floor. The flats 15 and 16 are split-level flats sited between the second/third floors and would be accessed from the second floor. These units can be considered as Part M4(2) under the building regulations owing to the potential future proofing of the units via a private lift in each unit. This situation is no different to Part M4(2) requirements for a 2 or 3 storey house nor a duplex flatted unit. The relevant section of the Approved Document Part M4(2) Paragraph 2.23 explains access provisions for users who may need to adapt their residence to allow people to move between storeys, through for example installation of a stair-lift.
- 8.22 The proposal is therefore able to meet the London Plan policy for M4(2) and proposes two M4(3) accessible dwellings, both of which would be provided with a parking space.
- 8.23 Matters relating to D12 of the London Plan will be picked up in the addendum.
- 8.24 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers. The proposed landscaped communal garden areas would provide opportunity for further recreational use for the residents

and could assist in providing community cohesion. The provision of extensive hedgerow and tree planting to the perimeter of the site would also contribute to a pleasant public realm.

Residential Amenity for Neighbours

- 8.25 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. It is considered that the position of the site and siting and massing of the proposed homes on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in adjacent properties.

Privacy and Outlook

- 8.26 The adjacent property to the west, 7 Smitham Down Road, is the nearest property and is in use as a residential care home for the elderly. The windows proposed to the western flank elevation wall of the proposed building would all be secondary windows and would be provided with obscure-glazing. The applicant has demonstrated that the siting and massing of the proposed building would not incur within 45 degree lines of the nearest front and rear windows of 7 Smitham Downs Road. The proposed northern facing elevation windows would be sited approximately 33 metres distance from the front facing windows of 4 Smitham Downs Road. The proposed southern facing windows would be sited approximately 45 metres distance from the rear facing windows of 2 The Drive. The proposed eastern-facing windows would be sited approximately 40 metres distance to the front facing windows of 2 Downlands Road and approximately 25 metres distance from the northern flank windows of 3 Downlands Road. Therefore, these distances would comfortably exceed the 18 metre window-to-window distance advocated in the SDG and that no nearby properties would be adversely affected by issues of privacy and outlook.

Light

- 8.27 The applicant has submitted a daylight/sunlight report with the application. The effects of the proposed development on a total of 4 nearby properties were assessed, being 2, 3a, 4, and 7 Smitham Downs Road (see image below). Number 7 Smitham Downs Road is a residential care home; whilst not strictly use class C3 accommodation (residential), the submitted assessment still considers any potential loss of light to this property.



Figure 7: surrounding properties in aqua tested in relation to light

- 8.28 In terms of vertical sky component (VSC), 20 out of the 23 windows (87%) meet or exceed the BRE guidelines. The second daylight test (no-skyline) shows 16 out of 19 rooms (84%) meet the BRE guidelines. The only failures relate to 7 Smitham Downs Road.
- 8.29 There are 5 windows (serving 3 rooms) on the eastern flank elevation of the care home at 7 Smitham Downs Road. Whilst these appear to serve either non-habitable windows or be secondary windows, the assessment considers a worse-case scenario that there is an expectation of receipt of light. With regard to 3 windows on this flank which exceed the BRE's advisory 20% former value, the average retained VSC for the affected windows is 19% which is considered acceptable, even in a suburban setting such as Purley. The greatest reduction would be 45.5% which would be a major adverse impact, but with a retained VSC of 20% is on balance acceptable. The NSL would also exceed the BRE's advisory 20%, but the rooms which these windows serve benefit from almost all of the area being able to see a portion of direct sky in the existing conditions (enjoying uncharacteristically high levels of light) and all the rooms will be able to see direct sky to at least 50% of the area in the proposed condition. In terms of sunlight, 15 out of 16 rooms (94%) will achieve BRE compliance. The one room failure would be a major adverse impact. Overall, the effect of the proposed development to light at 7 Smitham Downs Road would be considered acceptable.

Other Amenity Issues

- 8.30 In terms of noise and general disturbance it is considered that there would be noise and general disturbance result from demolition and construction works. A full construction logistics plan can be secured by condition to ensure proposed works are effectively managed to minimise disruption and disturbance. It is not considered that the development would result in any adverse increased noise from the number of dwellings proposed on the site given the detached form of the proposed development.
- 8.31 In terms of safety and security it is considered that increased natural passive surveillance would result from the proposed development, so it is likely to

provide a safer environment than the arrangement. Details of security lighting to the external access and external circulation areas would be secured by condition.

Parking and Highway Safety

- 8.32 The site is located on the corner of Smitham Downs Road and The Vale. The site has a PTAL rating of 2 which means that it has poor to moderate access to public transport links. The site is also located approximately 100 metres from a bus stop and approximately 120 metres from Brighton Road which has several bus routes.

Figure 8. Local Public Transport Connections



- 8.33 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and 1-2 bedroom units should provide no more than 0.75 spaces per unit and for 3 bedroom units no more than 1.5 spaces per unit. Taking all this into account the maximum provision for this development could be 17.75 parking spaces. A Transport Statement was submitted with the application and it shows that the expected demand for parking spaces, based on census data, would be 19 car parking spaces.

- 8.34 The proposal provides 10 off-street car parking spaces on-site. This equates to a ratio of 0.5 car parking spaces per dwelling. The parking provision includes 2 wheelchair accessible space and step free access to the building. While the amount of off-street parking would fall short of the demand that could be expected for the development, in this case a Parking Stress survey undertaken by the applicant indicates that the development would have limited impact on existing parking stress levels. The average local parking stress on local roads

was recorded as 28.4%, with the highest parking stress of 67% recorded on The Drive. Therefore, it is considered the surrounding roads would be able to accommodate the potential additional demand. The Parking Stress survey also took account of the proposed stress that would result from the proposed scheme and of the cumulative effect that could result from nearby consented developments and again it was found that there would be a large amount of capacity for the potential overspill of 1.25 cars that could result from the proposed development. The highest total average existing parking stress for the 5 local roads observed during the parking stress survey is reported as 28.6%, which would rise to 32.2% as a result of the proposed development, and rise to 37.1% as a result of the effect of cumulative developments in the locality. Given the minor nature of those developments, their own provision for off-street parking, and that there are no local parking restrictions to the local roads this is a reasonable conclusion.

- 8.35 The car park areas would be accessed from Smitham Downs Road (at ground level) and The Vale (at lower ground level) respectively. The Smitham Downs Road access would be located further to the west than the existing access, while the access to The Vale would be located marginally further to the east than the existing one. The Council would require any redundant dropped kerbs to be put back to full height kerbs at the developer's expense and this would be secured by condition. Electric Vehicle Charing Points would be provided within the parking area and would consist of 20% active and 20% passive provision. The applicant is content to accept a Car Park management plan as a condition of planning permission.
- 8.36 A total of 40 bicycle spaces would be provided in a storage area within the lower ground floor of the building, with access from The Vale. The amount of bicycle storage would comply with London Plan standards for resident and visitor cycles. Electric cycle charging points are also proposed. A buggy storage area would also be provided adjacent to it within the building and this would benefit families with children.
- 8.37 Notwithstanding the acceptability of the car parking provision and cycle provision, to further encourage sustainable transport methods and discourage car ownership, it is recommended that a financial contribution of £20,000 is sought through a S106 legal agreement. This would assist in the creation of an on-street car club electric vehicle bay and would assist in improving walking and cycle routes in the vicinity of the site.
- 8.38 The Transport Assessment submitted with the application provides a road safety audit and finds that within 200 metres of the site in the past 5 years there have been 20 traffic collisions, comprising 19 slight incidents and 1 serious incident, but with no fatalities. The data has reveals no collisions occurred at or in the immediate vicinity of the two proposed vehicle access points (one being the existing one). One collision was indicated at the junction of Smitham Downs Road and The Vale, resulting in slight injuries. The data shows a number of collisions occurred on Brighton Road, near the junctions with Smitham Down Road and Stoats Nest Road and this presumably due to the heavy traffic use on Brighton Road. A number of objectors have cited concerns that the traffic

from the scheme would have on the safety of children using Woodcote Primary School. However, the school is sited approximately 660 metres to the north-west of the site and to the west of the (A237) Woodcote Grove Road. Moreover, the layout of the proposed car parking areas is also such that they would allow cars to enter and exit in a forward gear and this would assist road safety. A condition would be used to ensure that proper visibility splays are provided to the vehicle accesses. Overall, it is considered there are no existing road safety issues associated with the site, especially with the access points.

8.39 Taking into account the sites location, amount and layout of off-street parking and cycle storage proposed, alongside the sustainable transport contribution proposed to be secured via legal agreement overall the proposal is not considered to have an unacceptable impact upon traffic generation, parking capacity, and road safety to warrant refusal.

8.40 Details of a full Construction Logistics Plan can be secured by condition to ensure that the demolition and construction works would be undertaken in a considerate manner.

Refuse Storage

8.41 The refuse storage for the flats would be incorporated within the building at lower ground floor level. It would be sited 18.80 metres away from the pavement of The Vale and so would be within the 20 metre pull distance of refuse collectors. This would be an acceptable arrangement.

Flood Risk

8.42 The site falls within a Flood Zone 1 area and within a Critical Drainage Area. The applicants have submitted a Flood Risk Assessment (FRA) which was reviewed by the LLFA and overall the LLFA has no drainage objections to the proposed scheme. The actionable measures of the FRA can be secured by condition to ensure that a sustainable urban drainage system would be implemented and retained.

Sustainability

8.43 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets.

8.44 Sustainable features proposed include an array of PV panels that will be orientated South spread across the main roofs at 3rd and 4th levels. The predicted site wide reduction in CO2 over Part L 2014 of the Building Regulations is 79.0%; with energy efficiency measures reduction of 10.6%, renewable technology reduction of 76.5% and a carbon offset financial contribution of £8939.10 based on Croydon Council shortfall cost of £60/tonne CO2 for a 30 year period. The financial contribution would be secured as part of a S106 agreement.

8.45 Conditions can be used to ensure CO2 reduction compliance and to ensure water use targets have been met following construction. Furthermore, a condition is recommended in relation to calculating and reducing un-regulated carbon emissions not controlled by the Building Regulations, as required by SI2

of the London Plan. Therefore, the development would comply with the CO2 reduction target requirements as outlined within the policies from both Croydon Council and The London Plan.

Trees, Landscaping, Ecology and Biodiversity

- 8.46 An arboriculture report, landscaping strategy and an ecology assessment were submitted with the application. The proposal would result in the removal of seven individual trees within the site and all of the trees identified for removal are graded as category 'C' specimens, of low quality. One would be removed from next to the northern boundary, one from the middle of the site, and five from next to the southern boundary. The individual trees to be removed are predominantly small leaved lime trees and all low quality specimens. A hedgerow of small leaved lime trees adjacent to the southern boundary of the site would also be removed and again are low quality specimens. The removal of the trees is intended to enable the proposed landscaping scheme. Tree protection measures would be put into place for those trees on/adjacent to the site to be retained and this matter can be secured by condition.
- 8.47 Near to the proposed vehicle accesses some minor facilitative pruning is required to the boundary trees in 7 Smitham Downs Road to allow clearance above the proposed car parking spaces. Also, the crown of one other tree in 7 Smitham Downs Road is to be pruned back to the boundary. This is a large un-managed tree growing close to built structures. The proposed pruning of these trees would allow adequate space for access for the construction activities and for future growth, and would have no significant impact on the trees' health, longevity or appearance.

Figure 9. CGI of Proposed Landscaping and Ecology

Axo View



- 8.48 The landscaping and ecology scheme includes new tree planting, including native species such as birch, lime, and oak trees. The planting would also include a variety of flowers, herb planting and shrubs and a wildflower meadow. A condition is recommended to be included within the landscaping condition to ensure the 0.4 minimum urban greening factor is achieved. There would be

areas for seating and children's play space, which would include a circuit of timber play equipment. The type of environment created would promote recreational use and provide habitats for flora, fauna, and insects. The hard landscape areas would complement the appearance of the proposed built form and the textures and materials therein would assist in delineating the purpose of each area and access.

- 8.49 It is considered the proposed landscaping strategy would represent a significant uplift in the greenery of the site, including significantly varied native tree planting. It would bring about additional planting, including a wildflower meadow, and sustainable drainage and this would assist in tackling climate change and promoting a net gain in biodiversity as desired by the London Plan. The implementation of the proposed landscaping scheme including full details of the tree planting can be secured by condition.

Other Matters

Air Pollution

- 8.50 An air quality assessment was submitted with the application and its actionable mitigation measures to minimise air pollution can be secured by condition. An environmental management plan and a construction logistics plan would be secured by condition prior to the commencement of the development, including demolition works. Additionally, the S106 legal agreement would include an air quality financial contribution of £100 per unit, equating to £2,000 in total.

Contaminated Land

- 8.51 The site is in residential use and the land is unlikely to be contaminated. However, a condition requiring the submission of a desk-top study contamination report and requiring any necessary remedial works to be carried out as appropriate is recommended to ensure a safe environment for future residents.

CIL

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

Conclusions

- 8.53 Given the significant need for housing within the Borough and the existing residential status of the site, the principle of this residential development is considered acceptable within this area. The proposed design would bring forward a contemporary re-interpretation design on a residential site in a residential area and would represent a sensitive and sustainable re-development, placing particular emphasis on providing family friendly accommodation. Whilst it is acknowledged that the mass of built form would be greater than the existing house currently on site, the proposal would be in context with its corner site and surroundings. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be

acceptable. Officers are satisfied that the scheme is worthy of a planning permission and would deliver a high quality residential development as sought by policy.

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

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

The following is a list of planning applications determined by the Head of Development Management under delegated powers since the last meeting of the Planning Committee.

21/06/2021 to 02/07/2021

Note: This list also includes those decisions made by Planning Committee and released in this time frame as shown within the level part of each case.

NOTE: The cases listed in this report can be viewed on the Council's Website.

Please note that you can also view the information supplied within this list and see more details relating to each application (including the ability to view the drawings submitted and the decision notice) by visiting our Online Planning Service at the Croydon Council web site (www.croydon.gov.uk/onlineplans).

Once on the Council web page please note the further information provided before selecting the Public Access Planning Register link. Once selected there will be various options to select the Registers of recently received or decided applications. Also; by entering a reference number if known you are able to ascertain details relating to a particular application. (Please remember to input the reference number in full by inserting any necessary /'s or 0's)

Ref. No. :	21/02257/FUL	Ward :	Addiscombe East
Location :	50 Elgin Road Croydon CR0 6XA	Type:	Full planning permission
Proposal :	Single storey rear extension to the ground floor flat and other minor alterations		
Date Decision:	28.06.21		

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02558/CAT **Ward :** **Addiscombe East**
Location : 27A Ashburton Road **Type:** Works to Trees in a
Croydon Conservation Area
CR0 6AP
Proposal : T1 - Leyland- Fell to ground level
Date Decision: 23.06.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01597/DISC **Ward :** **Addiscombe West**
Location : 28-30 Addiscombe Grove **Type:** Discharge of Conditions
Croydon
CR0 5LP
Proposal : Details submitted pursuant to Condition 5 (Ground Floor Amenity Strategy), Condition 7 (Delivery & Servicing Plan) for partial approval and Condition 24 (Travel Plan) for planning permission ref: 17/02680/FUL for Demolition of existing buildings including parking garage and redevelopment of the sites for a part 9, 20 and 21 storey building comprising 153 residential dwellings (Class C3) and a single storey sub-station; hard and soft landscaping, cycle and car parking facilities; plant areas and other ancillary works
Date Decision: 24.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01283/FUL **Ward :** **Addiscombe West**
Location : 9B Leicester Road **Type:** Full planning permission
Croydon
CR0 6EB
Proposal : Erection of single storey side/rear extension
Date Decision: 23.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02209/FUL **Ward :** **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : Flat 2 Type: Full planning permission
105 Davidson Road
Croydon
CR0 6DN

Proposal : Erection of rear roof extension and installation of two rooflights to front roof slope

Date Decision: 24.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02219/FUL Ward : **Addiscombe West**
Location : 193 Davidson Road Type: Full planning permission
Croydon
CR0 6DP

Proposal : Change of use from C4 HMO to a large HMO (sui generis)

Date Decision: 28.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02295/LP Ward : **Addiscombe West**
Location : 31 Morland Road Type: LDC (Proposed) Operations
Croydon edged
CR0 6HA

Proposal : Proposed hip to gable and rear dormer roof extensions with rooflights

Date Decision: 30.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02328/CONR Ward : **Addiscombe West**
Location : 105 Lower Addiscombe Road Type: Removal of Condition
Croydon
CR0 6PU

Proposal : Variation of condition 1 (opening hours) from planning permission 92/02421/P for 'Use of ground floor for purposes within class a3; erection of external ducting and alterations to shopfront' to allow opening between the hours of 10:00 - 01:30 Monday to Saturday and 10:00 - 01:00 on Sundays

Date Decision: 01.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02399/GPDO Ward : **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : 10 Edward Road
Croydon
CR0 6DY
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.85 metres

Date Decision: 24.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/01978/LP
Location : 56 Pawsons Road
Croydon
CR0 2QF
Ward : **Bensham Manor**
Type: LDC (Proposed) Use edged

Proposal : Use as supported living accommodation for up to 4 adults within use class C3b, erection of replacement roof to existing single-storey rear extension and installation of door in rear elevation.

Date Decision: 30.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02004/FUL
Location : 75 Warwick Road
Thornton Heath
CR7 7NN
Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Alterations, erection of L-Shaped Dormer extension to rear roof slope (with balcony/terrace) and on roof of rear outrigger to form a 3 bedroom HMO accommodation (in association with planning permission 20/06113/FUL for Alterations, Demolition of side garage/outbuilding, erection of two storey/part single storey side/rear extension, for use as 7 Bedroom House in Multiple Occupation (HMO), provision of associated refuse storage, cycle storage and off-street parking) (AMENDED DESCRIPTION).

Date Decision: 02.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02144/FUL
Location : 42 Bensham Manor Road
Thornton Heath
CR7 7AA
Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Single storey rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 25.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02242/LP	Ward :	Bensham Manor
Location :	61 Winterbourne Road Thornton Heath CR7 7QX	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope		

Date Decision: 23.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/02342/GPDO	Ward :	Bensham Manor
Location :	1 Beechwood Avenue Thornton Heath CR7 7DY	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 3 metres and a maximum height of 3.7 metres		

Date Decision: 01.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	21/02466/LP	Ward :	Bensham Manor
Location :	126 Richmond Road Thornton Heath CR7 7QD	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of rear dormer extension and installation of 3 rooflights in front roofslope.		

Date Decision: 25.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/02499/GPDO	Ward :	Bensham Manor
Location :	19 Goston Gardens Thornton Heath CR7 7NR	Type:	Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Date Decision: 24.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02644/GPDO

Ward : **Bensham Manor**

Location : 68 Totton Road
Thornton Heath
CR7 7QR

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.10 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3 metres

Date Decision: 28.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02646/GPDO

Ward : **Bensham Manor**

Location : 40 Braemar Avenue
Thornton Heath
CR7 7RG

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 a maximum height of 3.75 metres

Date Decision: 28.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03320/LP

Ward : **Bensham Manor**

Location : 10 Oaklands Avenue
Thornton Heath
CR7 7PH

Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with erection of rear dormer and two front roof lights

Date Decision: 28.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01458/HSE
Location : 55 Kidderminster Road
Croydon
CR0 2UF
Proposal : Erection of single storey rear extension
Date Decision: 25.06.21

Ward : Broad Green
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02154/HSE
Location : 2 Kidderminster Road
Croydon
CR0 2UE
Proposal : Single storey side and rear extensions to the house
Date Decision: 22.06.21

Ward : Broad Green
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02440/GPDO
Location : 12 Ockley Road
Croydon
CR0 3DP
Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.59 metres and a maximum height of 3.08 metres
Date Decision: 24.06.21

Ward : Broad Green
Type: Prior Appvl - Class A Larger House Extns

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02561/GPDO
Location : 55 Purley Way
Croydon
CR0 3JW
Proposal : Erection of a single storey rear extension projecting out 5.9 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 2.5 metres
Date Decision: 28.06.21

Ward : Broad Green
Type: Prior Appvl - Class A Larger House Extns

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02691/GPDO
Location : 1 Nova Road
Croydon
CR0 2TN

Ward : Broad Green
Type: Prior Appvl - Class A Larger
House Extns

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: 02.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/02806/PDO
Location : O/S Griffin House
399 London Road
Croydon
CR0 3FH

Ward : Broad Green
Type: Observations on permitted
development

Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column

Date Decision: 23.06.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03114/NMA
Location : 167 Handcroft Road
Croydon
CR0 3LF

Ward : Broad Green
Type: Non-material amendment

Proposal : Non-Material Amendment (to alter cycle store roof) to Planning Permission Ref 15/03248/P for Demolition of all existing buildings; erection of 1 part single, part two, part three storey building and 1 part two, part four storey building comprising a total of 14 one bedroom, 13 two and 2 three bedroom flats, formation of vehicular access and provision of 2 no. disabled parking spaces.

Date Decision: 23.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02865/NMA
Ward : **Crystal Palace And Upper Norwood**
Location : 22 Harold Road
Upper Norwood
London
SE19 3PL
Type: Non-material amendment
Proposal : Non-material amendments to PP 18/05587/HSE for (Alterations to include an extension to the existing basement and erection of single storey rear extension. Installation of new windows and landscaping treatment to the front garden).
Amendments: rendered walls to orangery/existing window/door to relevation of two storey outrigger retained.

Date Decision: 01.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05598/ADV
Ward : **Crystal Palace And Upper Norwood**
Location : Ground Floor Shop Premises
82 Westow Hill
Upper Norwood
London
SE19 1SB
Type: Consent to display advertisements
Proposal : Installation of one externally illuminated fascia sign

Date Decision: 30.06.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/06268/FUL
Ward : **Crystal Palace And Upper Norwood**
Location : 54 Church Road
Upper Norwood
London
SE19 2EZ
Type: Full planning permission
Proposal : Alteration to shopfront; use of ground and lower ground floor units as a commercial space, with residential at the rear with provision of lightwell to the rear basement.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 28.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02047/FUL **Ward :** Crystal Palace And Upper Norwood
Location : Telephone Exchange **Type:** Full planning permission
Church Road
Upper Norwood
London
SE19 2QW
Proposal : Replacement of existing louvre with a new aluminium acoustic louvre (retrospective application)

Date Decision: 22.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02239/PA8 **Ward :** Crystal Palace And Upper Norwood
Location : Verge At Junction Of Wedgewood Way And **Type:** Telecommunications Code System operator
Beulah Hill,
Upper Norwood,
London,
SE19 3ES
Proposal : Installation of 15m high telecommunications monopole with built-in cabinet, three ancillary cabinets and ancillary works

Date Decision: 23.06.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/02359/HSE **Ward :** Crystal Palace And Upper Norwood
Location : 8 Pytchley Crescent **Type:** Householder Application
Upper Norwood
London
SE19 3QT
Proposal : Proposed two storey side and rear extensions to the house, with associated alterations

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 02.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02464/LP	Ward :	Crystal Palace And Upper Norwood
Location :	10 High View Close Upper Norwood London SE19 2DS	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of hip to gable and rear dormer extension and installation of 1 rooflight in front roofslope.		

Date Decision: 25.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/02518/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	43 Central Hill Upper Norwood London SE19 1BW	Type:	Works to Trees in a Conservation Area
Proposal :	T3 (Sycamore) - Fell TG4 (Cypress, Bay, and other shrubs/ trees) - Fell		

Date Decision: 23.06.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	21/02695/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	2C Hermitage Road Upper Norwood London SE19 3QR	Type:	Works to Trees in a Conservation Area
Proposal :	G1, juvenile Cypress hedge. Reduce height by 2.5m and trim, to thicken and maintain as hedge T1, Oak, remove deadwood, crossing branches and sprouts. Maintenance T2&T3 Plums, reshape and thin. Maintenance		

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 01.07.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02760/PDO **Ward : Crystal Palace And Upper Norwood**

Location : Council Lighting Asset Column N11
O/S 54 Westow Street
Upper Norwood
London
SE19 3AF
Type: Observations on permitted development

Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column

Date Decision: 21.06.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/02814/TRE **Ward : Crystal Palace And Upper Norwood**

Location : 6 Tree View Close
Upper Norwood
London
SE19 2QT
Type: Consent for works to protected trees

Proposal : T2 Lime - Overall crown reduction of 2m up to a max cut size of 25mm.
(TPO no.6, 1974)

Date Decision: 01.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/06611/FUL **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : North Lodge
Tickners Way
(Former Cane Hill Development)
Coulsdon
Croydon

Type: Full planning permission

Proposal : Demolition of the existing North Lodge and replacement with a single house and carport.

Date Decision: 23.06.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00154/NMA
Location : Plots 419, 420, 450 & 451
Johnson Drive
(Former Cane Hill Development Site)
Coulsdon
CR5 3JR

Ward : Coulsdon Town
Type: Non-material amendment

Proposal : Non-material amendment (window location at Plots 419,420,450 & 451) to approval of reserved matters ref. 16/01764/RES. (Erection of 116 houses (Phase 5 Historic South) (approval of reserved matters in respect of hybrid planning permission 13/02527/P for Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage).

Date Decision: 23.06.21

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Ref. No. : 21/00588/DISC **Ward : Coulsdon Town**
Location : 78 Smitham Bottom Lane Type: Discharge of Conditions
Purley
CR8 3DD
Proposal : Discharge of condition 3 (Construction Logistics Plan), 4 (surface water drainage) and 10 (Design SAP calculations) pursuant to planning permission 20/02795/FUL for the demolition of a garage and outbuildings and erection of detached chalet bungalow with associated landscaping and landscaping structures, car parking, refuse and cycle storage.
Date Decision: 25.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01415/HSE **Ward : Coulsdon Town**
Location : 25 Alexander Road Type: Householder Application
Coulsdon
CR5 3JD
Proposal : Single storey rear extension.
Date Decision: 23.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02238/DISC **Ward : Coulsdon Town**
Location : 105 Woodcote Grove Road Type: Discharge of Conditions
Coulsdon
CR5 2AN
Proposal : Discharge of Condition 5 (Cycle and refuse storage) attached to planning permission 20/05185/CONR for the Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage.
Date Decision: 30.06.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02256/HSE **Ward : Coulsdon Town**
Location : 8 Portnalls Close Type: Householder Application
Coulsdon
CR5 3DB
Proposal : Single-storey rear extension.
Date Decision: 25.06.21

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02288/FUL **Ward :** Coulsdon Town
Location : R/O 130 Brighton Road Type: Full planning permission
Coulsdon
CR5 2ND

Proposal : Formation of 2X 1 bedroom units, improvements and alterations to the existing residential accomodation access and providing a secondary rear access to the Commercial unit at 130 Brighton Road

Date Decision: 30.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02302/HSE **Ward :** Coulsdon Town
Location : 123 Downs Road Type: Householder Application
Coulsdon
CR5 1AD

Proposal : Alterations including erection of a two storey rear extension and loft conversion including increased ridge height and four rooflights to the side roofslope.

Date Decision: 30.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02458/HSE **Ward :** Coulsdon Town
Location : 70 Portnalls Road Type: Householder Application
Coulsdon
CR5 3DE

Proposal : Demolition of existing conservatory/single storey element at rear, alterations and erection of single storey rear extension.

Date Decision: 30.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02744/LP **Ward :** Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : 39 The Drive
Coulsdon
CR5 2BL
Type: LDC (Proposed) Operations
edged

Proposal : Laful development certificate proposed for loft conversion including rear dormer, hip to gable and front roof lights.

Date Decision: 01.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02957/LP
Location : 16 Richmond Road
Coulsdon
CR5 2PG
Type: LDC (Proposed) Operations
edged
Ward : Coulsdon Town

Proposal : Proposed loft conversion incorporating a hip-to-gable, a rear dormer roof extension including a juliet balcony to the rear and 3x roof windows to the front slope

Date Decision: 23.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03329/NMA
Location : 10 Southwood Avenue
Coulsdon
CR5 2DT
Type: Non-material amendment
Ward : Coulsdon Town

Proposal : Non-material amendment to planning permission ref. 21/00985/HSE for alterations including the erection of a two storey side/rear extension and a single storey rear extension.

Date Decision: 24.06.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/05682/FUL
Location : 28 Dingwall Road
Croydon
CR0 2NE
Type: Full planning permission
Ward : Fairfield

Proposal : Extension and renovation of existing building consisting of front and rear extensions, rear infill extensions, two additional floors, new front facade including remodelled street level access, ramps and landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 24.06.21

Approved subject to 106 Ag. (3 months)

Level: Delegated Business Meeting

Ref. No. : 21/02350/DISC **Ward : Fairfield**
Location : Sydenham Court **Type: Discharge of Conditions**
52 Sydenham Road
Croydon
CR0 2EF

Proposal : Details pursuant to Conditions 21 (Soil Contamination) of planning permission 19/04764/FUL The proposed demolition of the existing buildings followed by the re-development of a new residential development consisting of two separate blocks (6 storeys and 4 storeys respectively) containing 43 new homes, new hard and soft landscaping, courtyards, cycle and vehicle parking with refuse areas.

Date Decision: 02.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02684/CAT **Ward : Fairfield**
Location : 4 Howley Road **Type: Works to Trees in a**
Croydon **Conservation Area**
CR0 1AZ

Proposal : G2 - 2 x Sycamore - Fell

Date Decision: 01.07.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02867/FUL **Ward : Fairfield**
Location : 77 - 81 North End **Type: Full planning permission**
Croydon
CR0 1TJ

Proposal : Replacement of shopfront and associated alterations

Date Decision: 28.06.21

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Ref. No. : 21/01726/TRE
Location : 46 Hermitage Road
Kenley
CR8 5EB
Proposal : T1 Sycamore - Fell and replace with Silver Birch
(TPO NO. 199)
Date Decision: 23.06.21

Ward : Kenley
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01840/TRE
Location : Torii Pines
Firs Road
Kenley
CR8 5LH
Proposal : Oak-(T1) - Fell . Tree is dying back.
(TPO no.54, 2009)
Date Decision: 23.06.21

Ward : Kenley
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01946/TRE
Location : 5 Lovelock Close
Kenley
CR8 5HL
Proposal : T1 Oak: Prune back North West branches by 2.5m up to a max cut size of 25mm.
P2 Poplar: Fell
(TPO 05, 1990)
Date Decision: 23.06.21

Ward : Kenley
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01955/HSE
Location : 36 Valley Road
Kenley
CR8 5BQ
Date Decision: 23.06.21

Ward : Kenley
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : Alterations, construction of first floor extension to form house from bungalow with a single storey side/rear extension, raised patio area with steps with lower ground floor (basement area)

Date Decision: 24.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01991/TRE

Ward : Kenley

Location : 5 Fairways
Kenley
CR8 5HY

Type: Consent for works to protected trees

Proposal : T1 Yew Tree - Crown Reduce by 4 Feet (1 Metre) up to a max cut size of 25mm and shape to suit
T2 Beech tree - Crown Reduce by 2 Metres up to a max cut size of 25mm, Formative Prune, crown thin 20%
(TPO no. 4, 1973)

Date Decision: 01.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02079/TRE

Ward : Kenley

Location : 122 Welcomes Road
Kenley
CR8 5HH

Type: Consent for works to protected trees

Proposal : G2 of TPO: Cypress, Cedar & Spruce.
Cypress - reduce in height by 2.5m and round edge
Cedar - reduce in height by 3M and side branches to be reduced in to the canopy
Spruce - reduce in height by 2.5M to the same height as the Cypress
Reasons; To maintain the size of the trees and let more sunlight in.
(TPO no.19, 2008)

Date Decision: 23.06.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/02363/HSE

Ward : Kenley

Location : 185 Old Lodge Lane
Purley
CR8 4AW

Type: Householder Application

Proposal : Demolition of a conservatory and erection of a single storey side/rear/front extension

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 01.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02404/HSE
Location : Wilmington
21 Valley Road
Kenley
CR8 5DJ
Ward : **Kenley**
Type: Householder Application
Proposal : Alterations and erection of a single storey rear extension and alterations to existing kitchen windows.

Date Decision: 02.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02511/TRE
Location : 3 Glendale Rise
Kenley
CR8 5LZ
Ward : **Kenley**
Type: Consent for works to protected trees
Proposal : Oak (T100) - Crown Reduction by 2 metres up to a 25mm max cut size.
(TPO no. 100)

Date Decision: 23.06.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02701/LP
Location : 95 Haydn Avenue
Purley
CR8 4AJ
Ward : **Kenley**
Type: LDC (Proposed) Operations edged
Proposal : Proposed loft conversion incorporating a hip-to-gable, a rear dormer roof extension and 3x roof windows to the front slope

Date Decision: 21.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02703/LP
Ward : **Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : 122 Welcomes Road
Kenley
CR8 5HH
Type: LDC (Proposed) Operations edged

Proposal : Lawful development certificate (proposed) is sought for the construction of a rear/side single storey extension.

Date Decision: 23.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02746/TRE
Location : 11 Cullesden Road
Kenley
CR8 5LR
Type: Consent for works to protected trees
Ward : Kenley

Proposal : T4: Cherry - Crown Reduction of 1 metre up to a max cut size of 25mm.
(TPO no. 100)

Date Decision: 01.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02245/TRE
Location : 128 Welcomes Road
Kenley
CR8 5HH
Type: Consent for works to protected trees
Ward : Kenley

Proposal : T1: Ash tree four - five branches to be removed due to overhanging my customers garden from neighbouring side, which is also encroaching over half the garden and is worried as has children that play in the garden
(TPO no. 166)

Date Decision: 23.06.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/01253/HSE
Location : 7 Frensham Drive
Croydon
CR0 0QZ
Type: Householder Application
Ward : New Addington North

Proposal : Erection of two storey side extension

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 22.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02620/GPDO

Ward : **New Addington North**

Location : 40 Mickleham Way
Croydon
CR0 0PN

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 2.5 metres and a maximum height of 3.8 metres

Date Decision: 28.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05179/FUL

Ward : **New Addington South**

Location : Land Rear Of 56-59 Central Parade
Croydon
CR0 0JD

Type: Full planning permission

Proposal : Erection of 2 dwellings at rear, provision of parking space and associated refuse and bin stores. Access to rear of commercial units and use of access road to Salcot Crescent

Date Decision: 29.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02327/CONR

Ward : **New Addington South**

Location : 145 Milne Park East
Croydon
CR0 0BF

Type: Removal of Condition

Proposal : To vary conditon 1 of planning reference 86/00061/P to enable the restaurant to open between 09:00 and 23:00 Monday to Sunday

Date Decision: 01.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02460/LP **Ward :** **New Addington South**
Location : 118 King Henry's Drive **Type:** LDC (Proposed) Operations
Croydon edged
CR0 0PB
Proposal : Installation of rooflights, erection of gable end roof extension and rear dormer extension

Date Decision: 30.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02461/HSE **Ward :** **New Addington South**
Location : 118 King Henry's Drive **Type:** Householder Application
Croydon
CR0 0PB
Proposal : Erection of out-building / garden shed in the rear garden.

Date Decision: 01.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03642/FUL **Ward :** **Norbury Park**
Location : 1585 London Road **Type:** Full planning permission
Norbury
London
SW16 4AA
Proposal : Alterations; use of first and second floors as 2 two bedroom flats

Date Decision: 01.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/03783/HSE **Ward :** **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : 22 Christian Fields
Norbury
London
SW16 3JZ

Type: Householder Application

Proposal : Formation of vehicular access to include excavation of existing front garden to provide off-street parking for up to 2 car parking spaces and proposed retaining wall.

Date Decision: 01.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01715/HSE
Location : 107 Briar Avenue
Norbury
London
SW16 3AG

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of single storey rear extension, rear dormer and hip to gable roof extension with two front roof lights

Date Decision: 30.06.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01899/DISC
Location : 1 Virginia Road
Thornton Heath
CR7 8EL

Ward : Norbury Park
Type: Discharge of Conditions

Proposal : Discharge of Conditions 1, 2, 3 attached to Planning Permission 18/00256/FUL for Erection of 2 three bedroom houses at rear formation of access road and provision of associated parking and cycle storage.

Date Decision: 21.06.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02732/NMA
Location : 44 County Road
Thornton Heath
CR7 8HN

Ward : Norbury Park
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : Non material amendment (to increase the depth of the extension by 1m) to 19/00916/HSE for Erection of a part single/part two storey rear extension

Date Decision: 22.06.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/01620/FUL
Location : 1416 London Road
Norbury
London
SW16 4BZ
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Alterations, retention of single storey first floor rear extension. Installation of extractor fans/duct/flue at rear.

Date Decision: 28.06.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02009/FUL
Location : 1351 London Road
Norbury
London
SW16 4BE
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Change of use from Pharmacy (Class E(a)) to Hot Food and Takeaway (Sui Generis) and installation of extraction and ventilation duct system

Date Decision: 29.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02250/HSE
Location : 147 Strathyre Avenue
Norbury
London
SW16 4RH
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of a single storey rear extension with raised terrace area, proposed outbuilding toward the rear of the garden, removal of brick piers and railings at the front of the site to create an off street parking space

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 25.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02261/LP
Location : 20 Briar Road
Norbury
London
SW16 4LU
Proposal : Erection of hip to gable, rear dormer extension and installation of 3 rooflights in front
roofslope.

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

Date Decision: 22.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02489/GPDO
Location : 5 Southbrook Road
Norbury
London
SW16 5QZ
Proposal : Erection of a single storey rear extension projecting out 4.3 metres from the rear wall of
the original house with a height to the eaves of 2.49 metres and a maximum height of
3.45 metres

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class A Larger
House Extns

Date Decision: 24.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02536/GPDO
Location : 95 Norbury Court Road
Norbury
London
SW16 4HX
Proposal : Erection of a single storey rear extension projecting out 4.3 metres from the rear wall of
the original house with a height to the eaves of 2.71 metres and a maximum height of
3.16 metres

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class A Larger
House Extns

Date Decision: 24.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02574/GPDO
Location : 72 Pollards Hill South
Norbury
London
SW16 4NB

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.3 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 28.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05482/LE
Location : 1 Hillside Road
Coulsdon
CR5 1PD

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

Proposal : Conversion of existing garage and addition of single storey side extension

Date Decision: 22.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01259/HSE
Location : 94 Ellis Road
Coulsdon
CR5 1BZ

Ward : Old Coulsdon
Type: Householder Application

Proposal : Proposed development for the erection of a two storey rear extension, front porch and addition of a front window and the addition of a ground floor side window.

Date Decision: 28.06.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/01794/HSE **Ward : Old Coulsdon**
Location : 91 Chaldon Way **Type: Householder Application**
Coulsdon
CR5 1DN
Proposal : Erection of a single storey ground floor side extension. Conversion of garage to a habitable room with associated external alterations. Erection of an open porch.

Date Decision: 24.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01983/LP **Ward : Old Coulsdon**
Location : 19 Mead Way **Type: LDC (Proposed) Operations**
Coulsdon **edged**
CR5 1PP
Proposal : Alterations, erection of a single storey rear extension

Date Decision: 22.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02180/HSE **Ward : Old Coulsdon**
Location : 50 Mead Way **Type: Householder Application**
Coulsdon
CR5 1PJ
Proposal : Alterations, erection of single/two storey side extension with porch, erection of first floor extension with enlarged roof at front incorporating a front gable and erection of single/two storey rear extension

Date Decision: 23.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02452/HSE **Ward : Old Coulsdon**
Location : 19 Canon's Hill **Type: Householder Application**
Coulsdon
CR5 1HB

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : Alterations, erection of front porch, erection of single storey rear extension including roof extension incorporating a half gable end, garage extension for workshop/garden storage with a pitched roof over

Date Decision: 01.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02543/HSE
Location : 26 The Crossways
Coulson
CR5 1LB

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

Proposal : Alterations including part garage conversion to habitable room and alterations to roof height.

Date Decision: 01.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02589/GPDO
Location : 9 Byron Avenue
Coulson
CR5 2JS

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.84 metres

Date Decision: 28.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02677/TRE
Location : 19 Rossetti Gardens
Coulson
CR5 2LR

Ward : **Old Coulsdon**
Type: Consent for works to protected trees

Proposal : T1 - Horse chestnut - Fell due to poor health and condition (TPO no. 34, 1991 - T17 on map)

Date Decision: 01.07.21

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/00705/HSE
Location : 26 Upfield
Croydon
CR0 5DQ
Ward : **Park Hill And Whitgift**
Type: Householder Application
Proposal : Alterations, erection of single-storey rear/side extension and raised terrace area.

Date Decision: 23.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01456/FUL
Location : 173 And Rear Of 175 Coombe Road
Croydon
CR0 5SQ
Ward : **Park Hill And Whitgift**
Type: Full planning permission
Proposal : Erection of single storey outbuilding

Date Decision: 25.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02190/HSE
Location : 12 Crusader Gardens
Croydon
CR0 5UJ
Ward : **Park Hill And Whitgift**
Type: Householder Application
Proposal : Erection of a first floor rear and single storey front, side and rear extensions, attachment of the existing garage to the main house and conversion of this space into an annexe with other associated alterations

Date Decision: 02.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02457/GPDO
Location : 156 Addiscombe Road
Croydon
CR0 7LA
Ward : **Park Hill And Whitgift**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : Erection of single storey rear extension to garage projecting out 4.4 metres with a maximum height of 2.66 metres

Date Decision: 24.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02236/PA8

Ward : Purley Oaks And Riddlesdown

Location : Grass Vege Outside St Edmunds Church
Mitchley Avenue
South Croydon
CR2 9HL

Type: Telecommunications Code
System operator

Proposal : Proposed 20m monopole with associated cabinet at base and associated ancillary works.

Date Decision: 24.06.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/02436/HSE

Ward : Purley Oaks And Riddlesdown

Location : 12 Victoria Avenue
South Croydon
CR2 0QP

Type: Householder Application

Proposal : Alterations and erection of a single storey side/rear extension and repositioning of first floor side window

Date Decision: 02.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02605/HSE

Ward : Purley Oaks And Riddlesdown

Location : 31 Mitchley Avenue
Purley
CR8 1BZ

Type: Householder Application

Proposal : Erection of single storey rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 02.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02717/DISC

**Ward : Purley Oaks And
Riddlesdown**

Location : Car Showroom And Premises
139 Sanderstead Road
South Croydon
CR2 0PJ

Type: Discharge of Conditions

Proposal : Discharge of condition 9 (noise) attached to permission 20/05098/FUL for the demolition of former car dealership building/preparation centre and the construction of a four storey building with fifth storey recess comprising a mix of 16 flats with associated cycle and refuse store, water plant housing, vehicle parking to the rear and communal amenity and play area

Date Decision: 28.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03325/LP

**Ward : Purley Oaks And
Riddlesdown**

Location : 26 Grasmere Road
Purley
CR8 1DU

Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a rear dormer

Date Decision: 30.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00875/DISC

Ward : Purley And Woodcote

Location : Kyle Court
32 Woodcrest Road
Purley
CR8 4JB

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : Discharge of conditions 3 (landscaping), 4 (playspace), 5 (refuse and bicycle stores), 8 (privacy screens), 10 (EVCP) and 11 (carbon emissions) attached to planning permission ref. 21/00119/CONR. (Variation of condition 1 (drawings) attached to planning permission ref. 19/02132/FUL (Demolition of existing house; erection of a three / four storey building plus roofspace to provide 8 apartments; provision of 3 car parking spaces, refuse store and new landscaping).

Date Decision: 02.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00951/HSE

Ward : Purley And Woodcote

Location : 1 Silver Lane
Purley
CR8 3HJ

Type: Householder Application

Proposal : Alterations to the existing single storey side extension, including a new roof with porch and modifications to rear elevation, with a new double garage and rear patio

Date Decision: 28.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01508/HSE

Ward : Purley And Woodcote

Location : 58 Hartley Hill
Purley
CR8 4EN

Type: Householder Application

Proposal : Erection of two storey rear extension and conversion of existing garage into habitable space and replacement of garage door with window

Date Decision: 21.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01921/FUL

Ward : Purley And Woodcote

Location : 33A Foxley Lane
Purley
CR8 3EH

Type: Full planning permission

Proposal : Proposed loft extension and new entrance with alterations to the side elevation.

Date Decision: 22.06.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/01922/FUL **Ward : Purley And Woodcote**
Location : 33A Foxley Lane **Type: Full planning permission**
Purley
CR8 3EH
Proposal : Erection of a ground floor rear extension and new entrance and alterations to side elevation.

Date Decision: 22.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01926/HSE **Ward : Purley And Woodcote**
Location : 34 Farnet Avenue **Type: Householder Application**
Purley
CR8 2DN
Proposal : Erection of a retaining wall along the eastern boundary of the site.

Date Decision: 01.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02031/HSE **Ward : Purley And Woodcote**
Location : 34 Northwood Avenue **Type: Householder Application**
Purley
CR8 2EP
Proposal : Erection of a two-storey side extension, single-storey rear extension, hip to gable roof extension, rear dormer window and 3x front rooflights.

Date Decision: 23.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02151/HSE **Ward : Purley And Woodcote**
Location : 41 Manor Wood Road **Type: Householder Application**
Purley
CR8 4LG
Proposal : Demolition of existing rear conservatory and side garage structure and construction of proposed single-storey side extension and single-storey rear extension plus associated internal and external alterations

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 22.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02157/DISC
Location : 118A Woodcote Valley Road
Purley
CR8 3BF
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of Condition 4 (Construction Logistics Plan) pursuant to application reference 19/03909/FUL for Demolition of existing and the erection of a two-storey building with roof accommodation to accommodate 9 flats with associated amenity spaces, vehicle parking spaces, a refuse and bicycles sheds.

Date Decision: 22.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02185/DISC
Location : 170 Foxley Lane
Purley
CR8 3NF
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of condition 4 (Flood Risk and Surface Water Management Statement) and Condition 5 (Materials) attached to planning permission 19/02451/FUL relating to the demolition of the existing house, and the erection of a block of nine flats, with associating car parking, landscaping and associated works

Date Decision: 25.06.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02372/FUL
Location : 49 Hartley Old Road
Purley
CR8 4HH
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Demolition of existing 2 bedroom bungalow, alterations, erection of 3 bedroom chalet bungalow with a dormer feature on the rear roofslope and attached garage

Date Decision: 02.07.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/02374/FUL
Location : 24A Russell Hill
Purley
CR8 2JA
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Erection of a rear roof extension including three rooflights to the front elevation.

Date Decision: 22.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03362/LP
Location : 9 Roke Lodge Road
Kenley
CR8 5NA
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations edged
Proposal : Alterations, erection of a rear dormer

Date Decision: 30.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02171/TRE
Location : 16 Hurnford Close
South Croydon
CR2 0AN
Ward : **Sanderstead**
Type: Consent for works to protected trees
Proposal : T9 Beech: Crown Reduction by 0.5m up to 25mm max cut size.
(TPO 26, 1999)

Date Decision: 29.06.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00913/HSE
Location : 1A Heathurst Road
South Croydon
CR2 0BB
Ward : **Sanderstead**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : Retrospective application for lower ground floor rear extension, rooflights and alterations to openings.

Date Decision: 25.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01334/HSE **Ward : Sanderstead**
Location : 51 Montague Avenue **Type: Householder Application**
South Croydon
CR2 9NL
Proposal : Erection of two storey side extension and ground floor front extension

Date Decision: 24.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01599/HSE **Ward : Sanderstead**
Location : 23 Barnfield Road **Type: Householder Application**
South Croydon
CR2 0EZ
Proposal : Alterations and erection of a two-storey side extension and a single storey rear extension following demolition of the existing single-storey side extension. Reconfiguration of existing, and insertion of a second dormer to the existing front elevation, installation of a new porch canopy, new and replacement windows, and construction of a hipped roof to the existing double garage.

Date Decision: 21.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02086/HSE **Ward : Sanderstead**
Location : 17 Beechwood Road **Type: Householder Application**
South Croydon
CR2 0AE
Proposal : Alterations, erection of a part first floor side extension and a dormer along the rear elevation

Date Decision: 25.06.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/02193/HSE
Location : 11 Downsway
South Croydon
CR2 0JB

Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of single, part two-storey rear extension

Date Decision: 23.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02711/TRE
Location : 1B Heathhurst Road
South Croydon
CR2 0BB

Ward : **Sanderstead**
Type: Consent for works to protected trees

Proposal : T1 - Common Lime: Crown raise to 5m in height. pruning of the upper crown to previous pruning/pollarding points up to a max cut size of 25mm.
(TPO no. 26, 2015)

Date Decision: 01.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03377/LP
Location : 272 Limpsfield Road
South Croydon
CR2 9DD

Ward : **Sanderstead**
Type: LDC (Proposed) Operations edged

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

Date Decision: 01.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01838/HSE

Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : 30 Crossways
South Croydon
CR2 8JL

Type: Householder Application

Proposal : Alterations, erection of a single storey ground floor rear extension, two storey side extension, hip-to-gable roof extension and rear dormer

Date Decision: 02.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01972/HSE

**Ward : Selsdon And Addington
Village**

Location : 106 Littleheath Road
South Croydon
CR2 7SE

Type: Householder Application

Proposal : Alterations, erection of two storey side/rear and single storey rear extension to form granny annexe and single storey extension to the rear of the existing property with alterations at rear with new steps

Date Decision: 02.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02246/HSE

**Ward : Selsdon And Addington
Village**

Location : 25 Crossways
South Croydon
CR2 8JP

Type: Householder Application

Proposal : Alterations, erection of a two storey side extension and ground floor rear extension

Date Decision: 25.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02714/CAT

**Ward : Selsdon And Addington
Village**

Location : Addington Cricket Club, 16 The Wicket
Croydon
CR0 5AW

Type: Works to Trees in a
Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : T1 - Maple tree crown reduction up to 2.5m to create future pollarding points
T2 - Maple tree crown reduction up to 3m to create future pollarding points
T3 - Maple tree crown reduction up to 3.5m to create future pollarding points

Date Decision: 01.07.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02090/DISC **Ward : Selsdon Vale And Forestdale**
Location : 1 Dulverton Road **Type: Discharge of Conditions**
South Croydon
CR2 8PJ

Proposal : Discharge of condition 3 (External Facing Materials-details), 4 (Carbon Emissions/Water Use), 5 (Water Use), 6 (Construction Logistics Plan), 9 (Surface Water Drainage), 12 (Electric vehicle Charging Points) attached to planning permission 20/00792/FUL for Erection of a three bedroom, detached, two-storey house with accommodation in the roof to land adjacent to existing semi-detached house with associated parking, cycle and refuse storage

Date Decision: 22.06.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02432/FUL **Ward : Selsdon Vale And Forestdale**
Location : 88 Selsdon Park Road **Type: Full planning permission**
South Croydon
CR2 8JT

Proposal : Retrospective consent for the installation of the InPost Parcel Locker

Date Decision: 30.06.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02675/TRE **Ward : Selsdon Vale And Forestdale**
Location : 37 Kersey Drive **Type: Consent for works to protected trees**
South Croydon
CR2 8SX

Proposal : T6 - Ash - Remove lowest limb overhanging neighbour's garden.
(TPO no. 21. 1972)

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 01.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00396/NMA
Location : 226 Whitehorse Road
Croydon
CR0 2LB

Ward : Selhurst
Type: Non-material amendment

Proposal : Non-Material Amendment (to alter the layout of flat 55) to Planning Permission 20/00781/FUL for Creation of an additional residential studio (class C3) in Block A2

Date Decision: 30.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02091/FUL
Location : Selhurst Sports Arena
Dagnall Park
South Norwood
London
SE25 5PH

Ward : Selhurst
Type: Full planning permission

Proposal : Internal and external alterations to sports changing room building

Date Decision: 22.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02248/FUL
Location : 14 Clarence Road
Croydon
CR0 2EN

Ward : Selhurst
Type: Full planning permission

Proposal : Conversion of dwelling to create 2 three bedroom flats (retrospective)

Date Decision: 25.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04151/DISC
Location : 104 Wickham Road
Croydon
CR0 8BD
Ward : Shirley North
Type: Discharge of Conditions
Proposal : Details pursuant to the discharge of Condition 8 (landscaping) of planning permission 19/04136/OUT for 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden'

Date Decision: 22.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02098/HSE
Location : 31 Ridgemount Avenue
Croydon
CR0 8TR
Ward : Shirley North
Type: Householder Application
Proposal : Erection of two-storey side, single storey rear extensions and front porch

Date Decision: 22.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02117/HSE
Location : 143 Shirley Road
Croydon
CR0 7LR
Ward : Shirley North
Type: Householder Application
Proposal : Erection of two-storey side and single storey rear extension

Date Decision: 21.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02124/HSE
Location : 21 Ash Tree Way
Croydon
CR0 7SU
Ward : Shirley North
Type: Householder Application
Proposal : Demolition and erection of single storey rear extension

Date Decision: 21.06.21

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02197/HSE
Location : 4 Nursery Close
Croydon
CR0 5EU
Proposal : Demolition of existing garage and erection of part two storey and part single storey side and rear extensions

Ward : Shirley North
Type: Householder Application

Date Decision: 24.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02216/LP
Location : 61 Orchard Way
Croydon
CR0 7NQ
Proposal : Erection of rear dormer window and front roof lights

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

Date Decision: 25.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02244/HSE
Location : 4A Cheston Avenue
Croydon
CR0 8DA
Proposal : Demolition of the existing garage and erection of a single storey side extension, with associated alterations

Ward : Shirley North
Type: Householder Application

Date Decision: 24.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03326/LP
Location : 2 Cottongrass Close
Croydon
CR0 8XL
Proposal : Erection of single storey rear extension

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 28.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03359/LP
Location : 27A Tower View
Croydon
CR0 7PY
Ward : **Shirley North**
Type: LDC (Proposed) Operations
edged
Proposal : Erection of a single storey rear extension and rear dormer and the installation of roof windows (to the front and side).

Date Decision: 28.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03943/HSE
Location : 41 Shirley Church Road
Croydon
CR0 5EF
Ward : **Shirley South**
Type: Householder Application
Proposal : Retention of existing pediment with provision of columns, first floor balcony and pediment level window.

Date Decision: 30.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01775/HSE
Location : 7 Springhurst Close
Croydon
CR0 5AT
Ward : **Shirley South**
Type: Householder Application
Proposal : Alterations, enlargement of basement, erection of two storey extensions and enlargement of main roof including additional dormer extensions at front/side and rear

Date Decision: 22.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02378/FUL
Location : 820 Wickham Road
Croydon
CR0 8EB
Proposal : Erection of an outbuilding for storage purposes at the rear of property.

Ward : Shirley South
Type: Full planning permission

Date Decision: 01.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00225/DISC
Location : 23 Heathfield Road
Croydon
CR0 1EY
Proposal : Details pursuant to Conditions 17 (SUDS) and 18 (CLP) granted in respect to 20/00559/FUL for Demolition of rear extension of detached block of 4 apartments & garage. Subdivision & reordering of ground floor apartment to form 2 x 1bedroom apartments. Construction of new rear extension to provide 1 x 1bedroom apartment & to extend the existing studio apartment to form 1 x 3 bedroom family dwelling with roof terrace. Construction of 2 x 2bedroom dwellings in detached garden building. Provision of new communal landscaped garden and new front garden with brick wall & railing enclosure.

Ward : South Croydon
Type: Discharge of Conditions

Date Decision: 01.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00980/DISC
Location : 23 Heathfield Road
Croydon
CR0 1EY
Proposal : Details pursuant to condition 9 (Arboriculture Method statement and Tree protection measures) in ref to 20/00559/FUL granted for Demolition of rear extension of detached block of 4 apartments & garage. Subdivision & reordering of ground floor apartment to form 2 x 1bedroom apartments. Construction of new rear extension to provide 1 x 1bedroom apartment & to extend the existing studio apartment to form 1 x 3 bedroom family dwelling with roof terrace. Construction of 2 x 2bedroom dwellings in detached garden building. Provision of new communal landscaped garden and new front garden with brick wall & railing enclosure..

Ward : South Croydon
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 01.07.21

Approved

Level: Delegated Business Meeting

Ref. No. :	21/01303/FUL	Ward :	South Croydon
Location :	101A Sanderstead Road South Croydon CR2 0PG	Type:	Full planning permission
Proposal :	Alterations and erection of a dormer roof extension over the rear of the main roof and the back addition (including over 103 Sanderstead Road).		

Date Decision: 02.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	21/01722/HSE	Ward :	South Croydon
Location :	100 Avondale Road South Croydon CR2 6JB	Type:	Householder Application
Proposal :	Single storey side (infill) extension; alterations to the rear elevation and land level alterations including new rear steps.		

Date Decision: 30.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02639/CAT	Ward :	South Croydon
Location :	The Vicarage 33 Hurst Way South Croydon CR2 7AP	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Ash - To laterally Crown Reduce the west side by 2 metres. T2 - Cherry Tree: Fell.		

Date Decision: 01.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/04985/FUL
Location : 48 Sunny Bank
 South Norwood
 London
 SE25 4TJ
Proposal : Erection of single storey rear extension
Date Decision: 21.06.21

Ward : South Norwood
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00499/HSE
Location : 22 Pittville Gardens
 South Norwood
 London
 SE25 4DJ
Proposal : Alterations, including erection of two storey side/rear extension, with roof lights in the front roof slope and single storey rear extension.
Date Decision: 30.06.21

Ward : South Norwood
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02370/HSE
Location : 8 Oliver Avenue
 South Norwood
 London
 SE25 6TY
Proposal : Alterations, erection of single-storey rear/side extension.
Date Decision: 01.07.21

Ward : South Norwood
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01675/DISC
Location : 111 Parchmore Road
 Thornton Heath
 CR7 8LZ
Proposal : Discharge of Condition 1 (Parts 1 and 2) attached to Prior Approval 20/01066/GPDO - Use of betting shop (Sui Generis) as a three bedroom residential unit within Use class C3.

Ward : Thornton Heath
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 21.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02075/HSE
Location : 42 Cotford Road
Thornton Heath
CR7 8RB

Ward : Thornton Heath
Type: Householder Application

Proposal : Demolition of conservatory and erection of single storey rear extension

Date Decision: 30.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02326/HSE
Location : 182 Livingstone Road
Thornton Heath
CR7 8JW

Ward : Thornton Heath
Type: Householder Application

Proposal : Alterations, erection of single-storey rear/side extension, erection of L-shaped rear dormer extension and installation of 2 rooflights in front roofslope.

Date Decision: 01.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02405/HSE
Location : 52 Michael Road
South Norwood
London
SE25 6RL

Ward : Thornton Heath
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension.

Date Decision: 24.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02462/LE

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : 7 The Drive
Thornton Heath
CR7 8LB
Type: LDC (Existing) Operations
edged
Proposal : Installation of rooflights in front and rear roofslope
Date Decision: 28.06.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/05067/FUL
Location : 53 Waddon Road
Croydon
CR0 4LH
Type: Full planning permission
Ward : Waddon
Proposal : Use of cafe as a one bedroom unit
Date Decision: 30.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01705/NMA
Location : J Sainsbury Plc
2 Trafalgar Way
Croydon
CR0 4XT
Type: Non-material amendment
Ward : Waddon
Proposal : Non material amendment to 20/01234/FUL for Alterations, erection of an extension to existing building, new access from Trafalgar Way, car park alterations, erection of a canopy and associated signage
Date Decision: 01.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02153/DISC
Location : Indus Court
152 Epsom Road
Croydon
CR0 4UP
Type: Discharge of Conditions
Ward : Waddon
Proposal : Discharge of condition 11 (Contaminated Land) attached to 16/03965/P for Demolition of electricity substation; erection of three storey building with accommodation in roofspace comprising 5 one bedroom flats

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 21.06.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02160/HSE **Ward : Waddon**
Location : 18 Courtney Road Type: Householder Application
Croydon

CR0 4LS

Proposal : Erection of front roof lights, rear dormer window, two storey side extension and part single/part two storey rear extension and internal alterations

6 meter rear extension approved under 20/03740/GPDO

Loft Conversion approved under 19/02902/LP

Date Decision: 22.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02266/DISC **Ward : Waddon**
Location : Land Comprising The Former Propeller Type: Discharge of Conditions
Public House, Waylands Day Centre And

Red Gates School And Waddon Infants
School, Croydon, CR0 0PA

Proposal : Discharge of condition 20 (Validation) for Block C and Block F attached to permission 16/02273/P for Demolition of existing buildings; full planning permission for the erection of a single/two storey building for use as a leisure centre including the swimming pool, erection of two blocks (Block B 5/6/8 storeys, Block C 5/7 storeys) comprising a total of 45 one bedroom, 79 two bedroom and 30 three bedroom flats, erection of a 2/3 storey terrace of 23 four bedroom houses (perimeter housing), erection of a 2/3 storey building fronting Denning Avenue comprising 10 two bedroom flats and 59.24sqm of community office space, formation of vehicular accesses onto Denning Avenue and Purley Way and provision of associated car parking; Outline planning permission for single/two storey building comprising no more than 2460sqm for use within D1 as a children's education centre with ancillary facilities and associated car parking (variation to additional condition added to planning permission reference 09/02856/P by virtue of non-material amendment application approved under reference 16/01432/DT)

Date Decision: 30.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02320/HSE **Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : 54 Waddon Way
Croydon
CR0 4HW
Type: Householder Application
Proposal : Single storey side/rear infill extension and first floor rear extension
Date Decision: 01.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02610/GPDO
Location : 82 Stafford Road
Croydon
CR0 4NE
Ward : **Waddon**
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: 28.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02733/PAD
Location : Spiral House
7 Mill Lane Trading Estate
Mill Lane
Croydon
CR0 4AA
Ward : **Waddon**
Type: Determination prior approval
demolition

Proposal : Demolition of two single storey buildings of block and brick.

Date Decision: 25.06.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/01681/FUL
Location : Land R/o 8-10 Carmichael Road
South Norwood
London
SE25 5LT
Ward : **Woodside**
Type: Full planning permission

Proposal : Removal of rear outbuildings and erection of two new homes

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Date Decision: 30.06.21

Approved subject to 106 Ag. (3 months)

Level: Delegated Business Meeting

Ref. No. : 21/01683/FUL **Ward : Woodside**
Location : The Former Gladstone P.H. Type: Full planning permission
167 Portland Road
South Norwood
London
SE25 4UY

Proposal : Erection of an additional storey to accommodate 1 flat, with associated refuse and cycle storage

Date Decision: 30.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01827/LP **Ward : Woodside**
Location : 38 Oakley Road Type: LDC (Proposed) Operations
South Norwood edged
London
SE25 4XQ

Proposal : Erection of L-shaped rear dormer, single-storey side/rear extension and installation of 2 rooflights in front roofslope.

Date Decision: 23.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01828/FUL **Ward : Woodside**
Location : 74 - 74A Woodside Green Type: Full planning permission
South Norwood
London
SE25 5EU

Proposal : Erection of single-storey rear extension, dormer roof extension, shopfront alterations, new entrance for the residential unit and front boundary treatment.

Date Decision: 25.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02114/HSE
Location : 18 Dickensons Lane
South Norwood
London
SE25 5HJ

Ward : Woodside
Type: Householder Application

Proposal : Erection of a double storey infill side/rear extension and internal alterations

Date Decision: 21.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02191/LP
Location : 155 Tennison Road
South Norwood
London
SE25 5NF

Ward : Woodside
Type: LDC (Proposed) Operations
edged

Proposal : Construction of loft conversion with roof lights in the front roof slope and dormer in the rear and the removal of chimney.

Date Decision: 24.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02361/PA8
Location : 123-127 Portland Road
South Norwood
London
SE25 4UN

Ward : Woodside
Type: Telecommunications Code
System operator

Proposal : Installation of 18m high monopole supporting communications apparatus, 3No. equipment housing cabinets at ground-level, removal of lighting post & relocation of lighting, ancillary works thereto.

Date Decision: 30.06.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/02377/LP
Location : 62 Westgate Road
South Norwood
London
SE25 4LZ

Ward : Woodside
Type: LDC (Proposed) Operations
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Proposal : Erection of L-shaped rear dormer extension, erection of single-storey side/rear extension and installation of 2 rooflights in front roofslope.

Date Decision: 01.07.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/02478/GPDO
Location : 91 Howard Road
South Norwood
London
SE25 5BY

Ward : Woodside
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.65 metres with a maximum height of 3.225 metres

Date Decision: 24.06.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02825/NMA
Location : The Beehive
47 Woodside Green
South Norwood
London
SE25 5HQ

Ward : Woodside
Type: Non-material amendment

Proposal : Non-Material Amendments to Planning Permission 20/03382/FUL for Alterations, including alterations to frontage, change of use from Use Class A4 (Drinking Establishment) to Class E(a) (Shop), erection of a single storey side extension, demolition of the existing conservatory and partial demolition of the single storey wing to the rear of the building (north east), provision of associated rear car parking with vehicle access from Woodside Green, formation of new vehicle access / vehicle crossover to Woodside Green, provision of associated refuse storage and cycle storage, and provision of associated works.

Date Decision: 21.06.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00764/FUL

Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Location : Croydon University Hospital
530 London Road
Thornton Heath
CR7 7YE

Type: Full planning permission

Proposal : Erection of a single-storey modular building, on Croydon University Hospital site, to provide a Mental Health Assessment Unit for people presenting at the Emergency Department with Mental Health complaints.

Date Decision: 28.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01251/FUL

Ward : **West Thornton**

Location : 20 - 24 Mayday Road
Thornton Heath
CR7 7HL

Type: Full planning permission

Proposal : Demolition of existing buildings and redevelopment of site to provide 3 no. replacement buildings ranging from one to five storeys in height, comprising 63 new dwellings, with associated access, parking and landscaping.

Date Decision: 30.06.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02038/FUL

Ward : **West Thornton**

Location : 22 Galpins Road
Thornton Heath
CR7 6EA

Type: Full planning permission

Proposal : Construction of a single storey rear extension and the conversion of single family dwellinghouse to two self-contained flats

Date Decision: 29.06.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02235/HSE

Ward : **West Thornton**

Location : 56 Stanley Road
Croydon
CR0 3QA

Type: Householder Application

Proposal : Erection of two storey side extension, construction of front extension/bay-window, alteration of the front facade to brick.

Date Decision: 25.06.21

Decisions (Ward Order) since last Planning Control Meeting as at: 5th July 2021

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02344/LP

Ward : West Thornton

Location : 10 Grove Road
Thornton Heath
CR7 6HH

Type: LDC (Proposed) Operations
edged

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

Date Decision: 25.06.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting