

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, 29 July 2021** at **6.00 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
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www.croydon.gov.uk/meetings
Wednesday, 21 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/12802>

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

To approve the minutes of the meeting held on Thursday 15 July 2021 as an accurate record.

[To Follow]

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 7 - 8)

To receive the following presentations on a proposed development:

There are none.

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

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

6.1 21/00338/FUL 116 Reddown Road Coulsdon CR5 1AL
(Pages 13 - 32)

Demolition of existing dwelling and erection of two 3 storey terraced blocks comprising 8 3 bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL.

Ward: Coulsdon Town
Recommendation: Grant permission

6.2 21/01619/FUL 158 Purley Downs Road, South Croydon CR2 0RF (Pages 33 - 60)

Demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 residential units with associated parking, cycle, refuse storage and landscaping.

Ward: Sanderstead
Recommendation: Grant permission

6.3 20/04128/FUL 22 Hartley Down Purley CR8 4EA
(Pages 61 - 88)

Demolition of the existing dwelling and erection of a three storey building containing 7 flats.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.4 20/01397/FUL 1-3 South Drive, Coulsdon, CR5 2BJ
(Pages 89 - 124)

Demolition of existing buildings, and erection of a part 5, part 6 storey (plus lower ground floor) block of flats and associated car parking, cycle parking, bin storage and 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 125 - 126)

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

8.1 Weekly Planning Decisions (Pages 127 - 192)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 5 July 2021 and 16 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 AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

Item 6.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 21/00338/FUL
Location: 116 Reddown Road Coulsdon CR5 1AL
Ward: Coulsdon Town
Description: Demolition of existing dwelling and erection of two 3 storey terraced blocks comprising 8 3 bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL
Drawing Nos DX01-S2-100, DX01-S2-101A, DX01-S2-102, DX01-S2-103B, DX01-S2-104B, DX01-S2-105C, DX01-S2-106C, DX01-S2-107C, DX01-S2-108C, DX01-S2-109C, DX01-S2-110A, DX01-S2-111, DX01-S2-112A, DX01-S2-113A, DX01-S2-114 and DX01-S2-115, aLyne Preliminary Ecological Appraisal and Preliminary Inspection, aLyne ecology Bat Survey Report (25/06/2019), Part M4 (2) Statement, BS5837 Arboricultural Report Impact Assessment and Method Statement 18 January 2021, Fire Strategy Statement, Design and Access Statement, CEC Transport Statement July 2021, Flood Risk Assessment, Surface Water and SuDS Assessment

Applicant: Mr Haris Constanti
Case Officer: Jedd Goodwin-Roberts

	2-bed	3-bed	3-bed +		Total
Existing			1		
Proposed			8		8

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
4 parking spaces	8 Car parking spaces and 16 cycle spaces (2 per dwelling)

- 1.1 This application is being reported to Planning Committee because objections above the threshold as specified by the Committee Consideration Criteria have been received.

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 £12,000 for sustainable transport improvements and enhancements.
- Restriction on future parking permits

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

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

Conditions

- 1 Time limit of 3 years
- 2 Development to be carried out in accordance with the approved drawings except where specified by conditions
- 3 Submission of tree protection details for approval
- 4 Removal of permitted development rights for extensions
- 5 Compliance condition for materials shown on approved plans
- 6 Window details to be submitted for approval prior to any above ground work.
- 7 Hard and soft landscaping to include biodiverse planting
- 8 Car parking to be provided as specified
- 9 Details of electric vehicle charging point to be submitted prior to occupation
- 10 Construction Logistics Plan to be submitted prior to commencement (including demolition)
- 11 Details of site specific SuDS to be submitted prior to any above ground works
- 12 19% Carbon reduction
- 13 110 litre Water usage
- 14 All units to meet M(4)2 standard with one units meeting M(4)3.
- 15 In accordance with the submitted Arb report
- 16 Any other planning condition(s) considered necessary by the Director Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Policies
- 3) Code of practise for Construction Sites
- 4) Party Wall Act
- 5) Highways
- 6) Environmental Health Comments
- 7) Protected Species
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Two rows of four terraced town houses (3 stories in height, inclusive of accommodation in the roof). Each dwelling comprises of 3 bedrooms (3 bedroom 6 person units)
- Each dwelling would have storage for two bikes each
- 8 parking spaces provided (1 per dwelling)
- Refuse storage/collection point to the front of the site
- Hard and soft landscaping proposed
- Separate vehicular and pedestrian access points



CGI of the front elevation of the site as viewed from Reddown Road, Coulsdon



Site Layout for the development of 116 Reddown Road, Coulsdon

Site and Surroundings

- 3.1 The application site is broadly square in shape with an access route leading into the site. The site is located off the culdesac of Reddown Road on the southern end of the street. The application site measures approximately 1276.2m². There are a number of trees on the site. To the south of the site outside of the boundary line is a woodland area which divides the application site and a small estate accessed via Ashbourne Close.

- 3.2 The application site comprises of a mid-century detached bungalow with accommodation within its roof space. The dwelling is positioned to the south west of the plot. To the front is an area of hard standing and to the south and east of the site is the plots garden areas.

- 3.3 The surrounding area is predominantly residential in nature, broadly comprising of detached and semidetached properties. With the exception of properties to the south of the the cul-de-sac, properties generally follow a similar pattern of development. The properties to the south of the end of the cul-de-sac are irregularly placed within their plots. Land levels gently fall towards the south.

- 3.4 The application site is in flood zone 1. It is at very low risk of fluvial/sea/surface water flooding. The application site has a PTAL of 1a (very poor) and is within a controlled parking zone which is operational Monday-Friday 11am-12pm. The site does not fall within a conservation area nor are there any protected trees within the site although TPO no 12, 1968 is an area order which protects trees to the rear of the site



Aerial View of 116 Reddown Road, Coulsdon

Planning History

19/02781/PRE - Demolition of existing dwelling and replacement with a single block of apartments which contains 10 apartments and 3 houses. With associated access, parking spaces for 13 cars, cycle storage and refuse store. Largely supported at pre-planning application stage

20/05076/FUL - Full planning application for the demolition of a single-family dwelling and erection of 3 and 4 storey blocks, containing 3 x 4 bedroom terraced Houses and 2 x 1-bedroom, 3 x 2 bedroom , 4 x 3 bedroom and 1 x 4 bedroom Apartments in total 13 Units with associated access, 13 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL. Withdrawn

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- The scheme would have no undue impact on protected trees;
- Sustainability aspects of the development can be controlled by condition.

5 CONSULTATION RESPONSE

Place Services (Ecology Consultant)

- 5.1 Place services advised that the submitted reports were satisfactory and recommended conditions relating to biodiverse planting.
- 5.2 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 A total of 16 properties were consulted. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 290 Objecting: 289 Supporting: 1

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

Summary of objections	Response
Overdevelopment due to its size, footprint, layout, density and massing.	Addressed in Sections 8.5-8.13

<p>Out of character with the surrounding area by design, scale, height and density/out of character with neighbouring properties/ruin corner aspect/not in keeping with the area/ overcrowded/cramped form of development/overbearing /obtrusive by design/impact on the community/Housing type</p>	<p>Addressed in Sections 8.5-8.13</p>
<p>Poor outlook for future occupiers caused by the development, distances and location of bin stores</p>	<p>Addressed in Sections 8.14-8.17</p>
<p>Loss of light/sunlight/daylight/ overshadowing/ Overlooking/loss of privacy/ Noise and disturbance/Loss of View/Noise during construction</p>	<p>Addressed in Sections 8.18-8.23</p>
<p>Access/Traffic/Highways/highway safety/ inadequate parking/parking pressure/ increase traffic/congestion/access/ hazard/ insufficient access for refuse vehicles/obstruction/ insufficient space for emergency vehicles.</p> <p>Poor pedestrian access.</p> <p>No street lighting</p> <p>No electric vehicle charging</p> <p>Pressures during construction</p>	<p>Addressed in Sections 8.24-8.29</p> <p>A Construction Logistics Plan is suggested by condition</p>
<p>Detrimental impact on trees and hedgerows, mature vegetation and garden land/removal of green infrastructure/ Impact on natural habitat, wildlife and animals</p>	<p>Addressed in Sections 8.30-8.31</p>
<p>Flooding/impact on utilities/poor drainage/ sewers/mains</p>	<p>Addressed in Sections 8.32 – 8.36</p>
<p>Lack of infrastructure/local services</p>	<p>Addressed in Sections 8.32 – 8.36</p> <p>The development would be liable for CIL which would make a</p>

	contribution to local services and infrastructure
Impact on property value 'Backhanders to help out the council'	Not a material consideration

6.3 East Coulsdon Residents Association have objected to the proposal raising the following concerns:

- Access concerns with regards to emergency services
- Design and scale out of character within the surrounding area
- Traffic generation and cars parking onto Reddown Road
- Overlooking of neighbouring properties
- Concerns with surface water
- Lack of social infrastructure particularly in the southern geographic regions of Croydon

6.4 Coulsdon Town Ward Councillor Luke Clancy has referred the application to planning committee on the grounds of overdevelopment.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Croydon Local Plan (2018), London Plan (2021) and the South London Waste Plan 2012.

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

7.3 The main policy considerations from the London Plan (2021) raised by the application that the Committee are required to consider are:

- Policy D4 Delivering good design
- Policy D3 Optimising site capacity through a design led approach
- Policy D6 Housing quality and standards
- Policy G5 Urban greening
- Policy H1 Increasing housing supply
- Policy H2 small sites
- Policy H10 Housing mix size
- Policy SI 13 Sustainable drainage

- Policy T5 Cycling
- Policy T6.1 Residential parking

Croydon Local Plan (2018)

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

- SP2: Homes.
- SP2.1 Choice of homes.
- SP2.2 Quantities and locations.
- SP2.7 Mix of homes by size.
- SP2.8 Quality and standards.
- DM1: Housing Choice for Sustainable Communities.
- DM1.2 Net loss of 3 bed or homes less than 130 sq.m.
- SP4: Urban Design and Local Character.
- SP4.1 High quality development that responds to local character.
- DM10: Design and Character.
- DM10.1 High quality developments, presumption for 3 storeys.
- DM10.2 Appropriate parking and cycle parking design.
- DM10.4 Private amenity space.
- DM10.5 Communal amenity space.
- DM10.6 Protection to neighbouring amenity.
- DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.
- DM10.8 Landscaping.
- DM13: Refuse and Recycling.
- DM13.1 Design, quantum and layouts.
- DM13.2 Ease of collection.
- SP6: Environment and Climate Change.
- SP6.3 Sustainable design and construction.
- Minor residential scheme 19% CO2 reduction.
- Water efficiency 110 litres.
- SP6.4 Flooding and water management – c) SUDs.
- SP6.6 Waste management.
- DM18: Historic Assets and conservation
- DM25: Sustainable drainage systems.
- DM27: Protecting and enhancing our biodiversity.
- DM28: Trees.
- SP8: Transport and the Communication.
- SP8.5 and SP8.6 Sustainable travel choice.
- SP8.7 Cycle parking.
- SP8.12 and SP8.13 Electric vehicles.
- SP8.17 Parking standards in low PTAL areas.
- DM29: Promoting sustainable travel.
- DM30: Car and cycle parking.

Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)
- National Planning Practice Guidance
- Suburban Design Guide SPD (April 2019)

The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development, including extensions and alterations, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

With a growing population there is a necessity to build more homes and Croydon is planning for 32,890 new homes by 2036, as set out in the housing target in the Croydon Local Plan 2018 with one third of these units through the delivery of development on windfall sites.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues relate to:

1. Principle of development
2. Townscape/visual impact/character of the area
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Trees, landscaping and ecology
7. Sustainability, flooding and environment

Principle of Development

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.
- 8.3 The site is located within an existing residential area. The application proposes eight family sized homes which would optimise the use of the site providing additional homes within the borough, which the Council is seeking to promote.
- 8.4 Policy SP2.7 sets a strategic target of 30% of all new homes up to 2036 to have three beds or more. The proposed development would provide 8 new homes of three bedrooms and so makes a good contribution to the supply of additional family homes in principle the proposed development is considered to be acceptable.

Townscape and Visual Impact

- 8.5 London Plan Policy D3 and D4 seeks to optimise housing output taking into account local character and optimising site capacity through a design led approach. In doing so developments are required to demonstrate high quality architecture and a high quality site layout that contributes to the local character and patterns of development in addition to optimising site capacity. Policies SP2.2 and DM10.1 of the Local Plan require that land is used efficiently and seek to achieve a minimum height of 3 storeys for all new buildings. New development is required to respect the development pattern, layout and siting; scale, height, massing and density; and the appearance, existing materials and built and natural features of the surrounding area; the Place of Croydon in which it is located. It is important that developments draw on their local context to evolve the local character in a way which efficiently uses land.
- 8.6 The Suburban Design Guide sets out three broad approaches when responding to local character:
- Innovative and original
 - Contemporary reinterpretation
 - Sympathetic and faithful.
- 8.7 The proposed development is designed as a modern terrace and as such it is a reinterpretation of a traditional design form. Terraces are not commonly found in this part of the Borough and so are slightly at odds with the character of the area. However, this is minimal as it is not uncommon to find terraced properties in suburban areas and the disbenefits in character terms are outweighed by the benefits in providing smaller family homes of a different type to the predominant local housing stock. The terraces are considered to be a high quality form of development that is well designed and proportionate and integrates well into the existing area.
- 8.8 The proposed design and the broad details of the overall material building finish are considered to compliment the materials found within the surrounding areas. The proposal includes gable fronted designs which is a common design feature of the surrounding area. White coloured brick which reflects the extensive white coloured render in the surrounding area, red coloured brick which reflects the reds used in bricks and tile hung features found along Reddown and Westwood Roads, and grey coloured roof tiles which are also evident in the surrounding area. The proposed plans indicate that the windows would be set in circa 100mm and aluminium grey frames are proposed. The roof profile is considered to be slim and there is a slim roof profile on the front gable feature of the properties. Combining the proposed materials and design features the proposal is considered to be of a satisfactory quality in this regard.
- 8.9 The surrounding area is predominantly characterised by detached and semi-detached dwellings, predominantly of an interwar design however there are some mid-century style properties within the immediate area. Predominantly dwellings are two stories, many have gabled front features and additional accommodation within the roof space. There are no examples of terraced

dwellings in the immediate area. However, in this instance this development pattern is considered appropriate. Local Plan Policy Policies SP2.2 and DM10.1 of the Local Plan require that land is used efficiently. The proposed development layout optimises the development capacity of the site, opting for a linear style development. Owing to the sites location and dimensions, much of the development would not be visible from the surrounding area. The dwellings are set approximately 30m back from the main road with a relatively small 'window' to view the development from the road. Given the constraints of the site with its long access path and limited opening onto the main road, the proposed development would not be harmful to the pattern and established rhythm of development within the area.

- 8.10 The proposed dwellings would be two stories in height plus accommodation within the roof slope. The proposed heights would be a similar height and scale as per the dwellings on the adjacent sites, so the height and scale would not be out of kilter with the surrounding area.
- 8.11 The application dwelling has a large area of hard standing to the front which is poorly landscaped. Properties within the surrounding area generally have their frontages paved over with hard standing of varying materials and qualities. The proposed site plan indicates an area of hard landscaping to facilitate a parking area to serve the development and a refuse store. Surrounding this area the proposal seeks to incorporate hedges, trees and other such soft landscaping measures. This is considered to be an improvement on the rather barren appearance of the existing development plot and helps to reinforce and conserve the suburban environment.
- 8.12 The dwellings would be afforded with generous sized rear gardens. As such, it is considered that the dwellings would thus help to reinforce the suburban environment of Coulsdon. Given the site is within a residential area, the proposed development would not change the use of the site. Therefore the proposal would have an acceptable impact on character and appearance of the wider area. The proposed plans are of an acceptable design and quality.

Housing Quality for Future Occupiers

- 8.14 The proposed dwellings should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly with regard to minimum floor space standards (including minimum sizes and widths for rooms/storage).
- 8.15 Table 3.1 of London Plan Policy D6 requires a three storey, three bedroom six person dwellings to have a gross internal floor area (GIA) of 108 SQM with 2.5 SQM of built in storage. The guidance also outlines that double bedrooms must have a minimum GIA of 11.5 SQM and should have a minimum width of 2.75m for the main double bedroom, reducing to a width of 2.55m for each subsequent double bedroom. Single bedrooms should have a minimum GIA of 7.5m and

should have a minimum room width of 2.15m. These standards are also in alignment with the nationally described space standards (2015).

- 8.16 Local Plan DM10.4 requires a minimum amount of private outdoor space of 5 SQM for a 1-2 person unit and an additional 1SQM per additional occupant. Local Plan DM10.6 states that new developments should provide adequate levels of daylight and sunlight to potential future occupants.
- 8.17 All of the dwellings proposed would meet the nationally described space standards for three bedroom, four person dwellings over three floors. The proposed bedrooms would exceed the minimum GIA and width requirements outlined by London Plan D6. The proposed private amenity area would exceed 10 SQM which would be the minimum amount of private amenity space required by Local Plan DM10.4. The dwellings would be dual aspect. Each room would be served by large windows which would provide a reasonable standard of daylight and sunlight. Consideration has been given to the retention of the trees to the south of the site but given the large proposed windows, dual aspect and separation distances, adequate light and outlook is considered to be achievable. A fire safety strategy plan was also submitted with this planning application. Its details accord with London Plan Policy D12. As such, the proposal would result in an adequate standard of accommodation for future occupiers.
- 8.18 All of the units would meet the M4(2) standard and one home would meet the M4(3) wheelchair dwelling standard and so the proposal accords with policy requirements in this respect.

Residential Amenity for Neighbours

- 8.18 Policy DM10.6 states the Council will not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings and Suburban Design Guide SPD states that new development should not negatively impact upon neighbouring properties.
- 8.19 The application site is bordered by 114 Reddown to the west and 75 Reddown to the north. To the east the application site is bordered by 96-92 Fairdene Road. To the south is a development along Ashbourne Close and Charlton Gardens.
- 8.20 The proposed development would be set circa 50m away from Charlton Gardens and Ashbourne Close. In between the development and these neighbours is a dense area of woodland. The guidance outlined in the suburban design guide requires developments to be set at least 18m away from facing habitable windows. The proposed distance far exceeds this and given the dense woodland in between, this acts as a buffer to the development and the proposal would therefore not result in undue harm to the residential amenities of this neighbour.
- 8.21 The proposal is not considered to result in undue harm on the neighbouring amenities of properties 96-92 Fairdene. The proposed dwellings would have no windows facing these neighbours. Therefore there would be no overlooking. There would be a separation of 22m between the flank wall of the development and the rear elevation of the properties along Fairdene. Given this spatial

separation, the proposal would not result in the loss of daylight/sunlight to these properties. Owing to this distance, the proposed development would not result in an oppressive form of development and as such would be in general conformity with the guidance outlined in local plan policy DM10.6.

- 8.22 With regards to No.75 Reddown, there would be a spatial separation of 33m between the front elevation of the new dwellings and the flank wall of this building. Given this spatial separation there would be no direct overlooking between facing habitable rooms. This distance is also sufficient to ensure that this neighbour receives no loss of light/outlook as a result of this development. The properties may afford glimpses into the rear communal garden of this flatted block. However, owing to the distance, the proposal is not considered to result in direct overlooking that would result in a loss of privacy to users of this space which is in any case not protected by policy DM10, being communal space.. As such, the proposal is considered to have an acceptable impact on this neighbour.
- 8.23 The proposal is not considered to result in undue harm to the residential amenities of No.114 Reddown which sits to the west of the site. The proposed development proposes no flank windows and as such there would be no views into this neighbours garden. This neighbour splays away to the south west. The proposal is largely in a similar position on the site as the existing property. Given this and given that this neighbour splays to the south west, the proposed development would not intercept any sightlines taken from the rear windows of this property. The development and as such would be in general conformity with the guidance outlined in local plan policy DM10.6
- 8.24 It is acknowledged that with any build there may be slight disturbances and inconveniences for neighbouring properties, it is considered that this would be acceptable and a Construction Logistics Management Plan shall be imposed to ensure neighbouring amenities are protected. In addition, under the Control of Pollution Act 1974, the council has a Construction Code of Practice which sets out when construction and demolition work can occur, and it is not expected that works will be permitted to take place out of these hours. This would be placed as an informative (in the event planning permission is granted) and a Construction Logistics Plan to be submitted as a pre-commencement condition.
- 8.25 Officers are satisfied that the proposed development would not result in undue harm on neighbouring amenity that would justify a reason to refuse planning permission due to the separation distances and the orientation of the development in relation to adjoining neighbours and as such it is considered that the policy requirements of DM10.6 are met.

Access and Parking

- 8.26 London Plan Policies T5 and T6.1 seek to ensure that an appropriate level of parking is provided in new developments. Policy SP8 of the Croydon Local Plan (2018) concerns traffic generation, sustainable travel and parking standards as does DM29.

- 8.27 The application site is located in a poor area of public transport accessibility with a PTAL rating of 1a, which indicates poor level of accessibility of public transport links. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that up to 1.5 spaces per unit being provided for 3 bedroom properties. This is the maximum standard. The proposal would achieve one parking space per dwelling which would fall within the maximum standards outlined in table 6.2 of the London Plan and it is often not desirable to provide the maximum amounts of parking given the thrust of both documents being to promote sustainable modes of transport and reduce use of the private car. However, each dwelling would be afforded with one vehicle parking space and cycle parking.
- 8.28 The nearest station is Coulsdon South Station which is 0.8km away from the site. Despite the relatively low PTAL, the application site is within 1 km of a railway station and there are various bus tops within 0.6km which provides services to nearby towns including Sanderstead, Selsdon, South Croydon, Purley and Croydon. As such, the transport accessibility is adequate and as such, whilst the development has not provided the maximum standard, each dwelling has its own parking space and the transport connections within the immediate area are sufficient for this type of development.
- 8.26 The proposal seeks to utilise the existing cross over into the site. A separate pedestrian footpath is shown as delineated between the public footpath and the footpath within the site. This is considered acceptable. To ensure that pedestrian sightlines are improved a condition will be conditioned to ensure that treatment does not exceed 0.6m in height to ensure visibility sightlines are maintained for vehicles and pedestrians.
- 8.27 8 parking spaces are provided on site and within the submitted transport statement swept paths diagrams have been provided. The details of which are considered appropriate. Submitted with the planning application was a parking stress survey. It indicates parking stress is relatively low within this area and that most properties have off street parking. The parking survey was conducted in early September 2020 during Corona Virus Lockdown Restrictions. During this time much of the country was encouraged to stay at home. As such, theoretically this should have demonstrated the worst case situation with regards to oversaturation of on-street parking. However the survey indicated that there were low levels of stress – around approximately 12.5%. Therefore this survey is considered to be acceptable in this regard. Upon approval as part of the section 106 an agreement shall be implemented to remove access to resident parking permits.
- 8.27 The details submitted include acceptable refuse storage collection. The refuse store is within 20m from the kerb side of Reddown Road and as such would be an acceptable drag distance for refuse operatives to collect refuse from the application site. The furthest most dwelling from the refuse store would be unit 8. The maximum drag distance for a house to transport their waste to a refuse store is 30m. The proposed distance is 31m. This exceeds the standard by 1m, however this is a small deviation from the standard and on balance this would

not be overly noticeable by future occupiers and is therefore considered acceptable in this instance. The refuse store by reason of its design and position is considered acceptable in this location. Further details will be secured by condition. The proposed cycle stores for each house is also considered acceptable. Further details will be secured by condition.

- 8.28 Amongst other things, a section 106 agreement is recommended to secure a sustainable transport contribution of £12,000 to promote sustainable travel contributions in the local area. A section 278 agreement will be required for any changes to the public highway at a cost to the developer.
- 8.29 A condition survey of the public highway will be requested prior to any works on site. A demolition and construction logistics plan will also be conditioned.

Trees, Landscaping and Ecology

- 8.30 Policy G7 of the London Plan states “Trees and woodlands should be protected, maintained, and enhanced” and DM28 of the Croydon Local Plan 2018 seeks to protect and enhance the borough’s woodlands, trees and hedgerows. Local Plan Policy DM10.8 e states that in exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi mature trees of a commensurate species, scale and form;
- 8.31 The councils ecology consultant raised no objections to the proposal and the submitted ecology report was considered appropriate for the protection of protected and priority species and habitats subject to the imposition of conditions.
- 8.32 No objections are raised with regards to the details outlined in the Arboricultural report. One category C tree is being removed and there would be minor incursions into RPAs and minor works to other trees. Conditions are recommended to ensure compliance with the tree survey and protection measures outlined and a replacement planting scheme can be secured through the landscaping scheme

Environment, Flooding and Sustainability

- 8.32 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding.
- 8.34 The application site falls within flood zone 1 which means it is at a low probability of fluvial flooding. The site is at a very low risk of surface water flooding.
- 8.35 Conditions can be attached to ensure that the mains water consumption would meet a target of 110 litres or less per head per day and 19% emissions. This is considered acceptable.

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

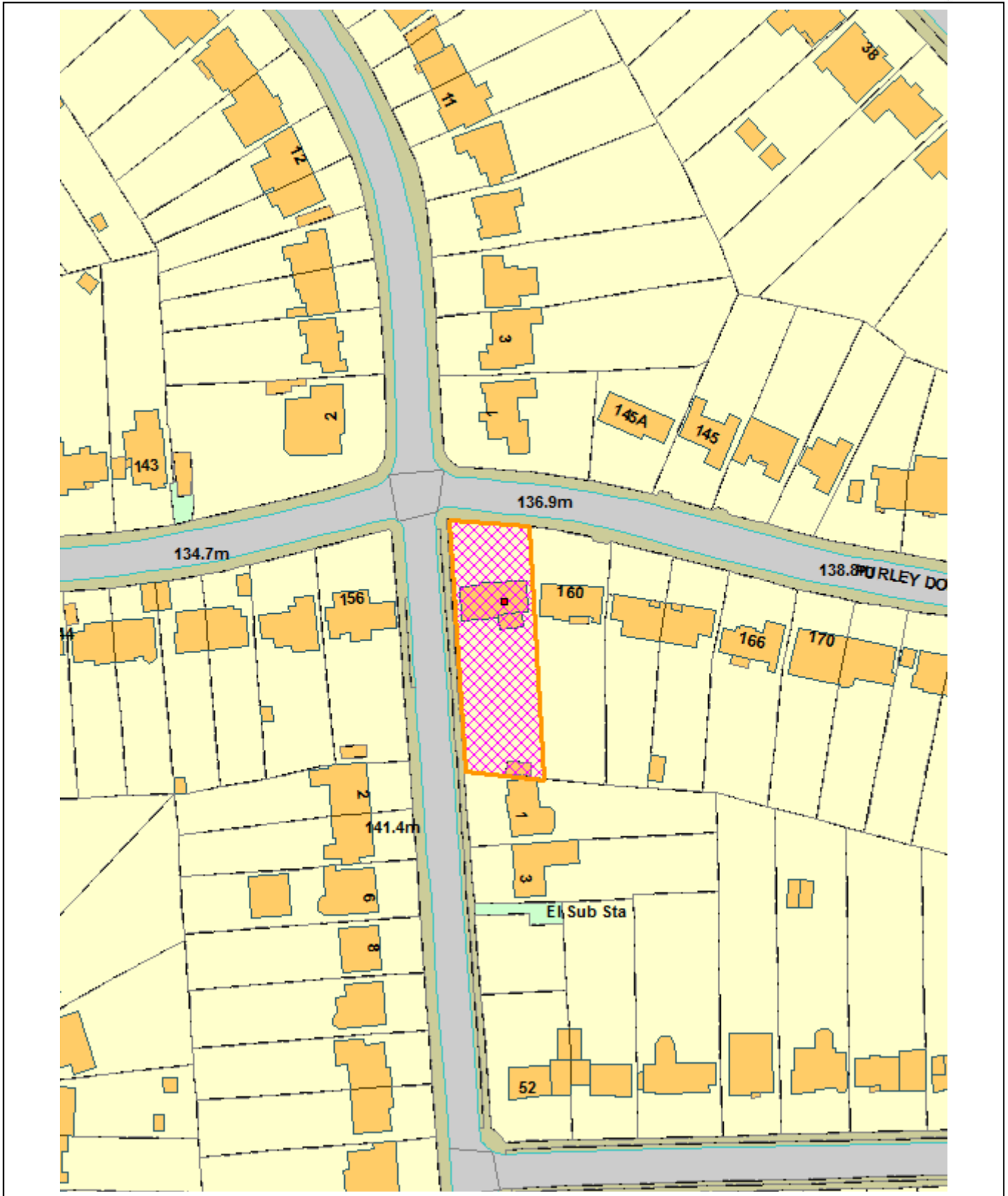
Conclusions

8.37 The principle of residential development is considered acceptable within this area. The development has successfully been designed as a modern interpretation development, relating well with the traditional dwellings found in the area. The development accords with the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. With the imposition of conditions the proposal would not have a significant effect on the adjacent properties and provides adequate amenity for future residents. The applicant has demonstrated that the proposal would have an acceptable impact on highway safety and the highway network. The proposal is considered to accord with the relevant policies.

8.38 Whilst it is acknowledged there are other developments nearby, each application is judged on its own individual merits.

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

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PART 6: Planning Applications for Decision

Item 6.2

1.0 APPLICATION DETAILS

Ref: 21/01619/FUL
 Location: 158 Purley Downs Road, South Croydon CR2 0RF
 Ward: Sanderstead
 Description: Demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 residential units with associated parking, cycle, refuse storage and landscaping.
 Drawing Nos: 20.045.001A, 20.045.002, 20.045.003A, 20.045.101D, 20.045.110, 20.045.111, 20.045.112, 20.045.113, 20.045.114, 20.045.120, 20.045.121, 20.045.130A, 2021/5739/002 Rev P2, 2021/5739/001 Rev P1, 2106/51/TCP
 Agent: Arjun Singh
 Applicant: Joe Garner
 Case Officer: Muhammad Saleem

	1 bed	2 beds	3 bed	4-bed	5-bed	TOTAL
Existing	0	0	0	0	1	1
Proposed (all market housing)	0	0	3 (4x3bed/6person units)	4 (3x4bed/8person units)		7

Number of car parking spaces	Number of cycle parking spaces
7	14 long-stay + 2 visitor

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

- Number of objections received
- Referral from Ward Councillor (Cllr Yvette Hopley)

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 £10,500 for sustainable transport improvements and enhancements.

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. Condition survey of the highway
5. Materials / details to be submitted
6. Submission of Biodiversity Enhancement Strategy
7. Submission of final SUDS details (percolation testing for soakaways)
8. Tree Protection plan

Pre-Occupation Conditions

9. Submission of details of refuse and recycling store

Compliance Conditions

10. Submission of details of EVCPs
11. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
12. Provision of cycle parking in accordance with plans
13. Provision of landscaping and amenity as shown on plans
14. Development in accordance with accessible homes requirements; one unit to be M4(3) and other M4(2)
15. In accordance with Tree Protection Plan and Arboricultural Impact Assessment
16. Compliance with energy and water efficiency requirements
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport
18. Obscure glazing and fixed shut side windows

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. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to conditions 8 & 12)
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 three storey building and a rear three storey building comprising of a total of 7 houses
- 3 parking spaces on the front forecourt and 4 parking spaces to the rear between the two proposed buildings with a new crossover fronting North Down
- 14 cycle parking spaces
- Removal of 3 trees on site and replacement with 7 new trees
- Communal and private amenity space, play space and hard and soft landscaping

3.2 During the assessment of the application additional details and plans have been received on 09.07.2021 and uploaded to the website on 12/07/21. The amendments included:

- Swept Path Analysis Plan
- Visibility Splay Plan
- Tree Survey and constraints plan
- Arboricultural Impact Assessment
- Planning Statement Addendum – Fire Safety
- Visualisations

3.3 The details submitted did not require re-consultation with residents.



Figure 1 - Visualisation of proposed buildings – view from Purley Downs Road

Site and Surroundings

- 3.4 The site is a rectangular shaped corner plot at the junction of Purley Downs Road and North Down and accommodates a large two storey detached family dwellinghouse. The site measures approximately 0.1ha. The property benefits from a front garden with hardstanding which provides off street car parking with a large rear garden with a garage. The pedestrian access is via steps fronting Purley Downs Road and the vehicular access fronts North Down. The existing benefits from a rear detached garage which is accessed via a vehicular crossover fronting North Down. The topography of the site slopes upwards from the front (north) of the site to the rear (south) where the land level is approximately 700mm higher to the rear of the site. The land level from the east to the west of the site is generally level but Purley Downs Road is on an incline with it rising to the eastern side. The property is not listed or within a conservation area.
- 3.5 The area is suburban and residential in character, comprising detached properties of varying styles and materials.
- 3.6 Purley Downs Road is not a classified road and the site has a PTAL rating of 1a (low). There are a number of trees (10) surrounding the site and some on the site, none of which are protected by TPOs. The site is at very low risk of surface water flooding.



Figure 2 - Aerial view of site

Planning History

3.7 Site history is set out below.

Reference	Description	Decision	Date
14/03103/P	Alterations to land levels; formation of vehicular access onto North Down and erection of front and side boundary walls	Granted	18.09.2014
14/03103/P	Erection of single/two storey/rear extensions (amendments to planning permission 12/02680/P)	Granted	03.07.2014
12/02680/P	Erection of single/two storey side/rear extensions	Granted	07.11.2012

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 provides a 57% 3-bed units, the entire scheme is family sized units with the remaining units being 4 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.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Tree removals are to be mitigated by replacement tree planting/landscaping and retained trees within and around the site will be protected.

5.0 CONSULTATIONS

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

6.0 LOCAL REPRESENTATION

6.1 The application was initially publicised by 37 letters of notification to neighbouring properties.

6.2 The number of representations received in response to the public consultations 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: 117; Objecting: 117; Supporting: 0

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	Addressed in paragraphs 8.13 - 8.17 of this report
Out of keeping, fails to respect the local development pattern, dominates the plot, too close to boundaries, overbearing	
3 storey houses are not in keeping with the area	

The site is on a high point of the road which accentuates its height so it will be dominating in the streetscene	Addressed in paragraph 8.22 of this report. Addressed in paragraph 8.7 of this report.
Flats are not in keeping with the character of the local area.	
The contemporary reinterpretation design approach of the new houses are not in keeping with character of the area	
Demolition of the existing house would result in loss of architectural features e.g. creasing detailing in front hallway	
Should be reduced by at least two houses	
The roof design results in an unsymmetrical profile which is out of keeping with the local context which consists of symmetrical roofs	Given the character analyses of the local context it is considered that in design terms the use of a cat slide style roof would help reduce the bulk and relates well to the local context
The round windows are out of keeping with the local context	Addressed in paragraph 8.20 of this report.
The amount of cycle parking (14 spaces) to the front would result in visual clutter and would be out of keeping with the character	The cycle parking is required to meet London Plan requirements and two cycle parking spaces to the front of each dwelling within Block B would be considered acceptable without resulting in visual clutter. The design details shall be secured via condition.
Failure to accurately represent the impact of the sloping topography	Addressed in paragraph 8.21 of this report.
Highways impacts	
7 car parking spaces for 7 flats insufficient the overspill would result in parking stress along local roads. The development is likely to result in 10 or more cars for 7 units	Addressed in paragraph 8.54 of this report
The junction with North Down given its lack of visibility with the addition of 7 units increased on street parking would further reduce visibility and the increased highway movement would result in the turning becoming more dangerous	Addressed in paragraph 8.53 of this report.
Neighbouring amenity impacts	

Overdevelopment of site with number of windows results in overlooking of neighbouring properties	Addressed in paragraphs 8.31-8.42 of this report It is not considered that noise from the proposed residential use would be out of the ordinary in comparison to other residential uses in the area.
The height and siting of the development would result in loss of daylight and sunlight	
Overdevelopment would result in noise and parking stress	
The proposed refuse areas to the front of the properties in North Down will be unsightly and not in keeping with the current properties.	The refuse area to the front would be considered acceptable in scale and its detailed design would be secured by condition.
Impacts on trees and ecology	
Loss and damage of hedges and trees impacting the local environment	Addressed in paragraphs 8.43 – 8.46 of this report. The proposal would provide replacement trees within the front garden and a detailed landscaping plan would be secured via condition.
There are no plans to replace the existing trees & shrubs.	
Quality of accommodation	
Loss of green space	The proposal would maintain adequate landscaped and rear gardens for each dwelling in accordance with London Plan size standards.
Inadequate small gardens for size of property	
Other matters	
Increased dwellings will impact on local already strained amenities such as schools & GPs.	Addressed in paragraphs 8.2 - 8.4 of this report
Inadequate waste and recycling provision	Addressed in paragraph 8.60 of this report
Insufficient infrastructure to support increased population (schools, GPs etc)	The development will make a CIL payment to contribute towards infrastructure and services
Not compatible with the rural / peaceful feel of the area	The proposal is for a residential use in a residential area, which is not

	considered to significantly alter the nature of the area.
Need houses not flats	The proposal is for new family sized dwellings not flats and exceeds the Council's requirement for family sized units (30%) within a development.
Dust impact on residents and their well being	This is not a planning matter. However a CLP would be required via condition outlining details of dust suppression.

6.5 Councillor Yvette Hopley made the following representation and referred the application to Planning Committee:

- Overdevelopment of site
- Garden spaces for proposed dwellings very small
- Cycle and waste storage should not be prominent feature of development
- The development appears cramped on site and out of character with local context
- Breach of sight lines on North Downs
- The proposed building does not respect building line
- Support family sized housing

6.6 Sanderstead Residents Association objected to the proposal:

- Whilst proposal is for houses this is an overdevelopment and dense use of the site
- The attractive visuals of the streetscene along North Down are not a true reflection of the reality
- The cycle and refuse enclosures to the front of Block B will be dominant and untidy features detracting from the overall appearance
- Visualisations fails to show enclosures and this should be shown to reflect reality
- Rear gardens to Block B are small and out of character with locality
- Front amenity areas to Block B are not acceptable and should show their intention for this space
- Whilst rear gardens to Block B exceed minimum size standards the result is direct overlooking of the existing garden at no. 160 Purley Downs Road
- Disagree with applicant stating first 10m of the rear garden at no. 160 would not be overlooked. The first 10m would be overlooked by first and second floor windows of unit 4 within Block B
- Unit 4 of Block B would allow splayed views from windows of the rear garden at no. 160 Purley Downs Road resulting in loss of privacy.
- A similar overlooking situation arising from Unit 1.
- If Block B is reduced to 2 houses it would allow redesign and overcome overlooking concerns, increase garden areas and successfully integrate cycle parking and refuse storage to create an acceptable and harmonious scheme.
- Block A is substantially higher than current house and would appear dominant and obtrusive within the streetscene given its location on the hill it will be highly visible from long views.
- Given three storey height of building this will also substantially encroach on privacy of the garden of 1 Briton Crescent
- Additional parking would result in worsening highway safety given the already dangerous junction with North Down with its lack of visibility due to topography of the land
- There is press coverage about lack of 4 bed family homes in the area. The current house has been well maintained and in recent years has benefitted from sympathetic extension and is the type of house families aspire to in Sanderstead.

- If the site is developed it is recommended for a proposal for a house or pair of semi detached houses at the rear of the garden.
- The applicant is increasing units without consideration for the well being of future occupants and the current pandemic has shown that people want space in their homes with reasonable outside space.

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 of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Impacts on trees
- Landscaping
- Impacts on ecology and biodiversity
- Access, parking and highways impacts
- Waste / Recycling Facilities
- Sustainability and Flood Risk

Principle of Development

8.2 The site's existing use is residential and as such the proposed redevelopment of 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 a net increase of 6 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.
- 8.4 The proposal provides 4 x 3bed units (57%) and 3x 4bed units (43%) in compliance with this target. The existing property on the site is 1 x 5bed family house, so the proposal would result in a net uplift 6 x family-sized dwellings in compliance with policy DM1.2.

Design and impact on the character of the area

- 8.5 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 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.
- 8.6 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and it large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway.
- 8.7 The existing building is a traditional suburban 2 storey detached property in part white render and brick with a hung tile pitched roof. It does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.8 The site is generous in its size and is a rectangular shaped plot and the property on the site fronts Purley Downs Road with a large rear garden and a vehicular crossovers fronting North Down leading to a large front forecourt for parking with soft landscaping along the front and side boundaries. There is fencing along the stretch of this road. There is also detached garage within the rear garden which has gated access with a crossover fronting North Downs. The property also benefits from stepped access from Purley Downs Road adjacent to the semi mature vegetation along the front raised/retaining wall. The site is adjacent to properties to the 160 and no. 156 is separated by North Down. The rear boundary is shared with no. 1 North Down.
- 8.9 The scheme has evolved through two rounds of pre-application discussions with the applicant and their architect.

Site Layout

- 8.10 The proposal would provide a three storey building to the front of the site (Block A) located in a similar location the existing property facing Purley Downs Road and a three storey building (Block B) to the rear of the site fronting North Down and accessed directly from North Down with landscaping to the front. The proposal includes 3 car parking spaces on the front forecourt accessed via the existing crossover fronting North Down, along with an area of landscaping and a pedestrian pathway to the front doors of each house. The proposal would also provide 4 car parking spaces between the two buildings accessed via a new crossover fronting North Down following removal of the existing secondary crossover. The rear gardens of the proposed front building would be adjacent to a soft landscaped area fronting North Down and a bin storage area. The rear block would feature soft landscaping fronting North Down with separate entrance doors to each unit via a dedicated pedestrian pathway leading to front doors of each unit.
- 8.11 The position of the proposed building lines on Purley Downs Road is not considered to project substantially beyond the front and rear building lines of the existing house and would respect the established building line of the houses along this section of the street. The rear depth of the proposed front building would not breach the 45 degree angle taken from nearest habitable windows of the adjacent properties. The width of the front elevation of the building is 15.1m (measured before the chamfered corner) in comparison to the existing width of 14.8m maintaining an acceptable set back from the shared site boundaries in accordance with the relevant SDG guidance regarding relationships to neighbouring boundaries. In addition, the proposed front (Block A) and rear buildings (Block B) achieving an appropriate set back from these properties at nos. 1 - 3 North Down and this creates a more transitional relationship with these properties.
- 8.12 The introduction of a new building to the rear (Block B) of the site would be considered efficient use of the large plot. The rear building facing North Down would be set forward of the established building line of nos. 1 - 3 North Down however given size of the building proposed and that there are other examples (such as opposite the plot size and rear gardens being provided for this new building the siting is considered acceptable and would not appear overly dominant within the streetscene of North Down. Whilst it is recognised that this aspect of the proposal would represent a deviation from the existing pattern within the vicinity of the site, the relevant sections of the SDG regarding development in rear gardens support the principle of positioning development in rear gardens where they are subservient in scale to the existing built form, minimise their impact upon neighbouring amenity.



Figure 3 - Proposed site plan (landscaping plan shown as it is easier to read at a small scale)

- 8.13 The proposed footprint of the rear building (Block B) stepped back from the western and eastern boundary and due to its corner location would not impact on any neighbouring properties (discussed in greater detail below). Given the unique positioning of the site, there is no breach of any 45 degree lines in plan or elevation. In addition, the increased massing and footprint and the addition of a rear building (Block B) is considered to be acceptable given that intensified use of the site is supported and that a high quality design is proposed.
- 8.14 The proposed building responds to the shape of the site with appropriate separation distances from the site boundaries and chamfered western side elevation to the front building and due to its corner location does not impact on any neighbouring properties which is discussed in greater detail below. Sufficient soft landscaping is provided with the site's frontage to both roads and in front of the parking areas to ensure that the proposal accords with the character of the area.



Extract from Suburban Design Guide SPD Figure 2.14b

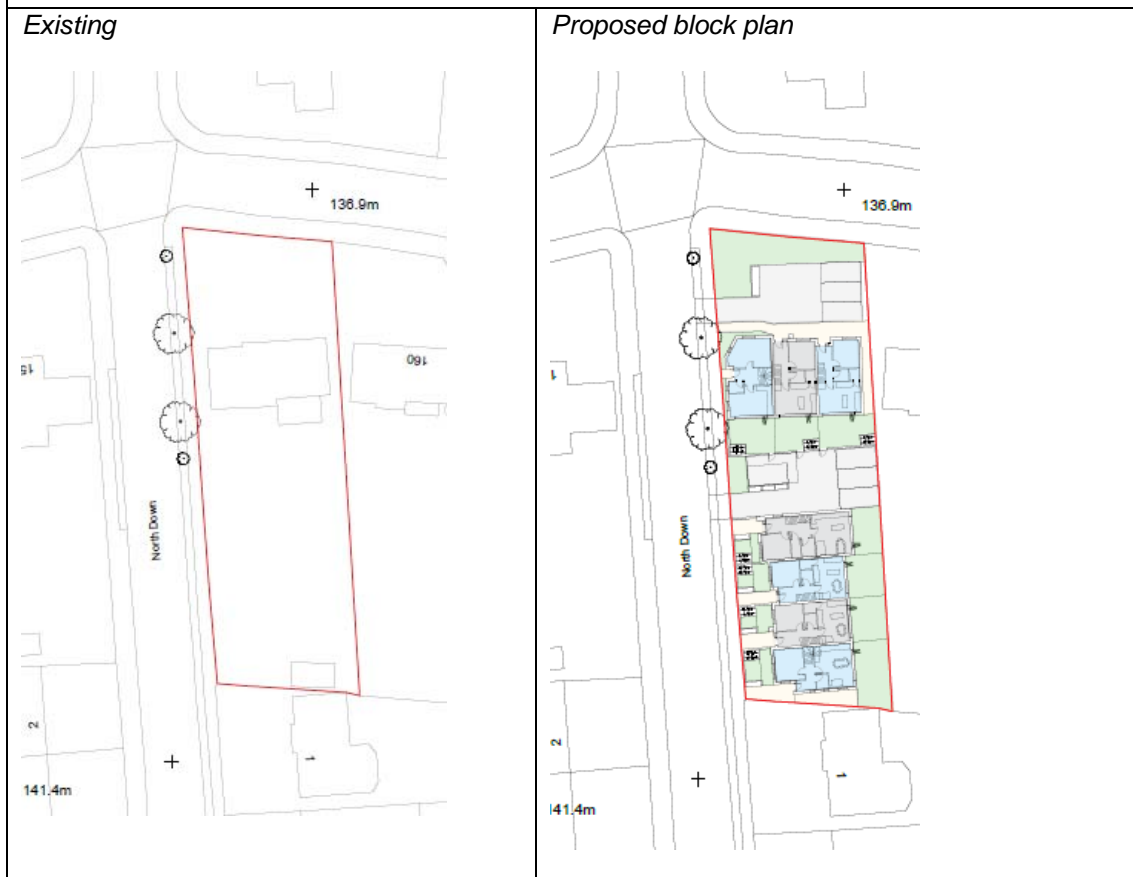


Figure 4 – SDG guidance on corner plots and existing/proposed block plan

8.15 On the basis of the above assessment, the site layout is considered appropriate on this corner plot.

Scale, Height and Massing

8.16 Local Plan policy DM10.1 seeks to achieve a minimum height of 3 storeys on new developments and the Suburban Design Guide SPD indicates that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be 3 storeys with an additional floor contained

within the roof space. In addition, the site is a corner plot and a further additional storey and potentially additional mass is encouraged on corner plots.

- 8.17 Whilst the site is a corner plot it is not considered to form a prominent corner site and the Council would not consider a four storey marker building (as advocated by the SDG) to be appropriate in this location given the elevated position due to the slope of Purley Downs Road and the upward slope towards the rear of the site which fronts North Down. The proposed front building would be slightly higher (by approximately 600mm) than the existing building and is considered to strike an appropriate balance between policy objectives of having at least three storeys and marking the corner whilst not creating an over dominating building.
- 8.18 The proposed front building and rear buildings given their roof design would both step down with a cat slide style roof with an eaves height of 3.6m which gives the building some height variation and along with the high quality design approach and landscaping (at the front and side of the respective buildings) helps to ensure the proposed buildings would not appear obtrusive within the streetscene. Therefore the height and scale of the proposed buildings in conjunction with the stepped excavation works to the rear of the site would create a gentle stepped land level along North Down is considered appropriate when viewed from the streetscene of Purley Downs Road and North Down and the buildings would not appear overbearing within the streetscene. As such, the proposed height complies with guidance and is supported.
- 8.19 In regards to the footprint and massing, the chamfered corner adjacent to the western side boundary with the catslide style roof ensures that the building is not overbearing on the frontage of Purley Downs Road.
- 8.20 The proposed rear building given its positioning with a width of 21.8m with stepped elevations and catslide style roof in conjunction with the excavation works to create a gentle stepped land levels along North Down where the land slopes upwards would ensure the building is not overbearing within the streetscene of North Down. The soft landscaping to the front of the site would help enhance the street frontages.
- 8.21 In regards to the topography and land levels, a 700mm high brick retaining wall would be positioned on the front and rear elevation of the rear building would be considered acceptable given its minimal visual impact on the streetscene. The side and rear elevations of the rear building would be visible from the rear gardens of properties along the eastern side of Purley Downs Road (nos. 160, 162 and 164) along with Nos. 1 and 2 North Down however given the distance to the properties and its positioning it is not considered to be overbearing. A gap of 1.3m would also be retained between the south (side) elevation of the building and the skewed site boundary shared with no. 1 North Down.

Appearance and Materials

- 8.22 The design approach is a sympathetic and faithful one which is considered acceptable given the immediate site context. A character analysis has been undertaken and various features from buildings in the surrounding area have been referenced which includes the distinct Arts and Crafts features of nearby

properties along Purley Downs Road, including front gable ends, timber and aluminium windows and brick work in varying tones. The proposed buildings with an Arts and Crafts appearance would be predominantly built of red brick with the upper floors featuring either white brick or a creasing tile wall which would reference the local context and features on the existing building. The tile creasing would also surround the front entrance. The use of circular windows within the chamfered wall is considered an appropriate feature. The proposed buildings reference the way contrasting materials are used at ground floor level in neighbouring properties. The proposed material palette ensures the materials respond appropriately to the surrounding context. The side elevation of block A has been designed with care as this will be visible in the streetscene (fronting the corner) and so has a catslide roof (to minimise the massing), an entrance to respond to typical layouts and orientations and detailed design features to break it up.

- 8.23 The use of materials, individual doors to each unit, window reveals and circular window along with the roof profile would result in a well detailed attractive set of buildings. As proposed, the design of the building is considered to have a positive impact on the streetscene and would accord with relevant guidance of the SDG. However a condition shall be imposed to ensure samples and the specification of the final materials along with detailed drawings of the reveal depths and key junctions/features such as the decorative roof brackets are submitted to and approved in writing by the Council prior to any works commencing on site.
- 8.24 On this basis, 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

- 8.25 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 through with adequate storage space. All proposed units are dual aspect and will receive good levels of light. Where high level windows are proposed on the side elevations these would be fitted with obscure glazing to avoid overlooking of neighbouring gardens to the east and south (secured via condition), these habitable rooms are served by other large windows to ensure adequate light.
- 8.26 London Plan policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. Unit 4 on the ground floor (2-bed) is a wheelchair user dwelling, with the appropriate turning circles and adjustments shown on plan. The remaining 90% meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site. There is level access to the front entrance to each of the dwellings within the two blocks. Step-free access to

the amenity space is provided from the units. The proposal complies with accessibility requirements.

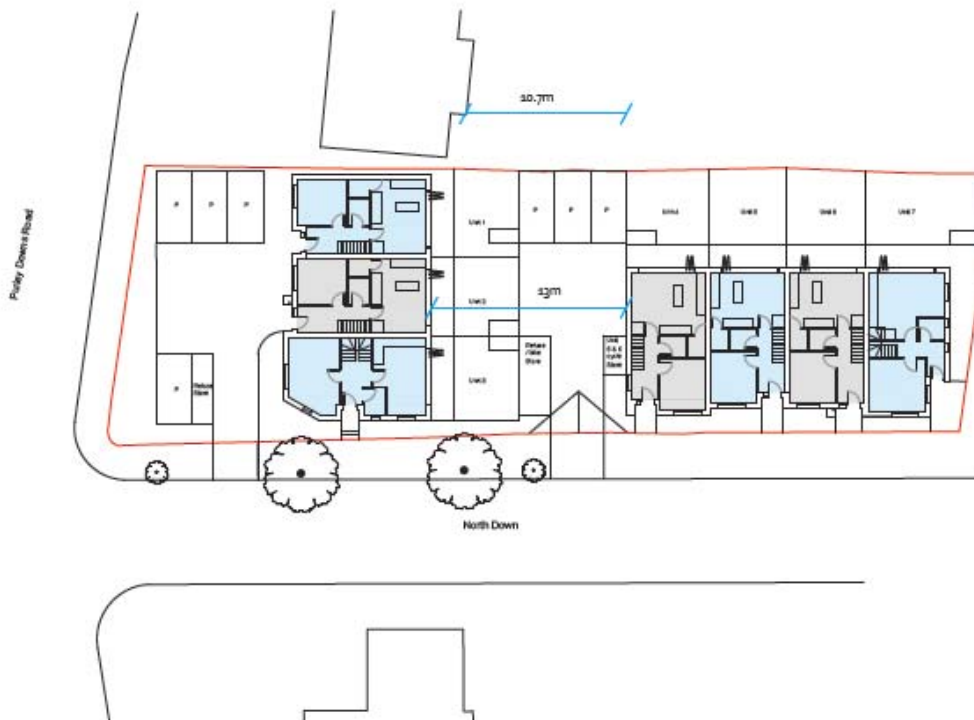
- 8.27 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Private amenity space is provided in the form of private rear gardens for the units which measure between 30 and 32sqm which is considered appropriate for the 3bed/6person and 4bed/8person dwellings and is well in excess of the 10-12m² required. The private amenity spaces are screened by the boundary fences and ensure adequate levels of privacy being maintained for future occupiers.
- 8.28 The applicant has provided details in relation to fire safety, specifically in relation to fire appliance positioning, evacuation assembly point, safety features and access. This matter will be finalised through the Building Regulations regime.
- 8.29 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

- 8.30 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.
- 8.31 The nearest residential properties are those adjacent to the site to the east (no. 160 Purley Down Road) and to the south (no.1 North Down). There are no adjoining properties to the west. There are properties to the north and west of the site albeit they are located on the opposite side of the respective streets and given the scale of the proposed development the proposal would not result in any harmful impact on these properties in terms of loss of light, outlook or an increased sense of enclosure.
- 8.32 The depth of the front building does not project substantially beyond the rear elevation of no. 160 Purley Down Road and does not breach the 45 degree line taken from the nearest ground floor and first floor level habitable room window within the front and rear elevations of this property at no. 160 Purley Down Road. The proposal would not overlook the first 10m of the rear garden of this property except in a fashion generally found in suburban areas. Therefore given the height, scale, siting and relationship with this property at no. 160 Purley Down Road it is considered that the proposed front building would not result in any significant harmful impact on the amenities of this property in terms of loss of light, outlook or an increased sense of enclosure.
- 8.33 The proposed rear building (Block B) given its siting would be situated approximately 12m from the rear elevation of the property at no. 160 Purley Down Road and would not overlook the first 10m of the rear garden of this property.

Therefore the proposed rear building would not have any harmful impact on this property in terms of loss of outlook, increased sense of enclosure or loss of privacy.

- 8.34 The side openings featured within the side elevations of the front and rear blocks including the dormer additions would serve W/Cs, hallways and form the secondary window to the living/dining areas and bedrooms which would be fitted with obscure glazing and fixed shut. A condition would be imposed to ensure the windows are fitted with obscure glazing to safeguard neighbouring amenities in terms of overlooking and loss of privacy.
- 8.35 The proposed rear building would be set forward of the adjacent property at no. 1 North Down and would achieve a 45 degree line taken from the nearest habitable room openings at ground and first floor within the front and rear elevations. Therefore the proposed building would not result in any harmful impact on this property in terms of loss of outlook, increased sense of enclosure.
- 8.36 The amount of overlooking of adjacent rear gardens of neighbouring properties from the first floor windows of the proposed front building would be no greater than currently experienced from the first floor windows of the existing house.



Proposed site plan showing relationship with neighbouring properties at nos. 156 and 160 Purley Downs Road

- 8.37 Policy DM10.6 seeks to avoid overlooking of the first 10m of private outdoor space but does not specifically offer protection of rear garden areas. The rear gardens of both properties at no. 160 Purley Downs Road and no.1 North Down

benefit from a relatively high amenity value. Whilst it is acknowledged that the proposed building may have some impact on the rear portions of these gardens, these parts of the garden do not have as strong protection in policy as outlined above and in an suburban environment such as this this relationship is considered acceptable. It is acknowledged that the proposed building to the rear of the site would be likely to create an overbearing presence on the rear garden area given the height of the rear building and its siting close to the side and rear boundaries. Therefore it would be unreasonable to warrant a refusal on the basis of overlooking from the proposed rear building of the rear gardens of these properties at no. 160 Purley Down Road and no. 1 North Down.

- 8.38 The rear building also has a separation distance measuring a maximum of 2m from the southern boundary shared with no. 1 North Down. The side area would not be accessible which will reduce any noise impact towards the garden area of this property at no. 1 North Down. In addition, both proposed buildings would have their rear gardens adjacent to the shared boundaries with no. 160 Purley Down Road and no. 1 North Down and given the existing garden use of this area adjacent to the boundaries with these two properties it is considered that the proposed gardens would not result in any harmful impact in terms of overlooking and loss privacy.
- 8.39 The amount of noise from the new development would be domestic in nature and as such it would be considered unreasonable to warrant a refusal on this basis.
- 8.40 The relationship between the proposed front and rear buildings and opposite side of Purley Downs Road (no. 156 Purley Downs Road) given the openings within the side and front elevations of these proposed buildings and separation distance from the property at no. 158 the proposal would not result in any harmful impact on the amenities of this property.
- 8.41 As the proposed building is located to the south there would be negligible impact on daylight and sunlight levels to the properties on Purley Downs Road and North Down.
- 8.42 It is considered that any potential amenity impacts have been adequately mitigated and the proposal complies with policy DM10.6.

Trees and landscaping

- 8.43 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are 10 trees on or around the site and are all classified as category C trees. The proposal seeks to remove 3 trees from the site and a hedge (H4). These include 3 trees within the rear garden area where 2 trees (T5 – Lawson Cypress and T6 - Hawthorn) are adjacent to the western side boundary and 1 tree (T1 - Eucalyptus) to allow for the parking provision and facilitate the construction of the development and allow for the front soft landscaped area to the rear building. The proposal would also require the hedge (H4) to allow for the rear development which is considered acceptable.

- 8.44 These 3 trees within the site are not considered to be specimens of any arboricultural value in the context of visual amenity and this has been agreed by the Council's Trees Officer. The proposal would seek to provide replacement trees (7x) which have been illustrated on the site layout to the front of the building facing onto North Down. The details of these trees would be secured via condition).
- 8.45 The 4 street trees (T1, T8, T9 T10) adjacent to the western side boundary fronting North Down would be retained and a tree protection plan is proposed to ensure these trees are protected during construction and will be conditioned. Some minor incursions into the root protection areas of other trees to be retained would occur. Whilst the specimens are considered to be poor quality damage could occur if inappropriate working practices are used or materials stored in these areas, so a condition is recommended to secure these details.
- 8.46 A total of 7 new trees are proposed on site which would be positioned in the front garden. There would be an overall net gain of 4 trees from within the site, which is considered appropriate to provide enhancements to the area.
- 8.47 Policy 10.8 which requires proposals to incorporate hard and soft landscaping. The landscaping plan includes permeable paving at the front, with a different style of paving shown to demarcate the pedestrian footpaths to the main front entrance and round to the cycle store and bin store. The proposed site layout would provide a landscaped area to the front of Block A adjacent to the car parking and hard surfacing. The scheme also provides landscaping to the chamfered corner of the building and rear gardens along with front and rear gardens to the rear building, Block B. The details of planting and soft landscaping shall be secured via condition.

Impacts on ecology and biodiversity

- 8.48 The site is not within any no habitats of conservation concern are located on the site itself.
- 8.49 In terms of site enhancements, it is recommended that the proposed development includes a more diverse range of flora is introduced to the site including a native wild meadow, as well as a bumblebee box and bug hotel to attract invertebrates to the site. These enhancements will secure net gains for biodiversity and will be required by condition.

Access, Parking and Highway Safety

- 8.50 The site has a Public Transport Accessibility Level (PTAL) of 1A which indicates very poor access to public transport. Purley Downs Road is a bus route. There are no parking or waiting restrictions in proximity to the site.

Access arrangements

- 8.51 The site currently has a vehicle crossover located to the western side fronting North Down. The proposal is to have an additional crossover for the site fronting North Down situated 20m from the edge of the existing crossover; there is a

separate pedestrian pathway to the main front entrances to each proposed dwelling within the front and rear buildings.

- 8.52 The appropriate pedestrian visibility splays can be achieved within the site, and the vehicle visibility splays can also be achieved from the relocated crossover.
- 8.53 Representations have raised concerns about entering and egressing the site in proximity to the junction. The existing crossover being maintained would allow the egress and access of only 3 cars which is not dissimilar to the current arrangement and the new crossover fronting North Down would be around 20m from the junction, given the residential nature along North Down it is considered that so vehicles will not be travelling fast in this area, and the appropriate visibility splays are achieved. The access arrangements are not considered to represent a danger to highway safety.

Car parking

- 8.54 In areas of PTAL 1 in outer London, London Plan policy T6 requires up to 1.5 car parking spaces per 1-2 bed unit and up to 1.5 spaces per 3+ bed unit which would equate to a maximum of 10.5 car parking spaces. 7 car parking spaces are proposed for the 7 houses. It is often not desirable to deliver the maximum amount of parking on site as this can, amongst other things, promote unsustainable travel patterns and result in excessive hardstanding, limiting the scope for soft landscaping. The site is located close to the bus route which travels along Purley Downs Road and is a 20min walk from Sanderstead railway station. The London Plan car parking standards are maximums and, given the need to support sustainable travel, the proposal for 7 spaces could be considered to be in compliance with the London Plan. The Council generally seeks 1:1 car parking on suburban sites such as this and on balance given the amount of parking and the character of the area a parking survey was not required.
- 8.55 Swept paths for the parking spaces are provided (using a 4.8m car as required), demonstrating that the spaces are accessible for ingress and egress in forward gear. 20% active and 80% passive electric vehicle charging points would be provided in line with London Plan requirement. One disabled car parking space is provided with extra width to enable manoeuvring.
- 8.56 A contribution of £10,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area including on street car clubs with electric vehicle charging points (ECVPs) within the South Croydon / Purley Oaks area as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding would go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Every residential unit to be provided with a minimum 3-year membership to a local car club scheme upon 1st occupation of the unit. Funding will also be used for extension and improvements to walking and cycling routes in the area and improvements to local bus stops to support and encourage sustainable methods of transport.

- 8.57 Conditions will be attached to require a condition survey of the surrounding footways, carriageway and street furniture prior to the 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. Given the site's location a Construction Logistics Plan (CLP) is required. A draft Construction Management Plan has been submitted but this has not been reviewed in detail so a final version will be required by condition
- 8.58 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

Cycle parking

- 8.59 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 14 cycle parking spaces for residents plus 2 visitor parking spaces. A total of 16 residents cycle parking spaces where 2 cycles is proposed for each unit within the front garden of the rear building (Block B) within a sheltered cycle store which is accessed from the front of the building, plus 2 visitor cycle parking next to the new vehicular access. The houses within the front building (Block A) would have cycle storage for 2 cycles within the rear garden accessed via rear gates. The siting of the cycle parking is considered appropriate. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

Waste / Recycling Facilities

- 8.60 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 within the rear forecourt accessed directly from the rear gardens of each dwelling within Block A. The houses within Block B would have individual refuse storage within the front gardens adjacent to the cycle parking spaces. The proposed scheme would also provide bulky goods storage within the front parking area for Block A which is considered acceptable in size and siting. The details of refuse storage along with adequate bin capacity sizes of 1280L (given the ample space within the bin store area) this shall be secured via condition.

Flood Risk and Energy Efficiency

Flood risk

- 8.61 The site is located within an area at very low risk of surface water flooding. The site is also in area where there is potential for groundwater flooding at the surface but there has been no instances of groundwater flooding within the vicinity of the site.
- 8.62 The applicant has submitted a Flood Risk and Surface Water Management Statement in support of the application. The site is situated within Flood Zone 1 which is considered to have a very low probability of fluvial or tidal flooding. Whilst the site does lie within a Critical Drainage Area as well as a location which has the potential for groundwater flooding to occur at surface, it should be noted that due to the site's topography the site is at low risk from surface water flooding and groundwater flooding.

- 8.63 The applicant proposes sustainable drainage measures for the proposed development in accordance with Policy DM25 of the Local Plan with all surface water runoff from hardstanding areas managed through a combination through of permeable paving and planting strategy and site wide SuDs.
- 8.64 A condition shall be imposed to require further details of the proposed sustainable drainage measures in accordance with Local Plan policy DM25 and London Plan policy SI13.

Energy efficiency

- 8.65 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) as outlined in the submitted Energy Statement by BASE Energy, and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

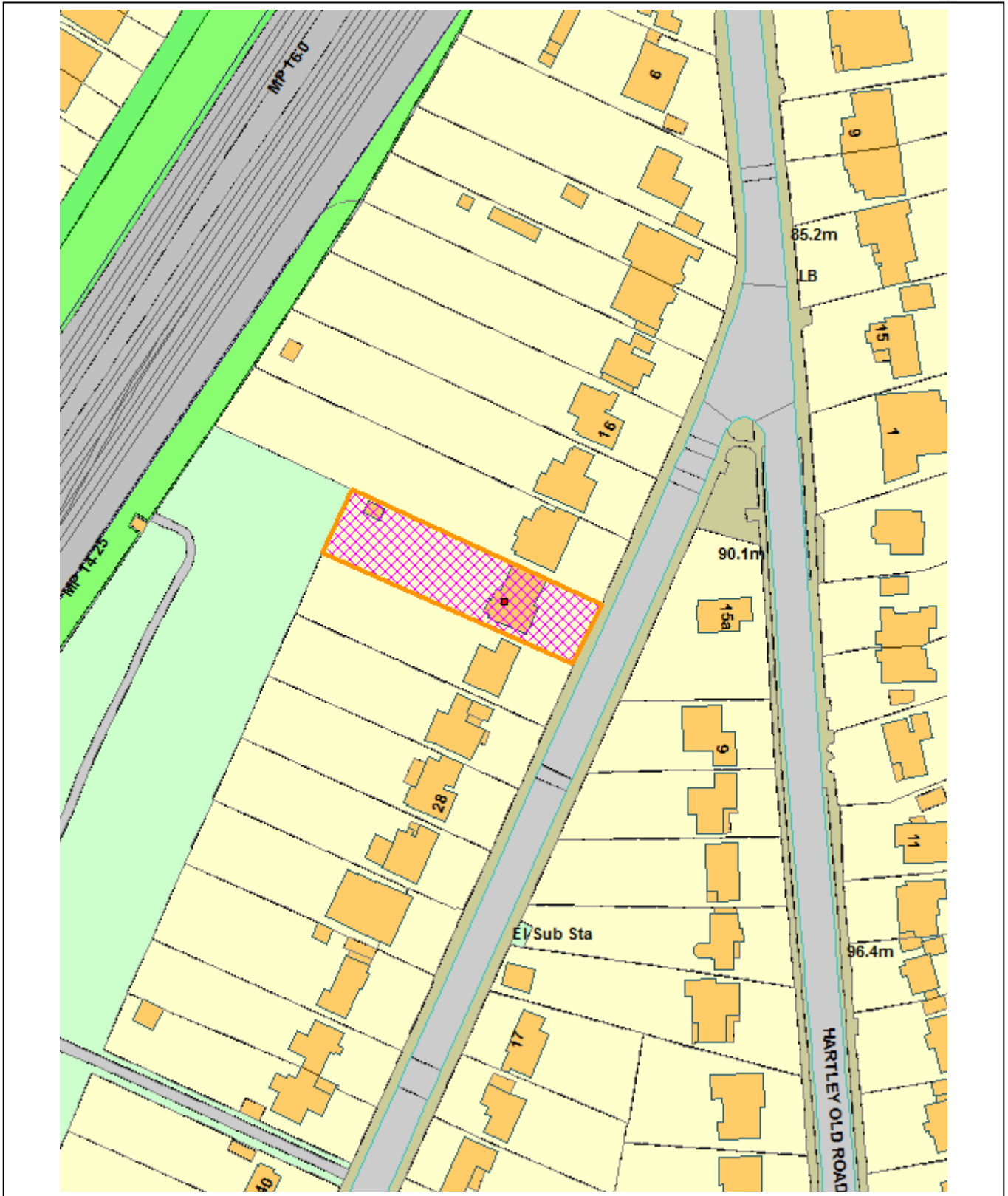
Conclusion

- 8.66 The provision of 7 dwellings in this location is acceptable in principle. The proposed design, massing, site layout and quality of accommodation is acceptable, with good quality landscaping, private amenity space proposed. Some tree losses are proposed but compensatory planting and landscaping would be provided. Amenity impacts on neighbouring properties are minimal and where present have been successfully mitigated. The proposed 7 car parking spaces are considered acceptable. The proposal is also acceptable on ecology, flooding and sustainability grounds.
- 8.67 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

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

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PART 6: Planning Applications for Decision

Item 6.3

1.0 APPLICATION DETAILS

Ref: 20/04128/FUL
 Location: 22 Hartley Down Purley CR8 4EA
 Ward: Purley and Woodcote
 Description: Demolition of the existing dwelling and erection of a three storey building containing 7 flats.
 Drawing Nos: 778/01 Rev A, PL-050 V1, PL-051 V1, PL-099 V1 , PL-100 V1, PL-101 V1, PL-102 V1, PL-105 V1, PL-201 PL-2011, PL-206 PL-206, PL-201 V1, PL-205, PL-206, PL-300 V1, PL-301 PL-301 V1, PL-302 PL-302 V1, PL-303 V1, PL-305 V1, PL-400 V1, PPP-PL01 V1, PPP-PL01 V1, PL-001, PL-005, PL-010, PL-031, Construction Logistics Plan, Lift Viability Study, Tree Survey (BS5837:2012 (Trees in Relation to Design, Demolition and Construction) , Transport Statement, PL-501, Design and Access Statement (Parts 1&2 September 2020).
 Agent: Mr Spencer Copping
 Applicant: Purple Pepper Partnership
 Case Officer: Jedd Goodwin-Roberts

	1b1p	1b2p	2b3p	2b4p	3b4p	3b5p	TOTAL
Existing	0	0	0	0	0	1	1
Proposed (all market housing)	0	2	2	0	2	1	7

Number of car parking spaces	Number of cycle parking spaces
4	12

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 Hartley and District Residents Association

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 £10,500 for sustainable transport improvements and enhancements.

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 and approval of SUDS details

Pre-above ground works conditions

4. Submission and approval of cycle store details, bin store details and details of the path leading to the refuse store.
5. Submission and approval of hard and soft landscaping (to include the planting of diverse species); boundary treatments; child play space; communal amenity space; and a maintenance and management plan.
6. Submission and approval of details of EVCP's.
7. Submission and approval of the materials specification.
8. Submission and approval of external facing materials junctions
9. Submission and approval of details of balcony privacy screens.

Pre-occupation conditions

10. Provision of visibility splays in accordance with drawing PL-051 Rev 1.
11. Submission and approval of a Delivery and Servicing Management Plan

Compliance conditions

12. Obscure glazing on side facing windows (not the oriel view) of windows on the flank elevations with no openings lower than 1.7m above floor level.
13. Development to be carried out in accordance with the Tree Protection Plan and the Arboricultural Impact Assessment.
14. Development to achieve energy efficiency and water efficiency requirements.
15. Compliance with the submitted Construction Management Plan and Construction Logistics Plan version 1.0 dated 15.06.2019
16. Development in accordance with accessible homes requirements
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations

6. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to condition 10)
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 application seeks planning permission for the demolition of an existing two storey dwelling, with accommodation in the roof space and the erection of a two storey detached building, with accommodation in the roof space. The proposed building is a contemporary reinterpretation of buildings found in the locality. The proposed building is a two storey building with a third storey contained within the roof space. The proposed building would have a staggered front elevation with a prominent front facing gable, all of which are common features found in the locality.
- 3.2 The proposed building would have 7 residential units including 2X1 bed, 2X2 bed and 3X3 bed units. The building includes accommodation within the roof space and within the lower ground floor.
- 3.3 To the front of the proposed building would be 4 vehicular parking spaces and 12 cycle parking spaces would be accommodated within an internal cycle store
- 3.4 An external bin store is provided to serve the development comprising of space for 2 1100 euro bins and 1X140l food waste container accessed via a ramp/lift.
- 3.5 Communal amenity space would be provided which includes: 465 SQM amenity space including a communal allotment area with seating measuring 130 SQM and a dedicated child play space measuring 30 SQM.



Site and Surroundings

- 3.6 The application site is broadly rectangular in shape with land levels sloping down from Hartley Down towards the rear of the site. The site is located on the western side of Hartley Down. To the rear of the site is a railway line. The application site comprises of an inter-war style detached dwelling finished in white render. It has a tile hipped pitched roof and has a double storey set back side extension, single storey rear extension and a series of single storey side extensions and additions. The building is constructed to its northern flank boundary and is set in circa 0.95m from its southern flank boundary
- 3.7 The nearby buildings on Hartley Down comprises detached dwellings that are generally 2-3 stories in height (inclusive of roof accommodation in some instances). Hartley Down is a residential street in the Purley and Woodcote Ward to the south-west of Purley town centre. It is characterised by traditional detached houses. The buildings on the street are varied in design although there are shared design characteristics, including tiled, pitched roofs with hipped ends, properties with decorative front facing gabled elements, brick and render elevations and small dormers to front, side and rear elevations.
- 3.8 The application site is in an area at risk of surface water flooding and is within a critical drainage area. The application site is not constrained by being adjacent to any heritage assets and there are no protected trees on the site, however within the application site there are a number of trees of varying quality. There are some large trees towards the rear of the site.
- 3.9 The application site has a PTAL rating of 2. Hartley Down is not located within a CPZ and is located 1 mile away from Purley District Centre and the Train Station. There are several bus stops located on Old Lodge Lane (0.3km) with services towards Croydon, Coulsdon, South Croydon, Selsdon, Sanderstead and Purley. Reedham Railway Station is set 0.4km away and provides rail services towards London (London Bridge) and towards Tattenham Corner.



Aerial view of site

Planning History

3.10 Site history is set out below.

Reference	Description	Decision	Date
19/04150/FUL	Demolition of existing dwelling and erection of building to provide 9 residential units (1 x 1 beds, 5 x 2 beds and 3 x 3 beds), with associated landscaped areas including children's play space, parking, cycle and refuse storage. <ul style="list-style-type: none"> • Appeal Dismissed 	Refused	15.11.2019
Reasons for refusal: 1	The proposal, by reason of its design, massing, siting and overall proportions would result in an incongruous form of development. The proposal would therefore fail to integrate successfully within the immediate surroundings and would be detrimental to the streetscene, contrary to Policies 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011) and Policies SP4 and DM10 of		

	the Croydon Local Plan 2018 and the Suburban Design Guide SPD 2019.	
Reason for refusal 2	The development would be detrimental to the amenities of the occupiers of the neighbouring properties by reason of its mass, design and siting resulting in loss of light, outlook, visual intrusion, and privacy, and would thereby conflict with Policies DM10 of the Croydon Local Plan 2018, Suburban Design Guide SPD 2019, and 6.12 and 6.13 of the London Plan (consolidated with alterations since 2011).	
Reason for refusal 3	The development would result in sub-standard accommodation by reason of lack of habitable accommodation, inadequate floorspace, poor layout, design, outlook, privacy and light levels, thereby conflicting with DM10 of the Croydon Local Plan, Policy 3.5 of The London Plan , The Nationally Described Space Standards 2015 and the London Plan House Supplementary Planning Guidance 2016.	
Reason for refusal 4	Insufficient information has been provided in relation to drainage which fails to demonstrate that the development would utilise sustainable urban drainage systems. The application would thereby conflict with Policies SP6.4 and DM25 of the Croydon Local Plan 2018.	
Reason for refusal 5	The development would not provide adequate and accessible cycle and refuse storage. The application would thereby conflict with policies DM10.2 and DM13.1 of the Croydon Local Plan 2018.	
Reason for refusal 6	The applicant has failed to demonstrate that the development would not increase parking pressures in the local area and harm highway safety. The application would thereby	

	conflict with policy DM30 of the Croydon Local Plan 2018 and Policy 6.13 of the 2016 London Plan.	
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3.11 Five pre-apps were submitted before the current application. The 2020 applications were submitted by the current agent as per this proposal. Applications from 2019-2018 were submitted by a different agent

Reference	Description
20/02719/PRE	Demolition of existing dwelling and erection of a three storey building containing 7 flats
20/00959/PRE	Demolition of existing dwelling and erection of a three storey building comprising 9 flats
19/00771/PRE	Proposed demolition of a single family dwelling and erection of a two storey block containing 3x 3BED, 4x 2BED and 2x 1BED apartments with associated access, 4 parking spaces, 20 space cycle storage and refuse store.
19/00189/PRE	Demolition of a single-family dwelling and erection of a 2-storey block, containing 3 x 3 bedroom, 3 x 2 bedroom, and 3 x 1 bedroom apartments with associated access, 5 parking spaces, 12 space cycle storage and integrated refuse store.
18/05745/PRE	Demolition of a single family dwelling and erection of (i) a two storey block containing 1 X 3BED, 4 X 2 BED and 2 X 1BED apartments as well as (ii) a separate dwelling at the rear of the property comprising 1 X 3BED apartment, with associated access, 7 parking spaces, 12 space cycle storage and refuse store.

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 that meets the strategic target for family accommodation and provides quality accommodation and amenity space for residents.
- The design and appearance of the development is of a high quality, is in keeping with design characteristics found locally and would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the street scene.
- The living conditions of adjoining occupiers would be protected from undue harm.

- The level of parking and impact upon highway safety and efficiency would be acceptable.
- No arboricultural objections subject to conditions.

5.0 CONSULTATIONS

Network Rail

5.1 No response received

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 8 letters of notification to neighbouring properties.

6.2 The number of representations received from in response to the initial notification and publicity of the application 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: 22; Objecting: 22; Supporting: 0

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, too large/dense/deep for the site	Addressed in paragraphs 8.5-8.16 of this report
Bulk and mass will cause harm to the street scene	
Homes in the area are detached/semi-detached. No blocks of flats	
Design is out of character with surrounding properties due to its contemporary style	
Roof line is out of character with the 1930s/post-war properties in the vicinity	
The number and shape of windows in the front elevation make the building appear wider	

Proposed materials bear no relation to other buildings in the vicinity	
Dominance of car parking and bins at the front	
<i>Impacts on neighbouring amenity</i>	
Overlooking towards adjoining neighbours due to side windows	Addressed in paragraphs 8.25-8.32 of this report
Increased height dominates neighbouring properties	
Building lines are deeper than neighbouring properties	
Loss of light to neighbouring properties	
Noise from new residents using the outside space will be detrimental to local residents and wildlife	It is not considered that noise from the proposed residential use would be out of the ordinary in comparison to other residential uses in the area.
Noise from construction.	A construction logistics and management plan condition would be imposed. Construction works cannot take place out of permitted hours.
<i>Transport and highways impacts</i>	
Inadequate car parking provision. On street parking on Hartley Down would cause traffic congestion	Addressed in paragraphs 8.42-8.50 of this report
Traffic will cause congestion, noise and pollution and damage to the roads	
The parking study takes a snapshot during a weeknight only and should be undertaken during the weekend	The Lambeth methodology requires surveys to be undertaken in the night when the highest numbers of residents and cars are likely to be home. It does not specify which nights during the week it needs to be undertaken.
Where will delivery and service vans, ambulances and taxis stop	There is sufficient space on the front forecourt for delivery and servicing. Upon approval a condition requiring a delivery and servicing plan shall be imposed.

Inadequate provision for bins. Bins would be left on the pavement	The proposal includes a bin store within the site to store bins The bin store is located in an accessible location to enable refuse operatives to replace the bins after collection.
Quality of accommodation	
Lack of private amenity and play space	Addressed in paragraphs 8.17-8.24 of this report
Demolition of family housing and proposed flats not suitable	Addressed in paragraphs 8.2-8.4 of this report
Flooding	
Flood risk, moving the soil on the site would result into water run-off to properties lower down the hill	A condition would be attached for submission of the final details of the proposed SUDS measures.
Paved parking area does not have provision for drainage so will increase flood risk	Permeable paving would be used on the parking forecourt and this can be secured by condition.
Ecology Concerns	
<i>Paving over gardens would result in a loss of ecological environments and the removal of trees would be harmful</i>	Discussed in paragraph 8.54below
Other matters	
Burden on local amenities including sewage, gas, electricity, water. Lack of provision of local infrastructure	The development will make a CIL payment to contribute towards infrastructure and services
Flats not appropriate in this area of single family dwellings	Flats would contribute to providing a mix of different types of housing to facilitate mixed and balanced communities.
Croydon is overpopulated	Croydon's housing needs are set out in both policies and specialist reports which make clear the amount of additional homes required

6.5 The Hartley and District Residents Association have objected to the application, raising the following (summarised) concerns:

- Issues with the details of the Construction Logistics Plan. (Officer comment-Details of a construction logistics plan will be condition as part of this application despite some details already provided).
- Issues with the lift viability study. Concerns that this 4 storey building has no lift yet 66% of flats in the HADRA area have been constructed with a lift.

(Officer comment-this will be discussed in the subsequent sections on Unit M4 Regulations).

- Concerns with the quality of accommodation proposed including bathrooms with no windows. Issues around the quality of the proposed child play space. Lack of meaningful amenity space
- Impact on the character of the surrounding area

6.6 Councillor Oni Oviri has objected to the proposal on the following grounds:

- Out of character with the surrounding properties which are two storey houses
- The size and massing is too great for the plot and loss of garden land
- Harm to the amenity of neighbours due to overlooking and visual intrusion
- Noise caused by the development would be detrimental to adjoining neighbours

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

- SI3 Energy infrastructure
- SI12 Flood risk management
- SI13 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:

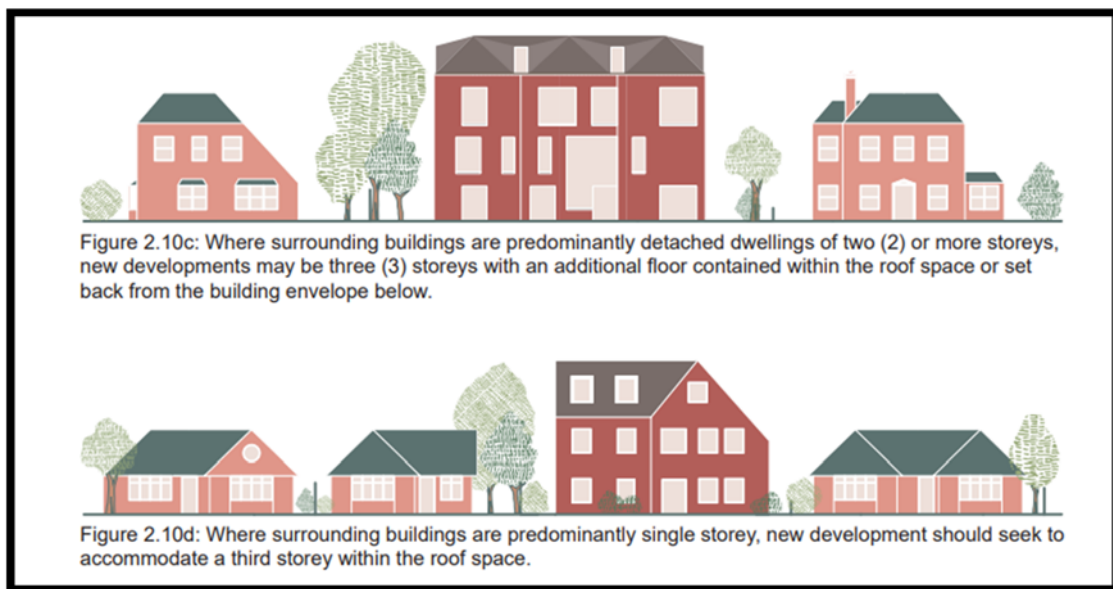
- Principle of development
- Design of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Impacts on trees
- Landscaping
- Impacts on ecology and biodiversity
- Access, parking and highways impacts
- Waste / Recycling Facilities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

Principle of Development

- 8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable in principle, subject to a detailed consideration of the specifics of the proposal. 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 a greater quantum of homes than existing is acceptable.
- 8.3 Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three bedroom units and the loss of units that have a floor area of less than 130sqm. The existing property has three bedrooms and exceeds 130 SQM. The proposal includes 3X3 bedroom dwellings and as such there would be no net loss of family sized accommodation.
- 8.4 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 achieves 42% 3 bedroom accommodation and as such meets the strategic target and contributes to family housing provision for the borough.
- 8.5 The current proposal at 22 Hartley Down is for 7 units and would not trigger a requirement for affordable housing contributions.

Design and impact on the character of the area

- 8.6 The existing building is a two storey extended 1930s style detached dwelling finished in white pebbledash render. The dwelling itself does not hold any significant architectural merit and there is no 'in principle' objection to its demolition.
- 8.7 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.
- 8.8 The scheme has evolved through two rounds of pre-application discussion (the pre-apps were with different architects but the same applicant).
- 8.9 In terms of massing, the proposed building when viewed from Hartley Down would appear as a two storey building with accommodation in the roof space. Its appearance would be largely similar to that of a detached dwelling, with a forward facing decorative gabled element and a setback front elevation. The Suburban Design Guide (SPD) states that where the surrounding buildings are predominantly detached two storey dwellings, developments may be up to three stories with an additional storey within the roof space. The SPD states that where surrounding buildings are predominantly single storey, new development should seek to accommodate a third storey within the roof space.



- 8.10 In terms of the height and massing, the proposed building height does not entirely accord with the guidance set out in the Suburban Design Guide SPD when read from the front elevation (Hartley Down). The guidance encourages three stories plus accommodation in the roof in settings when neighbouring properties are two storey detached dwellings and the proposal is for two storeys plus accommodation in the roof space. However the proposed scale and mass is considered appropriate, given that plot widths along this stretch of Hartley Down

are narrower and buildings sit closer together. The proposal would therefore not result in an incongruous and over dominant form of development within the street scene. When viewed from its rear elevation, the building would appear as a three storey building with accommodation contained within its roof space. This would accord with the aforementioned guidance.



Proposed massing / street elevation

8.11 The proposed foot print of the building is larger than the neighbouring properties. The proposed building would extend some 7m deeper than the rear elevation of the existing building. The proposed building would be some 6.5m deeper than No.20 to the north and 6.7m deeper than number 24 to the south of the site. Details have been submitted to demonstrate that a 45 degree line is not encroached by the development, when drawn from the centre of the closest rear ground floor habitable room windows of the immediately neighbouring properties. This applies in both plan view and elevation and is in accordance with the guidelines set out in the Suburban Design Guide SPD.



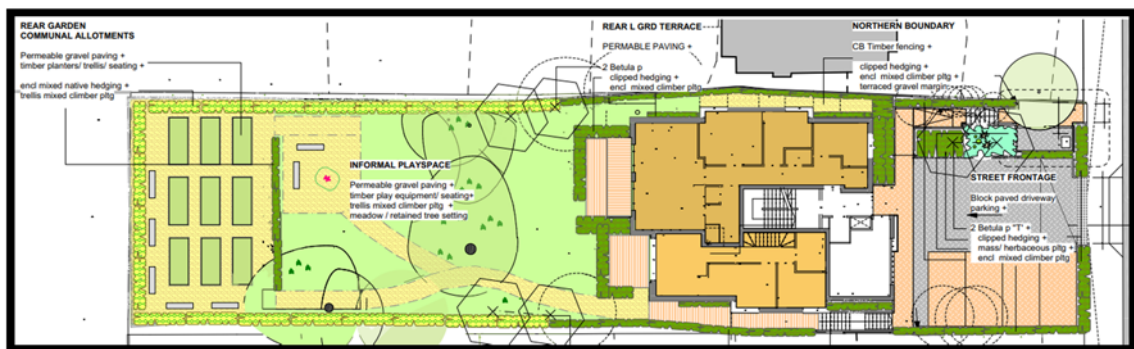
Rear elevation showing 45 degree sightlines.

8.12 The proposed width of the building is slightly narrower than the existing building on site with a maximum width of 13.2m into the flank winged elements. The site retains a gap of 1.2m between the building and the flank boundaries. Properties

along Hartley Down are relatively large properties with properties either being constructed up to the boundaries or are dwellings with narrow gaps between the built form and the boundaries. In this instance, the proposed building would retain an adequate gap around the building and would generally respect the established pattern of development when paying regards to gaps around the buildings and as such would be considered appropriate within the street scene.

- 8.13 The front building line is staggered, with the projecting element with the gable stepping forward. However the gable element of the proposed building would align with the established building lines of No.24 and No.20 and would not encroach beyond it. The proposal utilises the sloping land levels so that the ground floor level of the building sits lower than the pavement level. There are no proposed changes to land levels at the rear. This is considered to have an acceptable impact on the character and appearance of the surrounding area. . The proposed building would sit slightly higher than the adjacent neighbours. Figure 2.10e of the Suburban design guide 2019 states where adjacent buildings are two storey in height, new developments should seek to accommodate a full third storey contained within a roof space. The proposed development would accord with this criteria of the guidance and is considered an appropriate height in the context of the streetscene.
- 8.14 The proposed design approach is a contemporary reinterpretation of the post-war properties found in the area. The character appraisal included within the Design and Access Statement identifies various features within the surrounding styles of suburban housing and draws upon these in the proposed design. For example, the low roof eaves, roof hips and gables of the proposed building are a key feature of the existing property on the site and characteristic of the style of buildings found in Hartley Down. The form and shape of the building and the entrance canopy are an interpretation of the geometric forms found locally.
- 8.15 The proposed materiality responds well to materials found in the vicinity. White brick is proposed as a reference to the use of white render, a contrasting brick for the base of the gabled element including a blue/grey brick with a perforated design feature responds to the more recent renovation projects in Hartley Down and the brown tile clad element on the gabled feature of the building and the roof responds to the earthier tones found in this suburban environment. The proposed balcony balustrades are powder coated metal railings with narrow spindles. Details of the proposed materials have been submitted and are acceptable, but full details will be required by condition. The proposed window reveals and projections add depth to the facades, which is supported. The proposed design is considered to be a high quality contemporary reinterpretation approach which responds well to the character of the area. Minor design amendments have been made as part of the assessment of the application, predominantly to streamline and simplify the side flank elements to ensure they sit well within the fabric of the overall building. Conditions shall be imposed with regards to the materials and external facing material junctions will be imposed upon approval.
- 8.16 In terms of site layout, the proposal includes 4 parking spaces on the front forecourt which is softened by boundary planting around the forecourt and in front of the building. The existing vehicular crossover is retained. The main entrance to the building is well defined from the street by a deep recess to the ground floor

plinth with the upper floors projecting above. The refuse store is located externally on the front forecourt, clad in materials to match the main building. Cycle storage for residents is internal to the building. There is internal access through the building to the extensive shared amenity space and children's play space at the rear (via a lift and stairs to the lower ground floor) and is also accessible via external steps to the southern side of the building). The play space is incorporated into amenity area. To the rear of the garden is an area to allow residents to have their own allotment patch.



Proposed site plan

8.17 Overall, whilst it is acknowledged that the proposed building is larger than the existing on the site and the neighbouring properties, the height is compliant with policy and the approach to the massing the proposal is considered to sit well within the street scene. The design approach is high quality. The proposal is considered to comply with policies SP4.1 and DM10.

Quality of Accommodation

8.18 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 and outlook as a result of the large windows. Some of the bedrooms are served by flank oriel windows. However these rooms are provided with either front or rear views and have a side viewing panel which provides an adequate level of outlook to serve these primarily sleeping habitable spaces. London Plan Policy D12 requires proposals to demonstrate adequate fire safety protection measures as part of all new residential developments. During the course of the application, the applicant had submitted a fire strategy statement. The details outlined in the statement are in conformity with what the requirements of London Plan D12 require.

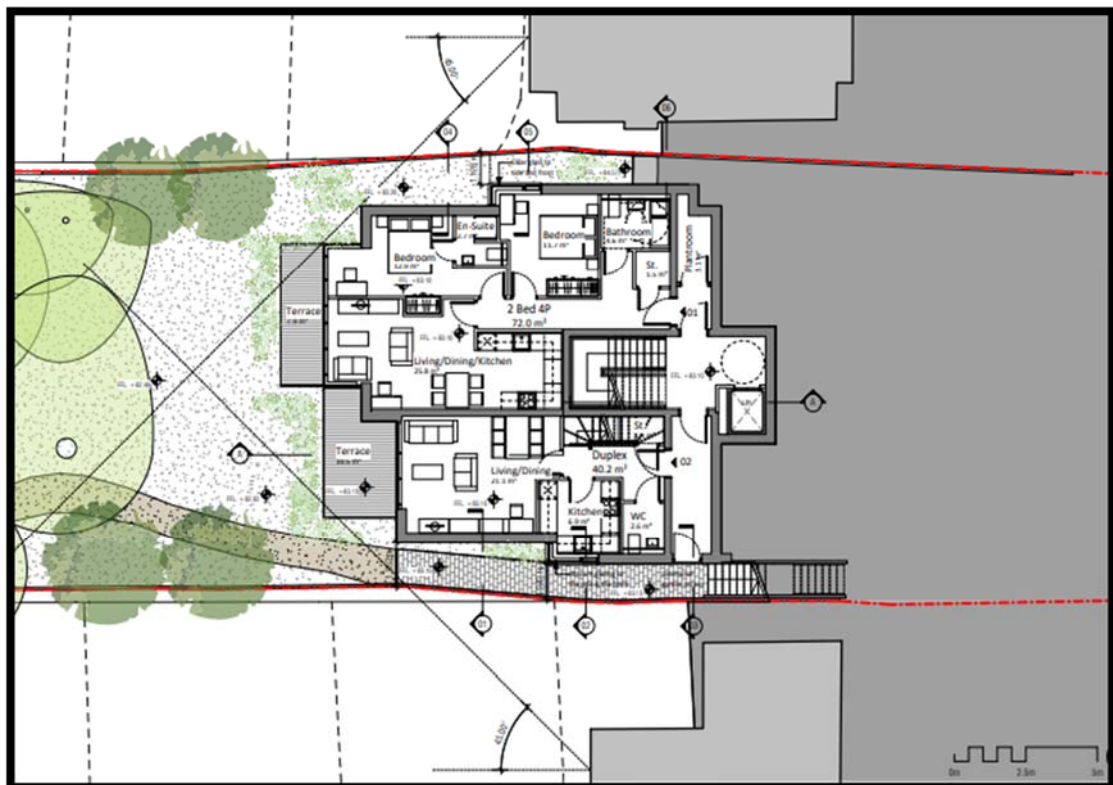
8.19 London Plan policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings' and that the remaining 90% should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site.

- 8.20 One wheelchair user dwelling is proposed as part of the proposal, (unit 3 on the ground floor). However, this unit is unable to fully comply with the requirements of M4(3) due to the steep slope of the land levels at the front of the site. The proposed site is on a steeply sloping site and a balance has been met between providing a visually acceptable scheme and a scheme that adequately sensitively intensifies residential development on the site. If the scheme had been amended to create flatter land levels at the front of the site, this would have resulted in an increase in the ground floor height of the proposed building, thereby increasing the height of the overall development which would have been unacceptable in this location. To aid access to the building, a stair lift is proposed alongside the front access path to allow disabled access. It should be noted that the building includes a wheelchair lift which links the ground floor with the lower ground floor to allow step free access to the rear communal amenity space. This also means that the 3 units on the ground and lower ground floor are able to be M4(2) compliant. In this instance is considered acceptable given the low number of flats proposed in this block.
- 8.21 The flats on the first and second floor of the proposed development are not serviced by a lift. London Plan Policy D5 requires developments to have inclusive design and Policy D7 sets out the Part M requirements. Within Policy D7 there is flexibility for not having step free access to all dwelling entrances in exceptional circumstances in blocks of 4 storeys or less. In this case, a wheelchair lift has been provided for 2 of the 4 floors of development and justification has been provided for not having full provision on the basis that the provision of a lift to all floors would not be viable due to increased service costs, increased development costs and would have a detrimental impact on the configuration of upper floor units due to the limited footprint of the building. This is a small site, (less than 0.25 hectares in size), and bringing forward sites such as this is a strategic priority as set out in Policy H2 of the London Plan. Therefore, on balance the accessibility arrangements for this site are considered to be acceptable.
- 8.22 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. All of the units are provided with either decking patio gardens (with regards to the ground and lower ground floor units), and private balconies for all other dwellings. In this instance, the proposed development would provide private amenity space that would exceed the minimum policy requirements.
- 8.23 Policy DM10.4 also requires provision of children's play space calculated using the Mayor of London's population yield calculator. Play space is incorporated in the centre / rear of the garden as part of the landscape strategy. The requirement according to table 6.2 of policy DM10.4 would be for 51sqm based on the no of bed spaces provided in each dwelling and this is exceeded.
- 8.24 Communal amenity space of approximately 470sqm is also provided (including the space at the very rear of the garden which is occupied by large trees). This space comprises formal and informal areas including lawn, planting, seating and play.

- 8.25 The applicant has provided details in relation to fire safety, specifically in relation to fire appliance positioning, evacuation assembly point, safety features and access. This matter will be finalised through the Building Regulations regime.
- 8.26 In summary, the proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Plan policies D6 and D7.

Impacts on Neighbouring Residential Amenity

- 8.27 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.
- 8.28 The neighbouring properties on the opposite side of the road at No.15a and No9 are not considered to be affected by the development proposals. These properties whilst opposite do not directly view into the development site. The proposed building would have forward views towards the gap between these two properties. As such, there would be no overlooking towards these neighbours that would result in harm to neighbouring amenity and the situation would largely remain the same. There are no neighbours to the rear of the site which would be adversely affected.



Plan showing 45 degree lines taken from neighbouring properties.

8.29 Impact on No.24 Hartley Down (south)

8.30 Local Plan Policy DM10.6 states that the council will support development that ensures that the amenity of adjacent occupiers are protected and that proposals do not result in overlooking at close range of habitable rooms

8.31 Adjacent to the site to the south is detached neighbour No.24. This neighbour has two flank windows. Owing to the placement of the flank elevation window on this neighbouring property and its close proximity to the front elevation window, it is likely that this window would act as a secondary window serving this room, given its location on the dwelling. The proposed building would not be too dissimilar in the eaves height of the roof and the overall roof ridge height hips further away than the existing ridge height than the existing building. Currently the outlook of these windows in question would be towards the application dwelling and its hipped roof. Given the proposed building is located in a similar position and would have similar height proportions at this location, it is considered that the proposal would have no adverse harm on neighbouring residential amenity in this regard.

8.32 The proposed building has been designed to not intercept a 45 degree line taken from the nearest habitable windows to the front and rear of this property. Therefore the proposal is considered to have an acceptable impact with regards to outlook and levels of natural and daylight received by these windows.

8.33 The proposed development includes flank windows that would face towards this property. However these windows are Oriel in design and are proposed to have obscure glazing facing towards this neighbour at heights above ground floor level. As such there would be no overlooking towards this neighbour. At ground floor level the proposal includes a rear facing projecting balcony above a single storey rear addition. This proposes glazed privacy screens to ensure no overlooking towards neighbouring. This detail is proposed to be controlled by the imposition of a planning condition.

8.34 Local Plan DM10.6 (c) states that proposals should not result in direct overlooking of private outdoor space, with the exception of communal open space within 10m perpendicular to the rear elevation of a dwelling. The proposal by reason of the placement of the building and the windows would not result in a loss of privacy of the first 10m of the rear garden. It is acknowledged that the proposal may afford views towards the rear ends of this neighbours garden from either the rear windows or the proposed rear facing balconies, however this area of the garden is not protected by policy and this level of outlook/views towards the rear ends of gardens is expected within such urban locations and exists in the existing situation. It should be noted that all inset balconies would predominantly have a rear facing outlook. The projecting balcony at ground floor would have obscure glazed flank screening (as detailed in the paragraph above) and as such, this would help to further protect neighbouring amenity.

8.35 Impact on No.20 Hartley Down (North)

8.36 This neighbour has no flank windows facing towards the application property. The proposal includes flank windows facing towards this neighbouring property.

However these are oriel windows with the facing elements proposed to be obscure glazed, thus there would be no harm on neighbouring amenity should this property ever wish to implement its permitted development rights by inserting flank windows.

- 8.37 The proposed building has been designed to not intercept a 45 degree line taken from the nearest habitable windows to the front and rear of this property. Therefore the proposal is considered to have an acceptable impact with regards to outlook and levels of natural and daylight received by these windows.
- 8.38 The proposal by reason of the placement of the building and the windows would not result in a loss of privacy of the first 10m of the rear garden. It is acknowledged that the proposal may afford views towards the rear ends of this neighbour's garden from either the rear windows or the proposed rear facing balconies, however this area of the garden is not protected by policy and this level of outlook/views towards the rear ends of gardens is expected within such urban locations and exists in the existing situation. It should be noted that all inset balconies would predominantly have a rear facing outlook. The projecting balcony at ground floor would have obscure glazed flank screening (as detailed above), and as such, this would help to further protect neighbouring amenity.
- 8.39 Overall, any potential amenity impacts on neighbouring occupiers are considered to have been adequately mitigated by designing the building to not intercept 45 degree sight lines and also the construction of the building utilising the sloping topography of the site are considered to be acceptable in line with policy DM10.6.

Trees

- 8.40 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. Submitted with the planning application was an Arboricultural report. This includes a summary of the trees to be removed, an Arboricultural Impact Assessment and an Arboricultural Method Statement. The report provides a full classification of trees on the site. It identifies which trees are scheduled for removal and which are to be retained. The application site contains two category B trees. These are scheduled to be retained. The site has 11 C category trees and three category U trees. All of the category C trees are proposed to be retained but 2 of the category U trees are proposed to be removed. The proposed trees for removal are identified as being of a low quality and do not contribute to the visual amenities of the wider area. No objections have been raised by the Council's tree officers with regards to the removal of the trees and they have no tree objections as a whole subject to the imposition of relevant conditions. The impact of the proposed development on trees is acceptable, subject to conditions.

Landscaping

- 8.41 Local Plan policy DM10.8 requires proposals to incorporate hard and soft landscaping. A good quality landscaping scheme is proposed. At the front, permeable block paving is proposed and planting including a mix of clipped hedging and mixed climbers are proposed in addition to a retained tree. This is considered to be acceptable.

8.42 At the rear are two gravel permeable paths and areas of paving. There is an area designated for informal play space and seating. Within the rear is a small communal allotment garden with seating and privacy screening and timber planters. The proposal includes planting of 4 trees and retention of 1 tree. The proposal includes an extensive area of lawn and would be enclosed by 1.8m close board wooden fencing and a mix of clopped hedging and mixed native hedging. Details of planting and species are provided within the Landscaping Plan and are acceptable. The proposed landscaping (subject to the imposition of conditions) is acceptable.

Access, Parking and Highway Safety

8.43 The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. Hartley Down is a 20 mph road. The site is not within a CPZ and there are no on-street parking restrictions. The application site is 0.3 km away from bus stops on Lodge Lane which provide bus routes into the near by towns. The site is 0.4 km away from Reedham railway station which provides rail services towards London Bridge and Tattenham Corner.

Access arrangements

8.44 The proposal seeks to retain the existing access arrangements with regards to the proposed entrance into the site. The proposal includes a separate pedestrian path into the site. The proposed path includes a 1:12 transition area at the back of the footway before the main ramp starts leading down to a forecourt area with a 1:7 level. This is considered to be acceptable. Given the topography of the site and the parking area, a balanced judgement has been made to accept that this proposal would not comply with M4 (3) building regulations. The parking area is considered to be appropriate for other residents using the building.

8.45 The submitted swept path analysis shows that cars can enter and leave the site in a forward gear. The Council normally requires 1:1 parking on sites such as this. As such, in order to justify the shortfall of 3 car parking spaces a parking survey in line with the Lambeth Methodology was undertaken. The Lambeth Methodology states that for residential developments, the survey should be taken when the highest number of residents are at home which is generally late in the evening during the week. Snapshot surveys should be taken on two separate weekday nights. The survey assessed on-street parking availability within 200m walking distance of the site on two typical weekday overnight periods as well as daytime and early evening periods. The stress survey was conducted during the 2020 Covid Pandemic and during a lock down period. This generally would have meant that most people should have been at home during this period, with most cars parked either on the street or on private driveways. It was found that there was a 31% parking stress during the test period, which was conducted during a national lockdown when most cars and people would be at their home addresses. The parking stress falls well within the guidance of 80% parking stress for the development to be acceptable. As such, it is considered that the streets nearby can accommodate overspill parking that may be generated by the development.

8.46 A contribution of £10,500 will be secured via the S106 agreement to contribute towards sustainable transport initiatives including on street car clubs with electric

vehicle charging points (ECVPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. It should be noted that a car club would not be directly provided on site, however funding would go towards local car club provision. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.

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

Cycle parking

- 8.48 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 11 cycle parking spaces for residents. A total of 12 cycle spaces are proposed. This is proposed within a designated cycle store within the building. The proposed spaces by numbers exceed the standards required by the London Plan for this development. The proposal must provide a cycle store in accordance with the London Plan Cycle Design Standards and the Cambridge Residential Design guide held as best practise. The location and the access to the cycle store is considered acceptable. However as a local planning authority Croydon do not support the use of Wall hung cycle stores. Sheffield stands should be used with 5% of Sheffield stand provision to facilitate wider and adapted bikes. Details of this can be secured by condition upon approval.

Waste / Recycling Facilities

- 8.49 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 on the front forecourt, in a brick container to match the main building with lockable doors. The bin store is well located within the site due to the sloping land levels and is in a place that enables easy refuse collection access. The bin store is well screened from the footway by a wall and hedgerow so is considered to have been appropriately integrated into the development in line with policy DM13 and is acceptable.
- 8.50 The proposed refuse store is considered to be in an acceptable location in regards to refuse collection. However the footpath and the boundary wall opening to this area would need to be 2m in width to enable refuse to be collected by operatives. Details of this can be secured via condition upon approval.
- 8.51 A bulky waste storage area of 10sqm is provided at the front of the site in line with policy DM13

Flood Risk and Energy Efficiency

Flood risk

8.52 The application site is situated in a site of low flood risk and located in flood zone 1. However, it is located in a critical surface water drainage area. The site benefits from a large area of soft landscaping and permeable paving to the front. However, to ensure that surface water drainage is adequately dealt with it is considered appropriate to add a condition requiring details of surface water drainage to be submitted for approval.

Energy efficiency

8.53 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.

Ecology and Biodiversity

8.54 Local Plan Policy DM27 seeks to protect and enhance the biodiversity within Croydon. Amongst other things, the policy seeks to ensure developments incorporate biodiversity to enhance local flora and fauna and aid pollination locally and incorporate productive landscapes. Whilst some comments received on the application have raised ecology concerns, the application site is not within a designated/protected location. The proposal includes an extensive soft landscaping area to the front and rear of the site. The proposal includes planting, however a suitably worded condition can be added to ensure a diverse mix of planting is proposed. The proposal includes an allotment area to the rear of the site which would enable future residents to do their own planting, thus contributing to a rich and diverse ecological environment and as such would contribute to local plan Policy DM27.

Conclusion

8.55 The provision of 7 flats in this location is acceptable in principle. The proposed design, massing, site layout and quality of accommodation is acceptable, with good quality landscaping, shared amenity and play space proposed. Mature trees would be retained and protected. Amenity impacts on neighbouring properties have been successfully mitigated. 4 car parking spaces are proposed and it has been demonstrated that there is sufficient space in the surrounding roads (non-bus route parts) to accommodate overspill car parking, and the location near to bus stops and a short distance from Reedham railway may encourage people to use sustainable modes of transport. The proposal is also acceptable on ecology, flooding and sustainability grounds.

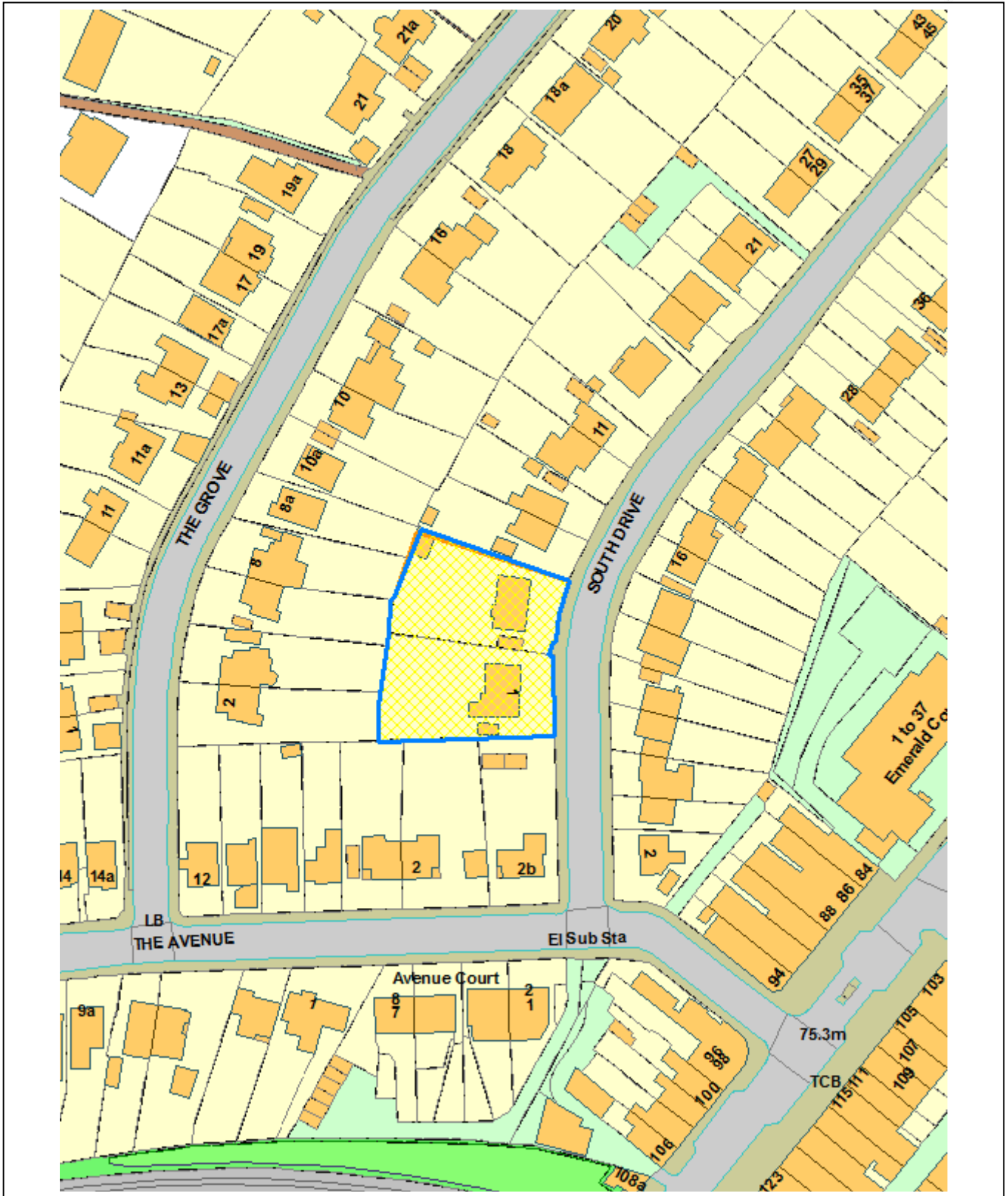
8.56 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable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

Other matters

8.57 The development would be liable for a charge under the Community Infrastructure Levy (CIL).

8.58 All other planning considerations including equalities have been taken into account.

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PART 6: Planning Applications for Decision

Item 6.4

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/01397/FUL
 Location: 1-3 South Drive, Coulsdon, CR5 2BJ
 Ward: Coulsdon Town
 Description: Demolition of existing buildings, and erection of a part 5, part 6 storey (plus lower ground floor) block of flats and associated car parking, cycle parking, bin storage and landscaping.
 Drawing Nos: MAC-SDC_HTA-A_DR_1000 P1; MAC-SDC_HTA-A_DR_1100 P1; MAC-SDC_HTA-A_DR_1101 P1; MAC-SDC_HTA-A_DR_2000 P5; MAC-SDC_HTA-A_DR_2001 P4; MAC-SDC_HTA-A_DR_2002 P3; MAC-SDC_HTA-A_DR_2003 P3; MAC-SDC_HTA-A_DR_2004 P2; MAC-SDC_HTA-A_DR_2005 P3; MAC-SDC_HTA-A_DR_2006; MAC-SDC_HTA-A_DR_2100 P4; MAC-SDC_HTA-A_DR_2101 P4; MAC-SDC_HTA-A_DR_2102 P4; MAC-SDC_HTA-A_DR_2103 P4; MAC-SDC_HTA-A_DR_2104 P5; MAC-SDC_HTA-A_DR_2105 P3; MAC-SDC_HTA-A_DR_2200 P5; MAC-SDC_HTA-A_DR_2201 P5; 521.01
 Applicant: Macar Developments Ltd
 Agent: N/A
 Case Officer: Chris Stacey

	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	TOTAL
EXISTING	0	0	0	0	0	2	2
PROPOSED (AFFORDABLE RENT)	6	7	5	0	2	0	20
PROPOSED (PRIVATE)	5	8	3	1	1	1	19
TOTAL	11	15	8	1	3	1	39

Car parking spaces	Cycle parking spaces
16 (Inc. 3 blue badge)	62

1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received and because both a Ward Councillor for Coulsdon Town (Cllr Clancy) and the Coulsdon West Residents Association made representations in accordance with the Committee Considerations Criteria and requested Planning Committee consideration.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission subject to:

- A. The prior completion of a legal agreement to secure the following planning obligations:
- a) Provision of 50% affordable housing (by habitable room) at London Affordable Rent;
 - b) Carbon offset payment of £72,903;
 - c) Sustainable transport contribution of £58,500 towards measures in the immediately surrounding area;
 - d) Air quality mitigation contribution of £3,900;
 - e) 3 years paid car club membership for all future occupiers of the development;
 - f) S.278 works on South Drive;
 - g) Residential travel plan;
 - h) Restriction on future occupiers from applying for parking permits should a CPZ be implemented in the area;
 - i) Local employment and training strategy (construction phase) including a financial contribution of £17,500;
 - j) Monitoring fees - Figure TBC;
 - k) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport.

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

Conditions

1. Time limit of 3 years
2. Implemented in accordance with approved drawings

Pre-Commencement Conditions:

3. Construction management plan
4. Sustainable drainage measures
5. Land contamination

Prior to Above Ground Works Conditions:

6. Biodiversity enhancement strategy
7. Materials and detailing
8. Secure by design
9. Landscaping (including maintenance, external lighting, child play space and boundary treatments)
10. Public art

Prior to Occupation Conditions:

11. Waste management plan
12. Energy strategy and carbon reduction (including details of PV panels)
13. Delivery and servicing plan
14. Parking management plan (including details of electric vehicle charging points)

Compliance Conditions:

15. Ecological mitigation and enhancement measures
16. Cycle store and refuse store
17. Arboricultural measures
18. Accessible homes
19. In accordance with recommendations of air quality assessment
20. 110litre water usage

21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

1. Community Infrastructure Levy
2. Subject to legal agreement
3. Code of practice for construction sites
4. Wildlife protection
5. Thames Water
6. Refuse collection arrangements
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- The proposed development would provide 50% affordable housing (all to be delivered as London Affordable Rented homes) thereby providing a significant increase in new affordable homes within an existing residential area.
- The design and appearance of the development is acceptable and would evolve the local character whilst using land efficiently. Planning conditions are recommended to ensure that the development would use high quality materials, detailing and landscaping.
- The living standards for future occupiers would be acceptable and Nationally Described Space Standard (NDSS) compliant, with acceptable light and outlook levels, private amenity space, communal amenity space and child play space.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The level of parking and impact upon the local transport network is considered acceptable subject to conditions and planning obligations.
- The proposal's impact on trees and biodiversity is acceptable subject to conditions. Suitable sustainability measures have been included and the development would be zero carbon (partly achieved through planning obligations).
- The proposed flooding and sustainable drainage measures are acceptable subject to conditions.

4.0 SITE LOCATION AND PROPOSAL DETAILS

Site and Surroundings



Figure 1: Existing properties at 1-3 South Drive

- 4.1 The application site measures 48m in width and 40m in depth, has an overall area of 0.16ha, and is currently occupied by two detached 3 bedroom bungalows with accommodation in the roof. The site slopes down towards the south and east and both existing bungalows are elevated above street level due to the slope of the land such that No.1 South Drive is lower than No.3 South Drive, and both bungalows appear to have higher ridge heights than the two storey houses opposite. The lowest part of the site is in the south-east corner, and land levels rise gradually across the site by approximately 7m leading to the highest part of the site in the north-west corner. Each existing property features a driveway with an associated dropped kerb leading to a detached garage block and a generous garden to the rear.



Figure 2: Location of site

- 4.2 The site sits on the west side of South Drive close to its junction with The Avenue. South Drive is a residential street just to the north-west of Coulsdon District Centre (the boundary of which is demarcated by the brown dashed line in Figure 2), and the site is surrounded by a mix of detached and semi-detached houses which are mostly 2 storey under pitched roofs. The buildings on the street mostly date from the first half of the 20th Century and are varied in design although there are shared design characteristics, including bay windows, tiled pitched roofs, brick, tile and render (pebbledash or painted) elevations, and gaps between buildings. Neighbouring buildings on the street are generally set behind steeply sloped landscaped gardens with low boundary walls and large trees which contributes towards a suburban character. The site does not fall within a conservation area, nor does it sit in close proximity to any statutory listed buildings. The site has a PTAL of 4 and sits in close proximity to a number of bus stops served by multiple routes (indicated by red dots in Figure 2), Coulsdon Town station (highlighted in Figure 2), the A23 road (indicated by a blue line in Figure 2) and a car club bay on Leaden Hill (indicated by a green dot in Figure 2).

Proposal

- 4.3 The application seeks to demolish both of the existing detached bungalows and erect a part five, part six storey building (plus lower ground floor) accommodating thirty nine homes.

- The proposal would comprise of 11 x 1 bedroom, 23 x 2 bedroom and 5 x 3 bedroom apartments, of which 50% would be London Affordable Rented homes (delivered through a S.106 planning obligation).
- 16 parking spaces would be located within the basement and within the forecourt to the front of the site, accessed via a single relocated replacement crossover.
- A communal garden with child play space is proposed to the rear of the site.
- Both refuse storage and cycle storage is located within the building envelope at lower ground floor with direct access from both the front of the building and from within the internal circulation core.
- A comprehensive landscaping scheme including planting to the front boundary, replacement trees and biodiversity enhancement measures.



Figure 3: View of front of proposal

Planning History

4.4 The following planning decisions are relevant to the application:

1 South Drive:

19/01109/FUL

Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats (comprising 1 x 1 bedroom, 5 x two bedroom and 3 x three bedroom units), cycle storage, private and communal amenity space, landscaping including land level alterations, bin store, new access crossover and the provision of 6 parking spaces to the front.

Permission granted July 2019, not yet implemented.

13 South Drive:

18/05880/FUL Demolition of the existing property and erection of new apartment building containing nine self-contained apartments, car parking, refuse storage, cycle storage and associated landscaping.

Permission granted April 2019, constructed.

21/01094/CONR Variation of condition 10 car club of 18/05880/FUL.

Currently under determination.

5.0 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Designing Out Crime Officer

5.3 No objection subject to a condition requiring Secured by Design accreditation (which is recommended)

Ecology Advisor

5.4 No objection subject to conditions securing biodiversity mitigation and enhancement measures (which are recommended)

Local Lead Flood Authority

5.5 No objection subject to a pre-commencement condition (which is recommended)

London Fire Brigade

5.6 No response received

Thames Water

5.7 No objection subject to an informative in respect of discharging into a public sewer (which is recommended)

6.0 LOCAL REPRESENTATION

6.1 A total of 34 neighbouring properties were notified about the application and invited to comment and the application was also advertised by site notice and in the local press. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 497 Objecting: 489 Supporting: 7

No of petitions received: 0

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

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment / in excess of density range	Please refer to paragraph 8.9 of this report
Proposed housing will not be affordable	Please refer to paragraph 8.4 of this report
Loss of existing family homes	The proposed development would result in a net uplift in family accommodation
The proposed mix of housing is not policy compliant	Please refer to paragraph 8.8 of this report
This level of intensification is not justifiable following reduction in London Plan housing targets	Please refer to paragraph 8.2 of this report
The scale of development proposed is not justified outside of a 'Focussed Intensification Zone'	Given that the site sits close to the boundary of a district centre and has good access to public transport a scheme of the scale proposed is in principle considered justifiable
Design	
Adverse impact on character of area	Please refer to paragraphs 8.10 – 8.23 of this report
Height and massing is unacceptable	Please refer to paragraphs 8.14 – 8.18 of this report
Poor quality of proposed accommodation	Please refer to paragraphs 8.24 – 8.27 of this report
Insufficient amenity and child play space	The proposed child play space is in excess of the required standards
The architectural style of the proposal is not in keeping with the area	Please refer to paragraphs 8.19 – 8.23 of this report
Proposed flat roof is inappropriate in this location	Please refer to paragraph 8.20 of this report
Proposal should be considered as a 'tall and large building' as per policy DM15 of the Croydon Local Plan	Please refer to paragraph 8.15 of this report
Amenity	
Negative impact on neighbouring amenity	Please refer to paragraphs 8.28 – 8.34 of this report
Overlooking and loss of privacy	Please refer to paragraphs 8.28 – 8.34 of this report
Impacts on neighbouring daylight	Please refer to paragraphs 8.28 – 8.34 of this report
Increase in noise levels	The proposal is for a C3 (residential) use and would therefore not introduce noise levels which would be incompatible with other C3 (residential) uses
Disturbance from construction	A condition is recommended requiring the submission of a construction

	management plan prior to the commencement of works
Highways & Parking	
Insufficient car parking	Please refer to paragraphs 8.38 – 8.41 of this report
Parking survey is inadequate	The submitted parking survey has been undertaken in accordance with the 'Lambeth Methodology'
Negative impact on highway safety	Please refer to paragraphs 8.36 – 8.37 of this report
Public transport network is at capacity and cannot accommodate additional residents	The proposed additional public transport trips generated by this development are not of such a level as to have a material impact on the overall capacity of the public transport network with any negligible additional impact being offset by the proposed sustainable transport contribution
Other matters	
Impact upon local infrastructure	The proposed development would be CIL liable which assists in delivering infrastructure in the Borough
Loss of natural vegetation and natural habitat	Please refer to paragraphs 8.45 – 8.48 of this report
Detrimental impact on trees	Please refer to paragraphs 8.45 – 8.46 of this report
Cumulative impact of development	The cumulative impact of this development and other developments consented within the immediate local area has been taken into consideration and is referred to where such impacts would be relevant within this report
Damage to neighbouring properties from construction works	This is a civil matter and is not a material planning consideration
Right of light infringements for neighbouring properties	This is a civil matter and is not a material planning consideration
Will increase flooding in the area	The proposed development would incorporate SUDS measures. Please refer to paragraph 8.50 of this report
The sewage system in this area cannot cope with the proposed development	This is a matter which needs to be dealt with between the applicant and Thames Water
Proposal will adversely impact upon a locally designated view from Farthing Downs	Given the location of this proposal and the presence of other developments of a similar or larger scale between this view point and the application site (i.e. Smitham Yard/Leaden Hill), the proposal will not adversely impact this view
Increase in carbon footprint / adverse environmental impacts	Please refer to paragraph 8.49 of this report

1 lift and staircase is not safe from a fire safety perspective	A fire statement has been submitted with the application to demonstrate the scheme is acceptable from a fire safety perspective. The planning system does not need to duplicate other statutory regimes
Inaccurate information submitted with the application	Sufficient information to allow for the determination of the application has been submitted
Flats are not suitable given the current COVID-19 pandemic	Flats form a substantial part of Croydon's existing stock and are essential to assist the borough in meeting housing need.
Covenants on these properties restrict the building of anything other than single dwellinghouses	This is a legal matter and is not a material planning consideration
Proposal will cause adverse health impacts	Please refer to paragraph 8.57 of this report
Detrimental impact on surrounding property values	Property values are not a material planning consideration
Conflict in interest between applicant and officers of the Council	There is no conflict of interest between any Council employees involved in this application and the developer. All relevant Declarations of Interest have been made
SUMMARY OF SUPPORT	RESPONSE
Good design and use of space	Noted

6.3 Councillor Clancy requested that the application be heard at planning committee and made the following representations:

- Overdevelopment
- Unacceptable design
- Height of proposal would be overbearing and create an unwelcome precedent in the area
- Would cause a loss of privacy and light to surrounding properties
- Would exacerbate parking stress on South Drive

6.4 Coulsdon West Residents Association requested that the application be heard at planning committee and made the following representations:

- Inaccurate documentation submitted
- Overdevelopment / excessive density
- Proposed height and massing would be overbearing
- Adverse impact on parking in local area and operation of the highway
- Adverse impact on biodiversity
- Inappropriate mix of units proposed
- Insufficient amenity space proposed
- Daylight levels for proposed flats does not meet BRE criteria
- Would create an unacceptable precedent for this area

6.5 East Coulsdon Residents Association made the following representations:

- Overdevelopment
- Proposed development is an incompatible use of this site
- Design is out of keeping with locality
- Topography of site will mean that its height will be exacerbated rising above the buildings on the High Street
- Adverse amenity impacts for adjoining properties
- Inadequate car parking
- Adverse impact on parking in local area and operation of the highway
- Construction vehicles would significantly disrupt the operation of the town centre
- Coulsdon does not need the further provision of 1 and 2 bedroom flats
- Insufficient private amenity space proposed

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.

National Guidance

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

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

Development Plan

7.3 The Development Plan comprises the Croydon Local Plan 2018 (**CLP**), the London Plan 2021 (**LP**), and the South London Waste Plan 2012 (**SLWP**).

7.4 Whilst generally only applicable to developments of 25 homes or less the Council's Suburban Design Guide 2019 (**SDG**) which is a supplementary planning document (SPD) intended to provide supplementary guidance to the CLP is also of relevance.

7.5 A full list of relevant policies are included in Appendix 1 of this report.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of Development
2. Housing Tenure, Mix and Density

3. Design and Appearance
4. Housing Quality
5. Impact on Surrounding Neighbours
6. Highways, Parking and Refuse
7. Trees, Landscaping, Biodiversity and Sustainability
8. Flood Risk and Sustainable Drainage
9. Other Matters

Principle of Development

8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.2 of the CLP states that the Council will seek to deliver a minimum of 32,890 homes between 2016 and 2036, equating to 1,645 homes per year, with 10,060 of said homes being delivered across the borough on windfall sites (i.e. non allocated sites outside of the Croydon Opportunity Area – such as this application site), and equating to 503 homes per year. The LP sets a housing target for Croydon of 20,790 homes between 2019 and 2029, equating to 2,079 homes per year, which includes a “small sites” target of 6,410, equating to 641 homes per year, which is an increase on the Council's current windfall target. Given the above the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.

Housing Tenure, Mix and Site Optimisation

- 8.3 Policies SP2.4 and SP2.5 of the CLP state that on sites of ten or more dwellings the Council will seek a minimum of 30% affordable housing, but negotiate to achieve up to 50% affordable housing (subject to viability), and seek a 60:40 split between affordable rented homes and intermediate (including starter) homes.
- 8.4 The proposed scheme seeks to provide 20 affordable homes which represents 50% of the total housing proposed by habitable room at a split of 100% affordable rented. Given that the quantum of affordable housing proposed meets the requirements of SP2.4 of the CLP a viability appraisal has not been undertaken. The affordable rented provision is proposed in the form of London Affordable Rent units, a low cost rented product supported by the Mayor of London which is based on social rent levels which are considerably lower than typical affordable rent levels, which can be set at up to 80% of market rent levels, and represents a form of affordable housing that is genuinely affordable to people on low incomes.

	Market	Affordable <i>(London Affordable Rent)</i>
Units	19	20
<i>As a %</i>	49%	51%
Habitable Rooms	55	56
<i>As a %</i>	50%	50%

Fig. 4 Proposed tenure split

- 8.5 Whilst the proposed affordable housing tenure split differs from that set out in policy SP2.4 of the CLP, given that 100% of the proposed affordable housing would be provided as affordable rented (in the form of London Affordable Rent) which is both a more affordable product and for which Croydon has a greater need (91% of need for homes in Croydon is for affordable homes for residents on lower incomes), and which Moat (a Registered Provider) has requested on this site, the proposed tenure split is strongly supported and can be afforded substantial weight in the determination of this application given the benefits arising from this provision.
- 8.6 Officers understand, as set out in paragraph 4.3 above, that the site is to be sold to Moat who intend to deliver the whole scheme as affordable housing. The s106 agreement and planning permission would only secure the 50% of units as affordable housing (being the reasonable maximum in policy terms) and so no weight should be attached to the potential for the other 19 units potentially being delivered as affordable housing as this would not be controlled by the planning permission.
- 8.7 Both of the existing properties which are to be demolished are 3 bedroom properties measuring circa 140sqm and can be classified as family homes. Policy DM1.2 of the CLP seeks to prevent the loss of 3 bedroom homes (as originally built) and homes smaller than 130sqm, and whilst the proposal would result in the loss of 2 x 3 bedroom properties it would provide 5 x 3 bedroom properties and would thus result in a net uplift in family housing on the site and would thus not conflict with this policy.
- 8.8 As the site sits within an 'urban setting' (due to its close proximity to Coulsdon district centre, despite its built form being of a suburban character) with a PTAL of 4, in accordance with Table 4.1 of policy DM1.1 of the CLP, major proposals in this location are required to provide a minimum of 40% 3 bedroom homes unless there is an agreement with the associated affordable housing provider that 3 or more bedroom dwellings are neither viable nor needed as part of the affordable housing element of any proposal. In this instance Moat (a Registered Provider) has confirmed that the proposed mix (which only includes a 3 bedroom home provision of 12.8%) represents their identified need in this location for affordable housing provision. Given that it is understood that it is likely that 100% of these homes would become affordable in practice, such a mix can be supported in line with the exceptions to the preferred mix outlined by policy DM1.1 of the CLP which allows for an alternative mix where requested by a Registered Provider. Given the above the proposed mix can be supported.

	Affordable	Market	Total
1b2p	6	5	11
<i>As a %</i>	<i>30</i>	<i>26.3</i>	<i>28.2</i>
2b3p	7	8	15
<i>As a %</i>	<i>35</i>	<i>42.1</i>	<i>38.4</i>
2b4p	5	3	8
<i>As a %</i>	<i>25</i>	<i>15.8</i>	<i>20.5</i>
3b4p	0	1	1

As a %	0	5.3	2.6
3b5p	2	1	3
As a %	10	5.3	7.7
3b6p	0	1	1
As a %	0	5.3	2.6
Total	20	19	39

Fig. 5 Proposed mix by tenure

8.9 With respect to the optimisation of the site policy D3 of the LP sets out that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. It is important to note that this policy does not set out numerical density ranges for different locations as per the old LP which no longer forms part of the development plan and as such is not a material planning consideration. Part B of this policy does however promote higher density developments in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Given the site has a PTAL of 4 and sits approximately 50m north-west of the boundary of Coulsdon District Centre which has extensive amenities and good public transport connections, in principle this site is considered appropriate for a development of higher density. Whilst the principle of a higher density development on this site can be considered acceptable it is recognised that this policy sets out a number of design considerations to be assessed in order to determine whether the form of development being proposed is appropriate in this instance and such considerations are detailed in the subsequent section of this report.

Design and Appearance

Layout

8.10 The proposed layout of the development includes the provision of a single kinked flatted block which follows the front building lines of the existing bungalows. A small amount of car parking is provided to the front of the site adjacent to the main pedestrian access route alongside a large area of soft landscaping. A communal garden and child play area is located to the rear of the building. With the exception of visitor cycle parking, all other cycle parking and refuse storage is located within the footprint of the building at lower ground floor.



Figure 6: Proposed site plan

8.11 Given that the proposed front building line would follow that of both the existing bungalows and would align with the neighbouring property at 5 South Drive, the proposal would be compliant with the guidance regarding building lines set out in section 2.17 of the SDG. In respect of the rear building line whilst it is noted that this does notably extend beyond the rear building line of 5 South Drive, given the separation distance between the building and 5 South Drive (6.8m), along with the incorporation of partially recessed corners, said building line would not breach a 45 degree line from the nearest window of this property when taken in plan (as advised by section 2.11 of the SDG) and would not extend beyond the existing rear building line of this property to an extent that would upset the development pattern. Given that the properties fronting The Avenue are separated from the proposed development by a distance of 23m and sit at 90 degrees to the proposed development the proposed rear building in relation to these properties is not considered to have an adverse impact upon the development pattern. A gap of 1.7m and 1.3m between each side of the building and the respective boundaries (excluding the proposed oriel windows to each side elevation) to 5 South Drive and 2 and 2b The Avenue has been proposed according with the guidance regarding relationships to neighbouring boundaries contained in section 2.16 of the SDG. As the proposal spans two plots, guidance contained within section 2.15 of the SDG requires proposals to respond to the gap in built form that historically existed across the boundary. In this instance the proposal successfully achieves this through the incorporation of a 2.5m wide, 2m deep recess in the centre of the building and a step in the height of the building at this point which assists in both breaking down the overall mass of the proposals whilst also allowing the proposal to reflect the plot widths and pattern of development along South Drive.

Given the adherence to the above guidance the siting and layout of the proposed development would accord with policy DM10.1a of the CLP which requires proposals to respect the development pattern, layout and siting of the surrounding area.

- 8.12 The proposed land levels largely follow the existing topography of the site and that of the neighbouring sites sloping upwards from both the south and east sides of the site, with the highest part of the site being at its north-west corner. The proposed development seeks to work with said land levels to avoid significant areas of excavation and this arrangement allows for both step free access to the main entrance of the building using a shallow gradient ramp (accompanied by a stepped route) and the communal garden and child play area to the rear whilst negating the requirement for large retaining walls which would adversely impact upon the streetscene.
- 8.13 The front of the site is effectively split in two by the communal entrance to the building which sits in the centre of the site. The southern half of the site frontage accommodates the vehicular access ramp to the lower ground car parking area (accessed via a replacement crossover) as well as 3 car parking spaces at surface, visitor cycle parking and access to the refuse store which also sits at lower ground level within the building envelope. The northern half of the site frontage features an area of soft landscaping, incorporating grass, trees and shrubs which will help to soften the overall appearance of the frontage of the site as well as a ramped pedestrian access route to the communal entrance to the building. Direct access from the building to the communal garden and child play area to the rear is provided via a centrally located corridor leading out to a step free pathway at the rear of the building. The arrangement of the aforementioned spaces will ensure that the curtilage of the site accommodates an appropriate proportion of soft landscaping that is in keeping with the suburban character of South Drive.

Scale, Height and Massing

- 8.14 Policy DM10.1b of the CLP requires proposals to respect the scale, height and massing of the surrounding area, whilst seeking to achieve a minimum height of 3 storeys. Whilst principally intended for developments proposing 25 homes or less Section 2.10 of the SDG promotes development of greater heights than that of neighbouring properties citing that building height changes regularly occur on streets across the borough and as such developments do not necessarily need to step down in height towards neighbouring buildings of a lesser height.
- 8.15 Policy DM15 of the CLP sets out criteria for how to assess 'tall and large' buildings and also details when proposals should be considered as such, defining them in paragraph 6.152 as those which are significantly taller and larger than surrounding buildings and those which would cause a significant change to the skyline. Whilst it is recognised that the proposal would rise to 6 storeys in height on a street where the predominant height is 2 storeys (with paragraph 6.153 suggesting that in such situations a proposal would be considered to be a 'tall' building), given that only part of the building would be 6 storeys in height (the part which is furthest away from adjacent properties), and the manner in which the proposal both steps down and back to better respond to the scale of neighbouring properties, it is considered that the proposal has suitably sought to address its relationship with its surroundings such that it doesn't represent such a stark differential in scale to neighbouring properties nor would cause a significant change to the skyline which would otherwise render it being considered a 'tall and large' building in line with policy DM15 of the CLP. Whilst the proposal is not in a location identified for such buildings in place specific policy DM37 of the CLP, had the

proposal had been assessed under policy DM15 of the CLP it should be recognised that it would accord with the criteria set out in that it is located in an area with a PTAL of 4 with direct links to the Croydon Opportunity Area, the design is of exceptional quality and that the proposal does not adversely impact on any heritage assets.



Figure 7: View looking down South Drive



Figure 8: View looking up South Drive

8.16 The proposed building would be a part 5, part 6 storey building with 4 storey wings on both its north and south facades. Notwithstanding the conclusion reached in paragraph 8.15 above it is recognised that the proposed overall scale, height and massing of the

proposed development would be larger than that of the existing buildings on South Drive, however given the size of the site, its separation to neighbouring properties and its location just 50m from the boundary of Coulsdon district centre, a proposal of this scale which seeks to evolve the character of the street through a larger and denser development is considered appropriate in this instance. Moreover it should also be recognised that within the adjacent district centre building heights rise up to 7 storeys in height (and are visible from the application site), and as such a building of this scale on the periphery of a district centre is not in principle considered to be out of keeping with the wider townscape of this area to a degree that would render it out of keeping with the surrounding area. In order to achieve an acceptable relationship to the immediate neighbouring properties, which generally feature 2 storeys plus a pitched roof, a series of steps to the building's overall height, mass and form have been incorporated to break up the building's overall scale. The northern half of the building is 5 storeys in height, stepping down to 4 storeys directly adjacent to 5 South Drive. Given however the manner in which the development utilises the existing land levels on the site, the ground floor level would effectively sit below that of 5 South Drive, and as such the overall height of the building adjacent to this boundary would be approximately half a storey taller than that of the ridge height of 5 South Drive. Given the fact that the 4 storey element of the proposal would also be set in from both the front and rear facades to accentuate the subservience of this element of the building, the relationship between the proposed development and 5 South Drive in respect of the building's scale, height and massing (as illustrated by Figure 8) is considered acceptable. In respect of the relationship between the proposal and the properties at 2 and 2b The Avenue, it should be recognised that the distance between the rear elevation of these properties and the proposed building is 23m, with the rear gardens of said properties benefitting from the presence of a number of large mature trees. Whilst the difference between the height of the proposed southern portion of the building (being 6 storeys in height, stepping down to 4 storeys) and these properties coupled with the land levels change is significant, given the aforementioned relationship between the proposal and these buildings, along with the two storey set down and set ins from both the front and rear facades on the southern end of the building, this proposed relationship in townscape terms is considered acceptable.



Figure 9: Relationship between proposed development and 5 South Drive

- 8.17 Existing properties on the opposite side of South Drive (No's 8-14) are also 2 storey dwellings with pitched roofs and due to land level changes sit at a lower level than both the application site and the street. Whilst the differential between the proposed height of the development and these properties is not insubstantial (albeit in part mitigated through the various stepping features of the building), given the front to front distance between the proposal and these properties, which measures a total of 26m (inclusive of the front gardens of said properties and the landscaped area to the front of the application site), along with the presence of soft landscaping features, said relationship is not considered harmful to the extent that it would have an adverse impact upon the character of the area.
- 8.18 Whilst the proposed development seeks to provide a building of a greater scale to that of the immediately surrounding existing properties (albeit not out of keeping with the scale of other developments in the local area), such an increase in scale in a highly accessible location on the periphery of a district centre is supported by policies set out both within the CLP, LP and SDG which seek to evolve the character of such sustainable locations to assist in the delivery of increased levels of housing and as such on balance the proposed scale, height and massing of the development is considered to strike an appropriate relationship between optimising the development potential of the site whilst not unacceptably impacting the character of the surrounding area.

Appearance and Materials

- 8.19 The proposed architectural approach for the development seeks to deliver a contemporary interpretation of a traditional residential 'mansion block', a form of development commonly found in both suburban and urban settings. In order to inform the appearance of the proposed development a robust character analysis of the local area has been undertaken and the proposal seeks to reference aspects of the surrounding character, such as the material choice and proportions of the fenestration, whilst at the same time introducing aspects of contemporary detailing to ensure that the proposal is not simply a pastiche of surrounding buildings. Such an approach to the appearance of the proposed development is considered appropriate in this instance and is considered to result in a high quality development which would complement and successfully evolve and enhance the character of the surrounding area.



Figure 10: Main entrance to building

- 8.20 Whilst the proposed roof form of the building would be flat, in this instance said roof form is a key feature of the overall contemporary aesthetic of the building and is integral to what officers consider to be a convincing design approach, with the top of the building being celebrated and articulated by vertical brick corbelling. Section 2.19 of the SDG outlines that the proportions of the roof, comparative to the rest of the proposal, should be well considered, which may mean that in certain circumstances a pitched roof may not be appropriate, and in this instance had a pitched roof been incorporated officers are of the opinion that this would have introduced an unnecessarily bulky feature which would have overcomplicated and detracted from the scheme's overall appearance.
- 8.21 The proposed material palette is simple yet effective and incorporates a red multi stock brick as the principle facing material, interspersed with GRC banding along with aluminium openings treated in a dark grey/bronze tone. Careful consideration has been given to the detailing of the building, with key features including a vertically stacked horizontal brick banding between levels, vertical brick corbelling to the upper levels, and an ornate, yet contemporarily detailed, communal entrance. Overall the proposed material palette and detailing is well considered and would result in a high quality building which would complement the surrounding character and would accord with both relevant guidance contained within the SDG and relevant policy contained within the CLP. A condition requiring the submission of samples and the specification of the final materials, alongside detailed drawings of reveal depths and key junctions/features (such as the brickwork features) has been recommended. A condition requiring the submission of details of the proposed hardscaping materials alongside soft landscaping features, including the maintenance of such details, would be imposed as well as a condition requiring the submission of details for any external lighting.



Figure 11: Detailing to the top of the building

- 8.22 In order to respect the character of the street and the locality, balconies have been inset and incorporated holistically into the design of building as opposed to being projecting features which can appear stuck on and would be out of keeping in a suburban location such as this. Such an approach follows the guidance set out in section 2.26 of the SDG.

Conclusion:

- 8.23 In conclusion whilst it is recognised that the scale and massing of the proposal would be greater than that of other buildings on the street, the manner in which the proposal seeks to respond to the local character through respecting the development pattern (through building lines and respecting the existing plot rhythm), stepping down and back in height and scale adjacent to neighbouring properties, and utilising a material palette and detailing which picks up on materials commonly found within the local area, is considered to allow the proposal to evolve the character of the street through the intensification of this site in a suitable manner which respects and enhances its character.

Housing Quality

- 8.24 As outlined by Figure 12 below almost all of the proposed units would meet or exceed the internal floor area and private amenity space standards set out by both the Nationally Described Space Standards (NDSS) and Table 6.2 in the CLP. 1 x 3b6p home would have a private amenity space 2.9sqm under the standard, although given this unit is on the top floor and is dual aspect on balance it is considered that this would still offer a good standard of accommodation. Furthermore 2 x 2b4p homes would also be marginally under the private amenity space standards (by 0.5sqm), however would be internally oversized to compensate for this – as such they would provide an appropriate level of residential amenity for their future occupiers.

	Internal Floor Area		Private Amenity Space	
	Requirement	Proposed	Requirement	Proposed
FLATS 1, 3, 7, 12, 14, 15, 22, 23, 30, 33 & 34 (1B2P)	50sqm	50-68.2sqm	5sqm	5.3-17.2sqm
FLATS 2, 8, 9, 13, 16, 17, 19, 21, 24, 25, 27, 29, 32, 35 & 39 (2B3P)	61sqm	62.4-68.9sqm	6sqm	6.1-19.6sqm
FLATS 4, 10, 11, 18, 20, 26, 28 & 38 (2B4P)	70sqm	70.2-86sqm	7sqm	6.5-25sqm
FLAT 5 (3B4P)	74sqm	104.1sqm	7sqm	22.7sqm
FLATS 6, 31 & 36 (3B5P)	86sqm	89.9-103.6sqm	8sqm	13.5-15.9sqm
FLAT 37 (3B6P)	95sqm	95.1sqm	9sqm	6.1sqm

Figure 12: Internal floor area and private amenity space

- 8.25 Due to privacy and overlooking concerns the majority of the proposed units would be single aspect, however careful consideration has been given to the internal layout of the proposed units in order to ensure that they are not deep in plan and feature generous frontages to enable them to be well lit and well ventilated. All of these units face either east or west and there are no single aspect north facing units proposed. An internal daylight and sunlight assessment accompanies the application and confirms that (bar two isolated instances to bedrooms) all of the habitable rooms proposed would meet or exceed the recommended average daylight factor (ADF) levels specified by BRE, with many of these rooms notably exceeding said recommended levels. Where units are located at ground floor level adjacent to communal areas suitable areas of defensible planting have been incorporated in order to ensure that the privacy of future occupiers is suitably protected.
- 8.26 Communal amenity space and child play space is located to the rear of the building and can be directly accessed from within the building via a centrally located corridor leading out to a footpath at the rear of the building in accordance with the guidance contained within the SDG. In line with Table 6.2 of the CLP the proposed development would be required to provide 167.5sqm of child play space, and the proposed development would provide an area for child play space of 169sqm which slightly exceeds this, alongside further areas of communal amenity space. A condition requiring the submission of further information and details in relation to the proposed communal amenity space and child play space is recommended.
- 8.27 In terms of accessibility, step free access would be provided from street to the front door through the use of suitably graded ramps externally, supplemented by a stepped route. At the rear of the building step free access would also be used to ensure that the child play area and communal garden are accessible to all residents of the

development. Within the building all of the proposed units and all other ancillary features (such as cycle parking, refuse store etc.) would benefit from level access due to the inclusion of a lift, with four of the ground floor units designed to be wheelchair adaptable/accessible (in accordance with Part M4(3) of the Building Regulations) and all other units designed to be adaptable/accessible (in accordance with Part M4(2) of the Building Regulations). Such provision would accord with the LP and would be secured via condition. To serve said wheelchair adaptable/accessible units proposed, three blue badge car parking spaces with the necessary clear zones around them have been proposed both to the front of the site and within the basement car park, and the applicant has also demonstrated that should a fourth be required this could be provided at the front of the site.

Impact on Surrounding Neighbours

8.28 There are a number of properties that surround the site which include 5 South Drive to the north, 2, 2b and 4 The Avenue to the south, 8-14 South Drive to the east and 2-8a The Grove to the west as illustrated in Figure 13 below.



Figure 13: Surrounding neighbours

5 South Drive

8.29 5 South Drive sits to the north of the application site at a higher level, with the main property sitting between 4.2m and 5.8m from the site boundary, between which sits a detached garage and an access path to the rear garden. This property features its main entrance to the side elevation fronting the application site along with three further windows at ground floor and two further windows at first floor on this side elevation. The front of the property features two bay windows, each featuring casements which front towards the application site and there are a number of windows serving the rear elevation of this property. All of the aforementioned windows have been tested as part

of a daylight and sunlight assessment submitted with the application. In respect of the side elevation it is noted that one of the ground floor side windows sits directly adjacent to the entrance door (and can thus reasonably be assumed to serve a hallway), and the two first floor side windows are obscure glazed (and can thus reasonably be assumed not to serve habitable rooms). Of the side facing windows all of these would experience breaches beyond BRE guidelines in respect of daylight, however all of these windows would continue to achieve sunlight levels in excess of those recommended by BRE guidelines, and given the nature of the spaces many of these windows serve, as well as their reliance on light from the application site, this level of impact is considered on balance to be acceptable. Of the side facing casements to the two front bay windows one would experience a breach beyond BRE guidelines in respect of daylight, however both would continue to achieve sunlight levels in excess of those recommended by BRE guidelines, and given said rooms are also served by additional multiple casements fronting away from the site the overall impact on these rooms would be negligible. Of the rear facing windows all of these windows would continue to achieve daylight and sunlight levels in accordance with BRE requirements. Overall the daylight and sunlight impacts upon 5 South Drive are considered to be minor and when weighed against the planning benefits arising from this scheme would not warrant the refusal of this application.

8.30 The front building line of the proposed development would align with that of 5 South Drive, with the rear building line exceeding that of 5 South Drive by 9m, however given the separation distance between the proposed building and that of 5 South Drive (6.8m), the proposal would not breach a 45 degree line (taken from the centre point of the closest habitable room window on the rear elevation of 5 South Drive outlined in Figure 14) in plan. Whilst it is recognised that a 45 degree line when taken in elevation from the same point is broken by the proposed development the extent of this, coupled with the separation distance between 5 South Drive and the proposed development is such that the proposal is not considered to be unacceptably overbearing. Moreover as explained in the previous paragraph it has been demonstrated that the proposal would not have an unacceptable daylight and sunlight impact upon 5 South Drive.

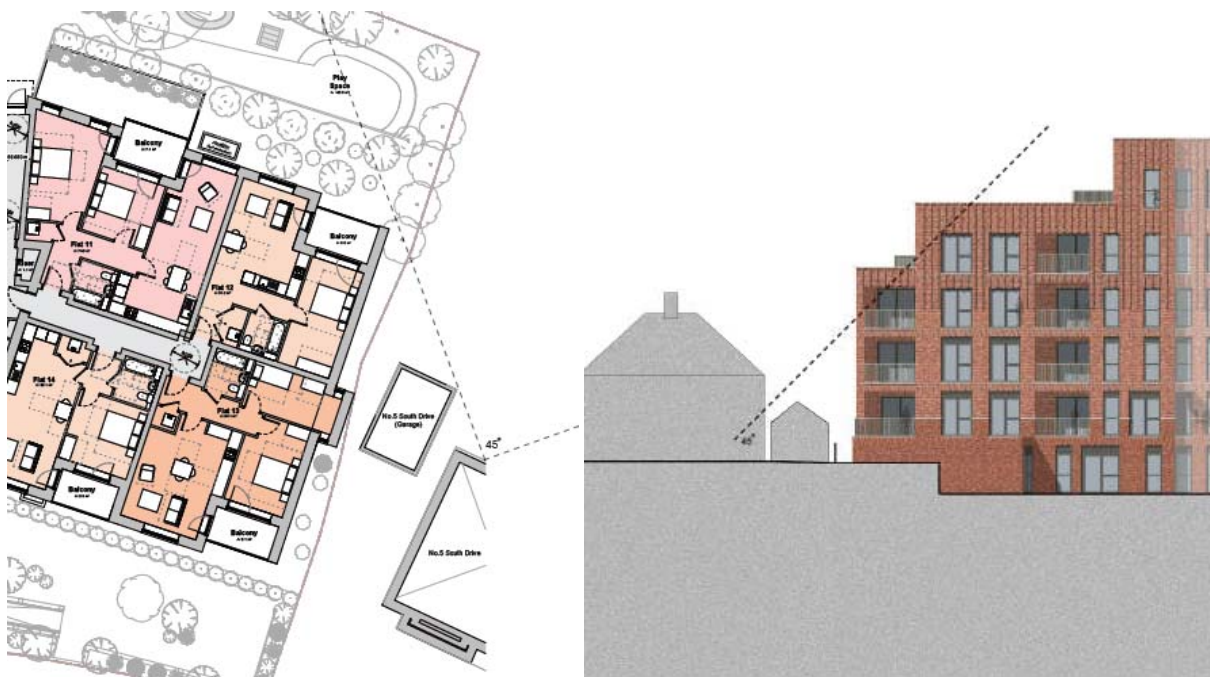


Figure 14: 45 degree line to 5 South Drive in plan and elevation

8.31 In order to avoid any direct overlooking of 5 South Drive and ensure that the first 10m of the rear garden are suitably protected (in accordance with DM10.6c of the CLP), with the exception of a window at ground floor level opposite the side elevation of 5 South Drive (which due to land level changes would effectively sit a level lower than 5 South Drive) the proposal does not seek to provide any side facing windows on its north elevation and balconies proposed on both the east and west elevations are contained within the building form (i.e. are inset). Where habitable rooms are proposed on the north elevation they are served by oriel windows directing their outlook to either the east or west (a method promoted in section 2.9 of the SDG) and at levels 4 and 5 are notably set back from the edge of the building to an extent which would mitigate direct overlooking of this property.

8-14 South Drive

8.32 These properties are located opposite the site with the separation distance between these properties and the proposal being in excess of 25m and including the presence of a road and landscaping. It is however recognised that due to topographical changes these properties sit at a lower level to the application site. Whilst the above relationship would not give rise to adverse overlooking impacts or result in unacceptable impacts to the outlook of 8-14 South Drive, a daylight and sunlight assessment has been undertaken to ascertain the impact of the proposed development on these properties. Said assessment has however demonstrated that all of the affected windows to these properties would comply with BRE guidelines and only experience a negligible impact, and furthermore all of the windows tested would continue to receive daylight levels in excess of those recommended by the BRE guidelines. As such the amenity implications on these properties would be limited and not unacceptable to an extent that would warrant the refusal of this application.

2, 2b and 4 The Avenue

8.33 These properties are located to the south of the site at a lower level with the separation distances between the rear elevations of these properties and the proposal being in excess of 23m and including the presence of a number of large mature trees in the rear garden of 2b The Avenue (some of which are evergreen). The proposal does not include any side facing windows on its south elevation at levels ground to 3, with side facing windows to levels 4 and 5 notably set back from the edge of the building to an extent which would mitigate direct overlooking of these properties. Where habitable rooms are proposed on the south elevation at levels ground to 3 they are served by oriel windows directing their outlook to either the east or west (a method promoted in section 2.9 of the SDG). Balconies proposed on both the east and west elevations are contained within the building form (i.e. are inset) to avoid direct overlooking towards these properties, and those proposed on the south elevation at level 4 are notably set back from the edge of the building. Given this relationship the proposed development would not give rise to adverse overlooking impacts to the houses themselves nor the first 10m of each property's rear garden (as per the guidance contained within section 2.9 of the Suburban Design Guide). Furthermore given the distance present between the proposal and these properties coupled with the fact that levels 4 and 5 are notably set back the proposed development would not unacceptably impact upon the outlook from the rear of these properties. Given that these properties sit due south of the application site a daylight and sunlight assessment of these properties is not necessary as the proposal would not adversely impact upon their daylight and sunlight levels.

2-8a The Grove

- 8.34 These properties are located to the west of the application site at its rear and sit at a higher level with the separation distance between these properties and the proposal being in excess of 30m and including the presence of a number of large mature trees within their rear gardens (some of which are evergreen). Given this relationship the proposed development would not unacceptably impact upon the amenity of these properties.

Highways, Parking and Refuse

- 8.35 The site has a PTAL of 4 representing a good level of public transport accessibility, sits approximately 300m north-west of Coulsdon Town rail station, 50m north of the closest bus stop on The Avenue and 100m north-west of the closest bus stop on Brighton Road. A car club bay on Leaden Hill is also located 250m south-east of the application site. South Drive is a non-classified non through route two-way residential street, albeit made narrow due to the presence of parked cars on both sides of the street, and slopes downwards outside the application site towards its junction with The Avenue which connects onto both Brighton Road and Woodcote Grove Road. Whilst the site sits just outside of the 'Coulsdon Centre' Controlled Parking Zone (CPZ), South Drive is subject to some parking restrictions (in the form of single yellow lines) applicable during 11am and 12pm Monday to Friday.
- 8.36 Vehicle access to the site is currently via two driveways and associated dropped kerbs both on the south side of each respective existing property. The proposed development seeks to remove both of the existing vehicular accesses and provide a single crossover towards the southern side of the site which would result in the provision of an additional on-street parking space. Said crossover would be 5.5m in width and be positioned at a 90 degree angle to the public highway. The submitted drawings have suitably demonstrated that the appropriate visibility splays for both pedestrians and vehicles can be achieved. Works to stop up the existing crossovers and provide the new crossover along with upgrades to the section of pavement immediately outside the application site will be carried out under a S.278 agreement between the applicant and the Council and will be secured under the S.106 agreement. Vehicular tracking diagrams have been provided with the application and demonstrate that sufficient space to accommodate the necessary vehicular movements both within the forecourt at the front of the site and within the basement parking area has been provided. Furthermore the Council's highways officer has confirmed that the gradients of the proposed ramp within the front forecourt are compliant with relevant guidance.
- 8.37 In respect of trip generation the proposed development is expected to generate in the region of 208 trips per day, of which 33 would be vehicular trips (with the remainder taking place via other transport modes such as public transport, walking and cycling). Given the level of vehicular trip generation expected from the proposed development and taking into account other developments within the vicinity of this site, the level of vehicular trip generation from this proposal would not adversely impact the operation of South Drive nor the surrounding road network. In order to further mitigate and assist in reducing private car use from both this development and within the local area a Travel Plan will be secured as part of the S.106 agreement (promoting the use of sustainable transport modes for future residents) and a Sustainable Transport Contribution of £58,500 will also be secured through the S.106 agreement and be used towards the potential future implementation of a CPZ in this area along with future

expansion of car club bays in the local area. Furthermore the applicant has committed to paying for 3 years membership for all future residents to the existing car club facility on Leaden Hill (250m from the site) and a permit free restriction will also be applied to all future occupants of this development to restrict them from applying for parking permits should a CPZ be implemented in this area. Such measures are considered to reasonably mitigate against any increase in vehicle trip generation from the proposed development and potentially allow for a reduction in this figure in the future.

- 8.38 Table 10.3 of the LP sets out maximum car parking standards for residential developments. This states that both 1-2 bedroom and 3 bedroom + properties in Outer London PTAL's of 4 should provide up to 0.5-0.75 spaces per unit, however goes on to clarify that when considering development proposals that are higher density or in more accessible locations, the lower standard should be applied as a maximum. Given the location of this site in very close proximity to both bus and rail links as well as its location on the edge of a district centre it is thus considered appropriate to apply the lower standard as a maximum in this instance. As such in line with the LP the proposed development could therefore provide up to a maximum of 19 spaces (as opposed to a maximum of 29 spaces had the higher standard been applied). In this instance it also needs to be borne in mind that policy DM30 of the CLP accepts 2/3rds car parking provision for the affordable element of a development which would reduce the aforementioned figure to 16 spaces (which would have equated to 24 spaces had the higher standard been applied) given the quantum of affordable housing proposed to be secured through the S.106 agreement. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the ambitions of both the LP and CLP to reduce reliance on car usage and promote/prioritise sustainable modes of transport.
- 8.39 The proposed development would provide a total of 16 spaces (including 3 blue badge spaces (with the potential to adapt a further space in the front forecourt at a later date to increase this to 4) and electric vehicle charging facilities) and based on the above paragraph and using the lower standard (0.5 spaces per unit) as a maximum (as recommended by the LP) the development should not result in any parking 'overspill'. It is however recognised that in the current absence of a CPZ it is prudent to also undertake a more robust 'worst case' assessment of any potential impacts of this development to ascertain whether had the higher standard (0.75 spaces per unit) been applied (and be borne out in reality) whether this would unacceptably impact parking stress levels in the local area. In this scenario the proposed development would result in a parking overspill of 8 vehicles, and parking stress surveys undertaken across two nights in accordance with the established Lambeth Methodology demonstrated that the existing overnight parking stress within 200m of the application site was 80% (equating to 21 unoccupied spaces) and 84% (equating to 26 unoccupied spaces) respectively. As such, and when also taking into account the potential overspill of other developments within this area (which combined are expected to result in an overspill of 4 vehicles if the higher maximum standard is applied to them) it is noted that there would in effect be capacity to accommodate this level of parking should it arise, although it is noted that parking stress would rise to 93% (equating to 9 unoccupied spaces) and 89% (equating to 14 unoccupied spaces) respectively. Whilst it is recognised that this would take parking stress levels over the 85% threshold (where parking levels are considered 'stressed'), such a level of parking would be beyond that accepted by policy (as outlined in paragraph 8.38) and there are a number of other factors (including mitigation measures proposed) as outlined in paragraph 8.41 which in reality would likely reduce the level of parking demand for this development.

- 8.40 It is recognised that daytime parking levels (as evidenced by the parking stress survey) are higher than those at night time, however given the fact that the proposed development is for a residential use, where parking demand is generally lower during the daytime, it is not considered that the proposed development would further exacerbate daytime parking levels.
- 8.41 There are a number of factors and measures that form a part of the proposals which would in effect reduce parking demand and the potential implications for parking in the surrounding area. These include the fact that the development would remove one of the existing vehicular crossovers (resulting in a net increase of 1 on street parking space), will be subject to a residential travel plan (which will encourage more sustainable modes of transport and discourage private car use) and would also be providing all future occupants with 3 years membership to the nearby car club bay on Leaden Hill. Evidence from COMO UK suggests that one car club bay can replace the need for 10.5 vehicles, and when this, the potential impacts of a successful residential travel plan and the net increase in on street parking as a result of the development are taken into account, even in the 'worst case' scenario such measures would offset the anticipated parking overspill such that parking stress levels are not adversely impacted by the proposal. It also needs to be borne in mind that the area immediately around the application site is under consideration for future CPZ expansion, and the Sustainable Transport Contribution could be used towards funding this (and/or further car club bays which may further reduce private car reliance both for this site and in the local area). In the eventuality that a CPZ was implemented in this area, the permit free agreement being imposed by the S.106 would prevent any future occupiers from parking on the surrounding streets which would thus prevent the development from generating any parking 'overspill'. Given the above assessment and the various measures being proposed the development would thus not adversely impact parking stress in the local area.
- 8.42 In respect of cycle parking the proposed development provides a total of 62 cycle parking spaces in a secure store within the basement accessed from the front of the site and also accessible directly from the communal core of the building. Whilst the overall quantum of cycle parking would fall slightly short (by 10 spaces) of LP and CLP standards, in this instance whilst it had been demonstrated that a policy compliant level of cycle parking (72 spaces) could be accommodated in the proposed store, in order to encourage the uptake of cycling and make it as easy and accessible as possible for future occupiers, a reduced number of spaces is proposed to allow for 14 of these spaces to be in the form of Sheffield stands (as opposed to double stacking stands), which is considered to be more appropriate in this instance. In the event that the uptake of cycling increases to a point where double stacking stands are not seen as an obstacle to preventing people from cycling, it has been demonstrated that said Sheffield stands could be replaced by double stacking stands to bring the level of cycle parking up to the requisite levels. Given that this application will be subject to a Travel Plan which will require ongoing monitoring this situation can be controlled and adapted to suit future needs and as such is acceptable. 2 short stay cycle parking spaces in the form of Sheffield stands to the front of the site have been provided and this accords with both LP and CLP standards. A compliance condition securing the cycle store and its ongoing use as such is recommended.
- 8.43 With respect to refuse storage, a dedicated refuse store, including space for bulky goods, has been located at basement level within the envelope of the building and can

be directly accessed from the front of the building. Whilst the proposed store would be within 20m of the collection point on street, some of the bins at the rear of the store would be in excess of this and as such a waste management plan detailing how these bins will be presented within 20m of the collection point by the onsite management team is recommended to be secured via condition. Subject to this condition the proposed refuse provision would provide the requisite level of refuse storage for the proposed development and would accord with policy DM13 of the CLP.

8.44 It is anticipated that deliveries and servicing of the site would take place on-street, reflecting the existing arrangements and that of many proposals consented within the local area. In order to ensure that this is suitably managed in the future a delivery and servicing management plan is recommended via condition. In respect of construction management a full detailed Construction Logistics Plan would be required by planning condition to be submitted for the Council's approval prior to the commencement of development.

Trees, Landscaping, Biodiversity and Sustainability

8.45 There are currently a total of 19 trees and hedges on or within the immediate vicinity of the site as identified by the tree survey schedule contained within the submitted Arboricultural Report. These include 2 Category B trees (1 sited within the rear garden of 2b The Avenue, and 1 sited within the rear garden of 6 The Grove), 16 Category C trees and hedges (11 of which are on adjacent sites, many of which in the rear gardens of properties on The Grove) and 1 Category U tree (situated within the rear garden of 2 The Avenue), and are highlighted in Figure 15 below. None of these trees are the subject of a Tree Preservation Order (TPO).

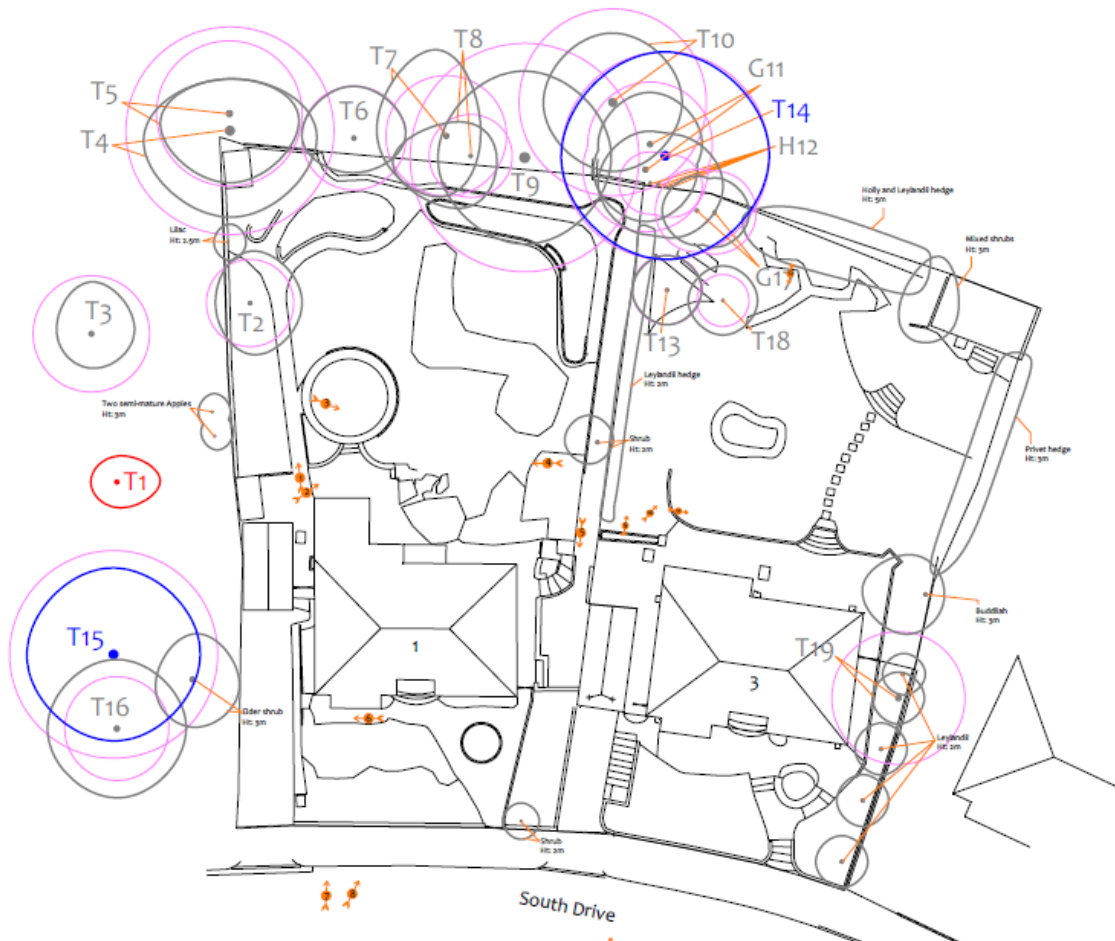


Figure 15: Existing tree survey

- 8.46 The proposed development seeks to remove 9 of the existing trees, all of which are Category C trees and are relatively small and/or are hidden from public view, as well as a Holly, *Leylandii* hedge and several small shrubs. Given the low quality and limited visual amenity value that these specimens hold, their removal is acceptable. In order to mitigate for the loss of the aforementioned trees and enhance the landscaping quality of the site, the proposal incorporates the planting of 18 new trees, including 10 at the front of the site (which is welcomed as it would assist in softening the appearance of the site's frontage and reflect some of the front gardens present along the street) as well as a number of smaller trees and shrubs across the entirety of the site (with further details of said planting to be secured via condition). Given the presence of a number of trees of good quality both on and directly adjacent to the site which are proposed to be retained, tree protection measures and restricted activity zones have been proposed. Subject to the imposition of suitably worded conditions, including a requirement that the proposed development accords with the recommendations contained within the submitted Arboricultural Report the Council's Arboricultural officer has no objections to the proposed development and the proposal would comply with policy DM28 of the CLP.
- 8.47 In respect of landscaping, an indicative landscaping plan has been provided which outlines that the site will feature a well balanced mix of both soft and hard landscaping, both at the front and rear of the site. The proposed soft landscaping will feature a mix of new trees, shrubs, hedging, grass and wildflower whereas the hard landscaping will feature a mix of permeable paving and areas of gravel. In line with policy G5 of the LP, major developments are required to include urban greening measures and in the absence of a local target at present a target score of 0.4 for residential developments is recommended. The applicant has submitted an urban greening factor assessment which outlines that the proposed development achieves a score of 0.32. Whilst said score falls below the recommended target set out in policy G5 of the LP, there are a number of factors on this site, including its overall size, requirement to provide a significant level of child play space to the rear (a feature which scores low in urban greening factor terms), and the inability to provide a green roof due to ongoing maintenance costs which would make the service costs unaffordable for the affordable housing units. Given the above, in this instance the level of urban greening proposed can on balance be considered acceptable given the relative constraints and as such the proposed indicative landscaping scheme for the site is acceptable and further details of the proposed landscaping (including samples where appropriate) alongside details of maintenance measures and any external lighting and boundary treatments proposed will be secured via condition.
- 8.48 An ecology report, incorporating a bat scoping survey, has been submitted in support of the application to identify what habitats are present on site and look for any evidence of, or potential for, protected/notable species. This report concluded that whilst the site contained some common/widespread habitat types, including the potential to support nesting birds, the proposed development would, subject to appropriate mitigation measures, not adversely impact upon any protected and priority species and habitats. Such mitigation measures include the provision of new bird nesting boxes and wildlife rich planting and will ensure that the proposed development results in a biodiversity net gain in accordance with policy G6 of the LP and policy DM27 of the CLP. Conditions securing the proposed ecological enhancements as detailed in the submitted ecology

report as well as requiring the submission of further details of biodiversity enhancement measures are recommended.

8.49 CLP policy SP6.2 requires new development to minimise carbon dioxide emissions, including requiring new dwellings in major development proposals to be zero carbon. As a minimum a 35% reduction in regulated carbon emissions over the 2013 Building Regulations is required on site, with any remaining CO2 emissions to be offset through a financial contribution. CLP policy SP6.3 requires all new developments to achieve a high standard of sustainable design and construction. An energy statement accompanies the application and demonstrates how the proposals would achieve at least a 35% reduction in regulated carbon emissions. The building fabric would use good levels of insulation, low air permeability, high efficiency heating systems and advanced heating controls, along with the use of solar PV panels in order to achieve this. Given that said solar PV panels are not indicated on the proposed plans (albeit there is a sufficiently sized flat portion of roof which would allow them to discreetly sited) details of said panels would be required by condition to ensure that they both achieve the anticipated emissions savings whilst also not having any adverse impact upon the final appearance of the proposed building. The remaining regulated CO2 emissions shortfall (in order to achieve the equivalent of zero carbon) would be secured through the S.106 agreement by way of a carbon offset payment of £72,903.

Flood Risk and Sustainable Drainage

8.50 The applicant has submitted a Flood Risk Assessment which also includes details of proposed SUDS measures. The site is located in Flood Zone 1 and according to the Environment Agency has a very low probability of fluvial flooding. Furthermore the site also sits in a location which is at a very low risk of surface water flooding. In order to mitigate against any possible increase in surface water flooding within the local area SUDS measures utilising infiltration systems with soakaway units and permeable paving will be incorporated in accordance with policy DM25 of the CLP with such measures being secured via a pre-commencement condition.

Other Matters

8.51 The development will be liable for a Community Infrastructure Levy (CIL) payment. CIL payments are pooled from developments and contribute to delivering infrastructure to support the development of the Borough, such as local schools.

8.52 The proposal was considered by the Metropolitan Police Service's Designing out Crime Officer who raised no objections. In order to ensure a safe, inclusive and accessible development where crime and disorder and the fear of crime do not undermine the quality of life, Secured by Design accreditation is recommended to be secured by a planning conditions.

8.53 CLP policy DM14 requires the inclusion of public art, which is to be secured by a planning condition.

8.54 In accordance with policy D12 of the LP the applicant has provided a fire statement and fire strategy undertaken by an independent suitably qualified assessor 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.

- 8.55 The site is in residential use and the land is unlikely to be contaminated. A stage 1 contamination report and intrusive investigation is however recommended by condition, along with remedial works in the event that contamination is found to be present during the construction phase, to ensure a safe environment for future residents.
- 8.56 The site is in an Air Quality Management Area (AQMA), although it is not on a main road or near particularly polluting uses. A contribution of £3,900 towards air quality improvements to mitigate against non-road transport emissions will be secured via a S.106 agreement.
- 8.57 A health impact assessment screening was submitted which identified that the proposal would improve housing quality, with suitable access to health, social and retail facilities, open space and would be environmentally sustainable.

Conclusion

- 8.58 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to conditions and a legal agreement for the reasons set out above. The details of the decision are set in the RECOMMENDATION section of this report.

Appendix 1: Planning Policies and Guidance

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

CLP

The Croydon Local Plan was adopted in February 2018 and the most relevant policies to this application are as follows:

- SP2 Homes
- DM1 Housing Choice for Sustainable Communities
- SP4 Urban Design and Local Character
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM14 Public Art
- DM16 Promoting Healthy Communities
- SP6 Environment and Climate Change
- DM23 Development and Construction
- DM24 Land Contamination
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- SP7 Green Grid
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and Communication
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and Cycle Parking in New Development
- DM37 Coulsdon

The Suburban Design Guide was adopted in April 2019 as a supplementary planning document to the CLP and is of relevance.

LP

The London Plan was adopted in March 2021 and the most relevant policies to this application are as follows:

- Policy GG1 Building Strong and Inclusive Communities
- Policy GG2 Making the Best Use of Land
- Policy GG3 Creating a Healthy City
- Policy GG4 Delivering the Homes Londoners Need
- Policy D1 London's Form, Character and Capacity for Growth
- Policy D2 Infrastructure Requirements for Sustainable Densities
- Policy D3 Optimising Site Capacity Through the Design-Led Approach
- Policy D4 Delivering Good Design
- Policy D5 Inclusive Design
- Policy D6 Housing Quality and Standards
- Policy D7 Accessible Housing
- Policy D8 Public Realm
- Policy D11 Safety, Security and Resilience to Emergency

- Policy D12 Fire Safety
- Policy H1 Increasing Housing Supply
- Policy H2 Small Sites
- Policy H4 Delivering Affordable Housing
- Policy H5 Threshold Approach to Applications
- Policy H6 Affordable Housing Tenure
- Policy H10 Housing Size Mix
- Policy S4 Play and Informal Recreation
- Policy G1 Green Infrastructure
- Policy G5 Urban Greening
- Policy G6 Biodiversity and Access to Nature
- Policy G7 Trees and Woodlands
- Policy SI 1 Improving Air Quality
- Policy SI 2 Minimising Greenhouse Gas Emissions
- Policy SI 3 Energy Infrastructure
- Policy SI 4 Managing Heat Risk
- Policy SI 5 Water Infrastructure
- Policy SI 7 Reducing Waste and Supporting the Circular Economy
- Policy SI 12 Flood Risk Management
- Policy SI 13 Sustainable Drainage
- Policy T1 Strategic Approach to Transport
- Policy T2 Healthy Streets
- Policy T3 Transport Capacity, Connectivity and Safeguarding
- Policy T4 Assessing and Mitigating Transport Impacts
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T6.1 Residential Parking
- Policy T7 Deliveries, Servicing and Construction
- Policy T9 Funding Transport Infrastructure Through Planning

The Housing SPG was adopted in March 2016 and the Play and Informal Recreation SPG was adopted in September 2012, both as supplementary planning guidance to the LP and are of relevance.

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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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.

05/07/2021 to 16/07/2021

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. :	21/00994/FUL	Ward :	Addiscombe East
Location :	11 Green Court Avenue Croydon CR0 7LD	Type:	Full planning permission
Proposal :	Conversion of single dwellinghouse to 2 x flats, alterations, demolition, erection of a hip to gable roof extension, dormer extension and roof lights, two storey side extension, removal of porch, single storey rear extension and staircase, associated landscaping, refuse storage and cycle storage		

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 16.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01034/LP
Location : 48 Sefton Road
Croydon
CR0 7HR
Ward : **Addiscombe East**
Type: LDC (Proposed) Operations
edged
Proposal : Erection of rear and side dormer extensions, installation of window in front gable and 2
rooflights in side roofslopes.

Date Decision: 08.07.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/01670/HSE
Location : 72 Selwood Road
Croydon
CR0 7JS
Ward : **Addiscombe East**
Type: Householder Application
Proposal : Demolition and erection of double garage.

Date Decision: 05.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02782/PDO
Location : Council Lighting Asset Column Number
243A Lower Addiscombe Road
Croydon
CR0 6RD
Ward : **Addiscombe East**
Type: Observations on permitted
development
Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column

Date Decision: 05.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05405/DISC
Ward : **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : East Croydon Medical Centre Type: Discharge of Conditions
59 - 61 Addiscombe Road
Croydon
CR0 6SD

Proposal : Details pursuant to conditions 1 (materials and detailed drawings), 2 (landscaping) and 4 (construction logistics plan) of Planning Permission ref 17/04442/FUL for alterations; erection of third floor and partial fourth floor within the roof space, four storey lift tower, front extension and a three storey side/rear extension with undercroft vehicular access and car parking

Date Decision: 08.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02602/HSE Ward : **Addiscombe West**
Location : 91 Davidson Road Type: Householder Application
Croydon
CR0 6DN
Proposal : Erection of single storey side and rear extension

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02935/GPDO Ward : **Addiscombe West**
Location : 35 Morland Road Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 6HA
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 12.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/03402/PDO Ward : **Addiscombe West**
Location : Street Lamp O/S 423 - 437 Davidson Road Type: Observations on permitted
Croydon development
CR0 6DS

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp unit and 1 no. meter pillar.

Date Decision: 12.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03448/LP **Ward : Addiscombe West**
Location : 67 Cedar Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6UJ
Proposal : Erection of rear dormer extension and installation of roof windows to front elevation
Date Decision: 05.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03704/LP **Ward : Addiscombe West**
Location : 74 Davidson Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6DB
Proposal : Erection of single storey rear extension
Date Decision: 15.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01378/GPDO **Ward : Bensham Manor**
Location : 339 Bensham Lane **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 7ER
Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 3.8 metres
Date Decision: 12.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02559/GPDO **Ward : Bensham Manor**
Location : 56 Malvern Road **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 7LQ

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 12.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02615/HSE
Location : 68 Totton Road
Thornton Heath
CR7 7QR

Ward : Bensham Manor
Type: Householder Application

Proposal : Erection of part first floor and part ground floor rear extensions

Date Decision: 14.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03010/LP
Location : 86 Winterbourne Road
Thornton Heath
CR7 7QU

Ward : Bensham Manor
Type: LDC (Proposed) Operations edged

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

Date Decision: 14.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01030/FUL
Location : Zodiac Court
London Road
Croydon
CR0 2RJ

Ward : Broad Green
Type: Full planning permission

Proposal : Alterations; replacement of timber cladding, window systems and associated works

Date Decision: 16.07.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Ref. No. : 21/01212/HSE **Ward : Broad Green**
Location : 48 Nova Road **Type: Householder Application**
Croydon
CR0 2TL
Proposal : Retention of single storey rear extension, and retention of dormer roof extension in side roof slope of rear outrigger (amended description).
Date Decision: 05.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02002/DISC **Ward : Broad Green**
Location : 15 Fairmead Road **Type: Discharge of Conditions**
Croydon
CR0 3NQ
Proposal : Discharge of Condition 2 (facing materials), Condition 4 (parking, visibility splays, refuse storage and cycle storage), 5 (Landscaping) and Condition 7 (CO2 emission) of LPA ref: 16/02638/P (Demolition of garage; erection of three bedroom attached house).
Date Decision: 13.07.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02083/FUL **Ward : Broad Green**
Location : 32-34 Bensham Lane **Type: Full planning permission**
Croydon
CR0 2RQ
Proposal : Demolition of workshop structures and site clearance. Erection of 3 storey building comprising 8 flats.
Date Decision: 16.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02213/HSE **Ward : Broad Green**
Location : 49 Westcombe Avenue **Type: Householder Application**
Croydon
CR0 3DE
Proposal : Alterations, erection of hip to gable and rear dormer extension, erection of part single/two-storey rear extension, two-storey front extension and installation of 2 rooflights in front rooslope.
Date Decision: 13.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02668/HSE **Ward : Broad Green**
Location : 17 Therapia Lane **Type: Householder Application**
Croydon
CR0 3DH
Proposal : Erection of single storey side and rear extensions with other minor site alterations
Date Decision: 16.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02722/DISC **Ward : Broad Green**
Location : Shackleton House **Type: Discharge of Conditions**
209 Purley Way
Croydon
CR0 4XE
Proposal : Details pursuant to condition 4 (a) and (b) (Contamination Land) of permission ref 20/00790/FUL for full planning application for two additional storeys to the existing building at third and fourth floors for residential dwellings (Use Class C3) and extensions to provide stair cores and cycle stores, refuse stores, plant room, car parking and hard and soft landscaping.
Date Decision: 07.07.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/03580/LP **Ward : Broad Green**
Location : 2 Westcombe Avenue **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 3DA
Proposal : Erection of hip to gable roof extension with front roof lights and rear dormer
Date Decision: 15.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02093/FUL **Ward : Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : Land And Parking Adjoining 2 The Lawns Type: Full planning permission
Upper Norwood
London
SE19 3TS

Proposal : Erection of 4 no. 3-bed two storey houses, with associated parking (amended description)

Date Decision: 13.07.21

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 21/01790/FUL **Ward : Crystal Palace And Upper Norwood**

Location : Priory School Type: Full planning permission
Hermitage Road
Upper Norwood
London
SE19 3QN

Proposal : Re-cladding of the existing external staircase.

Date Decision: 07.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01885/OUT **Ward : Crystal Palace And Upper Norwood**

Location : Land To The North Of Beulah Hill Type: Outline planning permission
Adjacent To Ellery Road
Upper Norwood
Croydon
SE19 3QG

Proposal : Erection of 9 dwellinghouses with associated landscaping and associated off-street parking and formation of vehicle access from Harold Road.

Date Decision: 08.07.21

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 28 Pytchley Crescent
Upper Norwood
London
SE19 3QT
Type: Householder Application

Proposal : Alterations including erection of first floor side extension and loft conversion with dormer in the rear roof slope.

Date Decision: 14.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02472/HSE
Ward : **Crystal Palace And Upper Norwood**

Location : 4 Kingslyn Crescent
Upper Norwood
London
SE19 3DG
Type: Householder Application

Proposal : Erection of single storey side/rear extension, proposed excavation to the front garden to provide a pedestrian access and refuse store area and decking to the side garden; erection of timber shed, boundary fence and proposed planting to the side and front boundary of the site.

Date Decision: 07.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02530/FUL
Ward : **Crystal Palace And Upper Norwood**

Location : 22 Preston Road
Upper Norwood
London
SE19 3HG
Type: Full planning permission

Proposal : Conversion of the existing single house into two semi detached homes with a ground floor rear extension and other associated alterations

Date Decision: 15.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02555/HSE
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 106 Grecian Crescent
Upper Norwood
London
SE19 3HJ
Type: Householder Application

Proposal : Roof extension to the rear of the existing bungalow, including the insertion of 2No. obscure-glazed windows

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02630/LP
Ward : **Crystal Palace And Upper Norwood**

Location : 54 Grecian Crescent
Upper Norwood
London
SE19 3HH
Type: LDC (Proposed) Operations edged

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

Date Decision: 14.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02780/LP
Ward : **Crystal Palace And Upper Norwood**

Location : 15 Shelford Rise
Upper Norwood
London
SE19 2PX
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 15.07.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/02834/CAT
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : Amenity Land
Auckland Rise
Upper Norwood
London

Type: Works to Trees in a
Conservation Area

Proposal : T1 cherry small (dead), G1 2x ash large (dead, dying and dangerous) T2 sycamore
medium (dying and dangerous)

Date Decision: 08.07.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02907/TRE

Ward : **Crystal Palace And Upper
Norwood**

Location : William Court
85 Highfield Hill
Upper Norwood
London
SE19 3QF

Type: Consent for works to protected
trees

Proposal : T1 Ash - Clear street light by 1.5m up to a max cut size of 25mm.
T2 Lime - Lift low branches to clear 5.5m over road
T9 Purple Plum - Reduce length of split limb by approximately 3m to around 2m above
split (0.5m outside fork). Reduce remainder of crown by approximately 2.5m up to a
25mm max cut size.
T10 Lombardy Poplar - Cut back to clear building by 2m.
(TPO 06, 1978)

Date Decision: 08.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03133/NMA

Ward : **Crystal Palace And Upper
Norwood**

Location : Rear Of 57-59 Highfield Hill
Upper Norwood
London
SE19 3PT

Type: Non-material amendment

Proposal : Non-Material Amendment to Planning Permission Ref 20/03448/FUL for the erection of a
part 2/part 3 storey building to provide 9 residential units, with new vehicular and
pedestrian access from Rushden Close, together with car parking and amenity space.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 06.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04396/FUL
Location : Varis Court
8 Station Approach Road
Coulsdon
Ward : Coulsdon Town
Type: Full planning permission

Proposal : Change of use from Class E (formally Class B1) at first and second floor into 4x self-contained flats (Class C3) including part retention of the ground floor commercial space; external alterations and refuse and cycle provision

Date Decision: 16.07.21

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

Level: Delegated Business Meeting

Ref. No. : 21/02012/DISC
Location : 105 Woodcote Grove Road
Coulsdon
CR5 2AN
Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge of Condition 9 (Hardstanding) 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: 12.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02280/HSE
Location : 2 Bramley Avenue
Coulsdon
CR5 2DP
Ward : Coulsdon Town
Type: Householder Application

Proposal : Extension to existing detached garage to create a garage at ground floor level and office in roofspace above.

Date Decision: 16.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02451/FUL **Ward : Coulsdon Town**
 Location : Coulsdon Evangelical Free Church **Type: Full planning permission**
 108-112 Chipstead Valley Road
 Coulsdon
 CR5 3BA

Proposal : Alterations, erection of disabled access ramp with a canopy, aluminium balustrade, insulated roofing sheet system, skylights, timber framed windows and photovoltaic (PV) solar panels

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02554/HSE **Ward : Coulsdon Town**
 Location : 100 Downs Road **Type: Householder Application**
 Coulsdon
 CR5 1AF

Proposal : Construction of a double storey outbuilding to provide office and a garage.

Date Decision: 13.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05315/DISC **Ward : Fairfield**
 Location : 6-44 Station Road And Queens Hall Car **Type: Discharge of Conditions**
 Park, Poplar Walk, Croydon (St Michael's
 Square)

Proposal : Details required by Condition 33 (Piling Method Statement) of planning permission 20/04010/CONR.

Date Decision: 07.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00757/DISC **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : Cambridge House
16 - 18 Wellesley Road
Croydon
CR0 2DD
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 2 (material details) from planning permission 16/03368/P for 'Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces'

Date Decision: 12.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/01205/LE
Location : Ground Floor Flat
21A West Street
Croydon
CR0 1DG
Ward : **Fairfield**
Type: LDC (Existing) Use edged

Proposal : Use of the property as a HMO (Use Class C4).

Date Decision: 16.07.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/02024/ADV
Location : Southern House
Wellesley Grove
Croydon
CR0 1XG
Ward : **Fairfield**
Type: Consent to display advertisements

Proposal : Digitally Printed PVC Banner

Date Decision: 07.07.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/02032/DISC
Location : Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF
Ward : **Fairfield**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Details pursuant to condition 3 of planning permission ref 19/04764/ful for 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: 12.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02351/DISC

Ward : Fairfield

Location : Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 13 (Flood Risk Assessment and Drainage Strategy Report Proposed Foul and Surface Water Drainage Layout) 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: 09.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02491/DISC

Ward : Fairfield

Location : Wandle Road Car Park
Wandle Road
Croydon
CR0 1DX

Type: Discharge of Conditions

Proposal : Discharge of condition 23 (Travel Plan) attached to planning permission 17/06318/FUL for redevelopment of part of site to provide part 5, 22 and 25-storey mixed used building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm including shared pedestrian and cycle access through the site.

Date Decision: 14.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02551/HSE

Ward : Fairfield

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 93B Edridge Road
Croydon
CR0 1EJ
Type: Householder Application

Proposal : Roof extension to main rear roof slope and rear outrigger roof slope; installation of two rooflights to front roof slope

Date Decision: 13.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02707/DISC
Location : Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Details pursuant to Condition 22 (Piling Method Statement) of planning permission 19/04764/ful 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: 08.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02830/CAT
Location : 93 Wellesley Road
Croydon
CR0 2AJ
Type: Works to Trees in a Conservation Area
Ward : **Fairfield**

Proposal : Two Ash trees in communal area near 93 Wellesley Road - fell/remove.

Please see supporting documents:

Wellesley Road Tree Work Schedule.pdf

Wellesley Road Tree Work Map.pdf

Date Decision: 08.07.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02860/DISC
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF
Type: Discharge of Conditions

Proposal : Details pursuant to conditions 5 (refuse) , 6 (cycle), 8 (land levels) of planning permission ref 19/04764/ful granted for 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: 09.07.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/03103/LP
Location : 2 West Street
Croydon
CR0 1DG
Ward : **Fairfield**
Type: LDC (Proposed) Operations edged
Proposal : Erection of dormer extension in rear roofslope and installation of rooflight in front roofslope

Date Decision: 08.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03538/DISC
Location : Land Adjacent To Croydon College
College Road
Croydon, CR0 1PF
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (clp and cemp) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 15.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03661/LP
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 35 Old Town
Croydon
CR0 1AU
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer extension with the addition of three Velux roof light to the front roof slope

Date Decision: 15.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02019/HSE
Location : 82 Hayes Lane
Kenley
CR8 5JQ
Type: **Ward : Kenley**
Householder Application

Proposal : Demolition of single storey side extension and erection of two storey side and single storey rear extension, plus front porch and elevation changes

Date Decision: 12.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02512/HSE
Location : Glen View
Old Lodge Lane
Kenley
CR8 5EU
Type: **Ward : Kenley**
Householder Application

Proposal : Erection of a single storey rear extension and side facing dormer

Date Decision: 09.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02778/TRE
Location : 151 Welcomes Road
Kenley
CR8 5HB
Type: **Ward : Kenley**
Consent for works to protected
trees

Proposal : T1. Lime - 2m crown reduction to previous pruning points up to a 25mm max cut size. (TPO. 195)

Date Decision: 08.07.21

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/03420/LP
Location : 1 Frensham Road
Kenley
CR8 5NS
Proposal : Alterations, erection of a hip-to-gable roof extension and rear dormer
Date Decision: 09.07.21
Ward : Kenley
Type: LDC (Proposed) Operations
edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02299/HSE
Location : 109 Wolsey Crescent
Croydon
CR0 0PJ
Proposal : Erection of wrap around single storey side extension and front porch, conversion of existing garage to a habitable room.
Date Decision: 16.07.21
Ward : New Addington South
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02443/HSE
Location : 36 Queen Elizabeth's Drive
Croydon
CR0 0HB
Proposal : Alterations to garage including conversion to additional accommodation, demolition of existing conservatory and erection of a single storey rear extension
Date Decision: 05.07.21
Ward : New Addington South
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02979/NMA
Ward : New Addington South

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 38 Parkway
Croydon
CR0 0LA
Type: Non-material amendment

Proposal : Alterations, erection of single storey rear extension (Amendment to 20/04337/HSE)

Date Decision: 13.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02983/LP
Location : 71 Uvedale Crescent
Croydon
CR0 0BU
Ward : **New Addington South**
Type: LDC (Proposed) Operations
edged

Proposal : Certificate of Lawfulness (Proposed) is sought for loft conversion incorporating a hip-to-gable, a rear dormer roof extension and 3x roof windows to the front slope

Date Decision: 13.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03080/LP
Location : 71 Uvedale Crescent
Croydon
CR0 0BU
Ward : **New Addington South**
Type: LDC (Proposed) Operations
edged

Proposal : Proposed hip to gable alteration and rear roof extension

Date Decision: 12.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02216/FUL
Location : 39 Crown Lane
Norbury
London
SW16 3JE
Ward : **Norbury Park**
Type: Full planning permission

Proposal : Change of use of the dwelling as 4 self-contained units comprising 1 three bedroom, 3 two bedroom flats.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/05994/FUL	Ward :	Norbury Park
Location :	39 Crown Lane Norbury London SW16 3JE	Type:	Full planning permission
Proposal :	Change of use from a single dwelling C3a to C3b (up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems), Alterations to the dwelling provide 6 bedrooms, staff rooms and living/dining/games room, Erection of first floor side extension and single storey rear extension.		

Date Decision: 13.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/06261/HSE	Ward :	Norbury Park
Location :	20 Granville Gardens Norbury London SW16 3LL	Type:	Householder Application
Proposal :	Erection of first floor rear extension.		

Date Decision: 13.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	21/01358/FUL	Ward :	Norbury Park
Location :	24 Carolina Road Thornton Heath CR7 8DT	Type:	Full planning permission
Proposal :	Change of use to HMO for 6 Occupants		

Date Decision: 15.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01434/HSE
Location : 56 Green Lane
Thornton Heath
CR7 8BD
Proposal : Erection of single/two storey side/rear extension.

Ward : Norbury Park
Type: Householder Application

Date Decision: 14.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01975/HSE
Location : 143 Gibson's Hill
Norbury
London
SW16 3EX
Proposal : Alterations to existing side garage for use as a habitable space.

Ward : Norbury Park
Type: Householder Application

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02123/HSE
Location : 94 Christian Fields
Norbury
London
SW16 3JX
Proposal : Erection of single storey outbuilding

Ward : Norbury Park
Type: Householder Application

Date Decision: 12.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02739/LP
Location : 57 Norbury Hill
Norbury
London
SW16 3RU
Proposal : Hip to gable roof extension and rear dormer

Ward : Norbury Park
Type: LDC (Proposed) Operations edged

Date Decision: 12.07.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/02850/GPDO
Location : 38 Leafield Close
Norbury
London
SW16 3EZ

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.55 metres and a maximum overall height of 2.92 metres

Date Decision: 14.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02895/LP
Location : 3 Norbury Hill
Norbury
London
SW16 3LA

Ward : Norbury Park
Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion - Hip to gable roof conversion with dormer and Juliet door on rear slope and 3 Front roof lights

Date Decision: 13.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01430/HSE
Location : 23 Pollards Hill South
Norbury
London
SW16 4LW

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Two storey side extension, single storey rear extension, excavation of rear garden to provide raised patio incorporating a stairwell and lower ground floor level storage area, rear roof extension, side roof extension (following demolition of existing side roof extension) and external alterations

Date Decision: 16.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01598/HSE
Location : 23 Pollards Wood Road
Norbury
London
SW16 4PB
Proposal : Single storey rear extension and alterations to rear garden ground levels

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

Date Decision: 16.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02314/LP
Location : 35 Pollards Hill South
Norbury
London
SW16 4LW
Proposal : Erection of single-storey rear extension and installation of replacement door in front elevation.

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

Date Decision: 16.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02345/FUL
Location : Flat 2
120 Norbury Crescent
Norbury
London
SW16 4JZ
Proposal : Erection of outbuilding

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

Date Decision: 12.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02415/LE
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 174 Norbury Crescent
Norbury
London
SW16 4JY
Type: LDC (Existing) Operations
edged
Proposal : Erection of outbuildings in rear garden (existing)

Date Decision: 13.07.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/02821/FUL
Location : Flat 1
115 Norbury Crescent
Norbury
London
SW16 4JT
Type: **Ward : Norbury And Pollards Hill**
Full planning permission
Proposal : Change of use from C3 flat to C4 HMO for 4 persons

Date Decision: 15.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03018/LP
Location : 22 Pollards Hill South
Norbury
London
SW16 4LN
Type: **Ward : Norbury And Pollards Hill**
LDC (Proposed) Operations
edged
Proposal : Erection of single storey rear extension

Date Decision: 08.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03047/NMA
Location : 2 - 10 Fairview Road
Norbury
London
SW16 5PY
Type: **Ward : Norbury And Pollards Hill**
Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Non-material amendment to planning permission 20/02330/FUL (Change of use from A1 (retail) to part D2 (gym) and part C3 (6 flats) single storey infill extension and minor external alterations including the enlargement of existing windows and creation of new windows with associated amenity space, parking and refuse store).

Date Decision: 05.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00435/GPDO

Ward : Old Coulsdon

Location : 33 Keston Avenue
Coulsdon
CR5 1HP

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out a maximum of 7.1 metres from the rear wall of the original dwelling house with a maximum height of 3.97 metres.

Date Decision: 08.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/00826/HSE

Ward : Old Coulsdon

Location : 83 Tollers Lane
Coulsdon
CR5 1BG

Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 15.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02469/HSE

Ward : Old Coulsdon

Location : 316 Coulsdon Road
Coulsdon
CR5 1EB

Type: Householder Application

Proposal : Alterations to facilitate the conversion of an existing single storey rear conservatory into a single storey rear extension

Date Decision: 05.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02506/HSE **Ward : Old Coulsdon**
Location : 12 Stoneyfield Road **Type: Householder Application**
Coulsdon
CR5 2HJ
Proposal : Alterations, erection of a single storey rear and side extension

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02617/GPDO **Ward : Old Coulsdon**
Location : 83 Marlpit Lane **Type: Prior Appvl - Class T**
Coulsdon **School/Nursery**
CR5 2HF
Proposal : Conversion of existing dwelling to a C2 Residential institution for vulnerable children

Date Decision: 14.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/02627/HSE **Ward : Old Coulsdon**
Location : 64 Waddington Avenue **Type: Householder Application**
Coulsdon
CR5 1QN
Proposal : Erection of a single storey extension to the rear of the house

Date Decision: 12.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02683/HSE **Ward : Old Coulsdon**
Location : 90 Marlpit Lane **Type: Householder Application**
Coulsdon
CR5 2HD
Proposal : Demolition of existing rear dormer, erection of part single, part two-storey rear extension with internal alterations.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 12.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02718/HSE	Ward :	Old Coulsdon
Location :	216 Coulsdon Road Coulsdon CR5 2LF	Type:	Householder Application
Proposal :	Erection of a single storey rear extension and canopy.		

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02909/HSE	Ward :	Old Coulsdon
Location :	7 Byron Avenue Coulsdon CR5 2JS	Type:	Householder Application
Proposal :	Erection of an outbuilding in the rear garden.		

Date Decision: 15.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/01300/HSE	Ward :	Park Hill And Whitgift
Location :	21 Upfield Croydon CR0 5DR	Type:	Householder Application
Proposal :	Demolition and erection of a two storey side extension, single storey rear extension and alterations		

Date Decision: 07.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02442/LP	Ward :	Park Hill And Whitgift
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Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 14 Radcliffe Road
Croydon
CR0 5QE
Type: LDC (Proposed) Operations
edged
Proposal : Erection of single storey rear extension

Date Decision: 06.07.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/02514/HSE
Location : 14 Radcliffe Road
Croydon
CR0 5QE
Type: **Ward : Park Hill And Whitgift**
Householder Application
Proposal : Conversion of garage into habitable accommodation with new window, internal alterations and alterations to first floor window

Date Decision: 07.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00821/DISC
Location : Land To The East Of Montpelier Road And
Land And Garages South Of 75-135
Kingsdown Avenue
South Croydon
CR2 6QL
Type: **Ward : Purley Oaks And
Riddlesdown**
Discharge of Conditions
Proposal : Discharge of condition 25 (Contaminated Land - verification report) attached to permission 16/06031/FUL dated 26/04/2017 for demolition of existing garages and erection of 1 six storey building comprising 9 two bedroom, 1 one bedroom and 1 three bedroom flats, 1 four storey building comprising 4 two bedroom and 2 one bedroom flats and 13 three bedroom and 4 two bedroom houses. Provision of associated car parking, landscaping and associated works

Date Decision: 07.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01230/HSE
Type: **Ward : Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Riddlesdown
Location : 32A Purley Bury Avenue Type: Householder Application
Purley
CR8 1JD
Proposal : Alterations including the erection of a two storey rear extension and front porch, and alterations to fenestration and property to be rendered.

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01837/HSE Ward : **Purley Oaks And Riddlesdown**
Location : 16 Lower Barn Road Type: Householder Application
Purley
CR8 1HQ
Proposal : Erection of a first floor side extension above the existing garage. Conversion of the existing garage into a habitable room with associated external alterations and front extension. Erection of a single storey rear extension.

Date Decision: 05.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01841/HSE Ward : **Purley Oaks And Riddlesdown**
Location : 20 Eskdale Gardens Type: Householder Application
Purley
CR8 1EY
Proposal : Erection of a single-storey rear extension.

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01894/HSE Ward : **Purley Oaks And Riddlesdown**
Location : 132 Riddlesdown Road Type: Householder Application
Purley
CR8 1DE

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Two storey side extension and part single storey rear extension

Date Decision: 05.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01931/HSE

**Ward : Purley Oaks And
Riddlesdown**

Location : 81 Grasmere Road
Purley
CR8 1DZ

Type: Householder Application

Proposal : First floor front extension; rear dormer roof extension; front and side roof light and conversion of garage into habitable room with window to replace garage door.

Date Decision: 12.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02126/HSE

**Ward : Purley Oaks And
Riddlesdown**

Location : 12 Christchurch Road
Purley
CR8 2BY

Type: Householder Application

Proposal : Erection of a ground floor single storey rear extension

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02383/DISC

**Ward : Purley Oaks And
Riddlesdown**

Location : 10 Penwortham Road
South Croydon
CR2 0QS

Type: Discharge of Conditions

Proposal : Discharge of Condition No.3 (Materials) from PP. 21/00612/HSE

Date Decision: 13.07.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/02599/DISC **Ward : Purley Oaks And Riddlesdown**
Location : 53A Grange Road Type: Discharge of Conditions
South Croydon
CR2 0NF
Proposal : Discharge of condition 5 (CO2 emissions) of planning permission 18/04916/FUL (Two storey side extension to form new dwelling)
Date Decision: 09.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02725/DISC **Ward : Purley Oaks And Riddlesdown**
Location : Car Showroom And Premises Type: Discharge of Conditions
139 Sanderstead Road
South Croydon
CR2 0PJ
Proposal : Discharge of condition 5 (surface water flooding) 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: 09.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02837/LP **Ward : Purley Oaks And Riddlesdown**
Location : 5 Blackford Close Type: LDC (Proposed) Operations
South Croydon edged
CR2 6BT
Proposal : Alterations to existing garage for use as a habitable space; erection of porch to front elevation of the dwelling.
Date Decision: 09.07.21

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/03095/GPDO **Ward : Purley Oaks And Riddlesdown**
Location : 31 Mitchley Avenue **Type: Prior Appvl - Class A Larger House Extns**
Purley
CR8 1BZ
Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 2.85 metres

Date Decision: 12.07.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/03124/LP **Ward : Purley Oaks And Riddlesdown**
Location : 28 Coombe Wood Hill **Type: LDC (Proposed) Operations edged**
Purley
CR8 1JN
Proposal : Erection of a front porch.

Date Decision: 13.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00763/FUL **Ward : Purley And Woodcote**
Location : 36 Brighton Road **Type: Full planning permission**
Purley
CR8 2LG
Proposal : Construction of a two/three storey building comprising 3 self-contained flats (including plot division) fronting Purley Rise; hard and soft landscaping; boundary treatment; land level alterations including excavation and part basement/lower ground level and refuse and cycle storage.

Date Decision: 09.07.21

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

Level: Planning Committee - Minor Applications

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Ref. No. : 20/03008/FUL **Ward : Purley And Woodcote**
Location : Former Site Of 45 Woodcote Valley Road Type: Full planning permission
Purley
CR8 3AN

Proposal : Construction of a three-storey building comprising 9 self-contained flats; basement excavation and lower ground level to form vehicular parking; hard and soft landscaping; boundary treatment; communal/play/child space; new vehicular crossover and refuse and cycle provision.

Date Decision: 13.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06228/DISC **Ward : Purley And Woodcote**
Location : 8 - 10 Grovelands Road Type: Discharge of Conditions
Purley
CR8 4LA

Proposal : Discharge of Conditions 3 (Materials), 4 (Landscaping), 5 (Child Playspace) and 6 (Cycle Parking) for application 19/04152/FUL decision dated 17/06/2020 for the: Construction of three building blocks with heights ranging between four to five storeys to accommodate 44 flats (13 x 1-bed, 25 x 2-bed and 6 x 3-bed) with associated 32 parking spaces, a new vehicular access, cycle and refuse stores and hard and soft landscaping, following demolition of existing two dwellinghouses.

Date Decision: 09.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00541/FUL **Ward : Purley And Woodcote**
Location : Coleridge-taylor Court Type: Full planning permission
20 Russell Hill Road
Purley
CR8 2LA

Proposal : Shopfront alterations and installation of louvres to the side elevation

Date Decision: 12.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01158/HSE
Location : 9 Highfield Road
Purley
CR8 2JJ
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Single storey side and rear extension (following demolition of side garage and rear extension).

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01586/DISC
Location : 123 Foxley Lane
Purley
CR8 3HR
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of condition 3 (materials) and 6 (landscaping) attached to permission 17/00843/FUL dated 23/06/17 for the demolition of the existing building: erection of two storey building with accommodation in roofspace comprising 1 one bedroom and 8 two bedroom flats: formation of vehicular access and provision of associated parking, bins and bike storage

Date Decision: 13.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02066/HSE
Location : 10 Selcroft Road
Purley
CR8 1AD
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Alterations, erection of single storey front/side/rear extension

Date Decision: 14.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02177/GPDO
Location : 25 Hartley Hill
Purley
CR8 4EP
Ward : **Purley And Woodcote**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

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 2.11 metres and a maximum height of 2.7 metres

Date Decision: 08.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02296/DISC
Location : 123 Foxley Lane
Purley
CR8 3HR

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (carbon emissions) attached to permission 17/00843/FUL dated 23/07/17 for demolition of the existing building: erection of two storey building with accommodation in roofspace comprising 1 one bedroom and 8 two bedroom flats: formation of vehicular access and provision of associated parking, bins and bike storage

Date Decision: 13.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02393/HSE
Location : 23 Selcroft Road
Purley
CR8 1AG

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of single storey side/rear extension; conversion of part of garage into a habitable room including part excavation of front driveway.

Date Decision: 15.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02394/HSE
Location : 23 Selcroft Road
Purley
CR8 1AG

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Demolition of existing garage and construction of two storey side extension; works include part excavation of front driveway.

Date Decision: 15.07.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/02406/HSE
Location : 64 Hartley Down
Purley
CR8 4EB
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Excavation at lower ground level to facilitate additional living space within 2-storey rear extension and garden terrace area.

Date Decision: 12.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02445/LP
Location : 12 Woodcote Lane
Purley
CR8 3HA
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations edged
Proposal : Erection of single storey rear extension

Date Decision: 06.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02526/HSE
Location : 5 Box Ridge Avenue
Purley
CR8 3AR
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Demolition of existing detached garage, alterations, erection of single/two/first floor extension/roof extension with gable feature at front/side and porch/roof canopy at front, canopy at side, alterations to the existing front dormer, erection of double garage at side and single storey extension at rear.

Date Decision: 07.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02552/HSE
Location : 18 Downlands Road
Purley
CR8 4JE
Ward : **Purley And Woodcote**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Two storey side extension. Single storey front, side and rear extensions and new basement level. Roof conversion and extension including hip to gable extension and rear dormers.

Date Decision: 15.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02603/FUL
Location : Flat 10
Decimal Court
10 Whytecliffe Road South
Purley
CR8 2AU

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Alterations including insertion of two side facing windows at second floor level.

Date Decision: 09.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02783/CAT
Location : 35 Furze Lane
Purley
CR8 3EJ

Ward : Purley And Woodcote
Type: Works to Trees in a Conservation Area

Proposal : Bay (T1) - Fell

Date Decision: 08.07.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02890/CAT
Location : 7 Furze Lane
Purley
CR8 3EJ

Ward : Purley And Woodcote
Type: Works to Trees in a Conservation Area

Proposal : T1 x Mountain Ash - Fell (Diseased)

Date Decision: 08.07.21

No objection (tree works in Con Areas)

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/02905/TRE
Location : Reyan
27 Box Ridge Avenue
Purley
CR8 3AS

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

Proposal : T29 Purple Beech - Raise crown to give 10m clearance from ground level, up to a max cut size of 25mm.
T28 Beech - Section down and fell to ground level
(TPO 28, 1972)

Date Decision: 08.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03334/DISC
Location : 123 Foxley Lane
Purley
CR8 3HR

Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Arboricultural protection plan) and 4 (external lighting, accessibility, visibility splays, EVCPs, refuse storage and waste management) attached to permission 17/00843/FUL dated 23/07/17 for demolition of the existing building: erection of two storey building with accommodation in roofspace comprising 1 one bedroom and 8 two bedroom flats: formation of vehicular access and provision of associated parking, bins and bike storage

Date Decision: 13.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00615/HSE
Location : 29 Hyde Road
South Croydon
CR2 9NR

Ward : **Sanderstead**
Type: Householder Application

Proposal : Demolition of existing garage, erection of two storey side extension and formation of room within the roof space with associated dormer window.

Date Decision: 14.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01813/HSE **Ward : Sanderstead**
Location : 152 Purley Oaks Road **Type: Householder Application**
South Croydon
CR2 0NS
Proposal : Alterations including demolition of existing detached double garage and erection of a part two storey part single storey side extension with the conversion of the roof into habitable space and front and rear roof dormer extensions, including rooflights to the side roofslope.

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02400/HSE **Ward : Sanderstead**
Location : 16 Hurnford Close **Type: Householder Application**
South Croydon
CR2 0AN
Proposal : Alterations, conversion of the existing garage to habitable room and erection of detached garage

Date Decision: 05.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02411/HSE **Ward : Sanderstead**
Location : 19 Farm Fields **Type: Householder Application**
South Croydon
CR2 0HQ
Proposal : Alterations, erection of roof extension over the first floor/dormer extension at side including loft conversion

Date Decision: 05.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02586/HSE **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 47 Holmwood Avenue Type: Householder Application
South Croydon
CR2 9HZ
Proposal : Alterations, erection a single storey rear and side extensions with porch

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02633/HSE Ward : **Sanderstead**
Location : 331 Sanderstead Road Type: Householder Application
South Croydon
CR2 0JP
Proposal : Proposed dropped kerb to the front of the property.

Date Decision: 09.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02640/DISC Ward : **Sanderstead**
Location : 89 Hyde Road Type: Discharge of Conditions
South Croydon
CR2 9NS
Proposal : Discharge of Conditions 6 (Ecology Appraisal), 7 (Biodiversity Enhancement Layout), 8 (Bat license) pursuant to application reference: 20/00108/FUL dated 22.02.2021
Demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 09.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02686/FUL Ward : **Sanderstead**
Location : 87 Limpsfield Road Type: Full planning permission
South Croydon
CR2 9LE
Proposal : Alterations to shopfront

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02761/HSE	Ward :	Sanderstead
Location :	60 Arkwright Road South Croydon CR2 0LL	Type:	Householder Application
Proposal :	Alterations including erection of a single storey rear extension, two storey side extension and loft conversion including the erection of a rear roof extension and two rooflights to the front roofslope.		

Date Decision: 15.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02953/LP	Ward :	Sanderstead
Location :	41 Princes Avenue South Croydon CR2 9BE	Type:	LDC (Proposed) Operations edged
Proposal :	Certificate of Lawfulness (Proposed) is sought for loft conversion including a rear dormer and 2x front roof lights to front roof slope.		

Date Decision: 13.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/03467/LP	Ward :	Sanderstead
Location :	25 Hill Barn South Croydon CR2 0RU	Type:	LDC (Proposed) Operations edged
Proposal :	Lawful development certificate (proposed) is sought for the construction of a single storey rear extension.		

Date Decision: 15.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Ref. No. : 21/01484/HSE **Ward : Selsdon And Addington Village**
Location : 53 Foxearth Road **Type: Householder Application**
South Croydon
CR2 8EL
Proposal : Erection of a two storey side extension and ground floor rear extension.

Date Decision: 16.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02292/HSE **Ward : Selsdon And Addington Village**
Location : 113 Farley Road **Type: Householder Application**
South Croydon
CR2 7NL
Proposal : Erection of two storey side extension following demolition of existing garage; single storey rear extension; and erection of a front porch.

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02694/HSE **Ward : Selsdon And Addington Village**
Location : 49 Farnborough Crescent **Type: Householder Application**
South Croydon
CR2 8HA
Proposal : Single storey rear extension

Date Decision: 07.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02801/TRE **Ward : Selsdon And Addington Village**
Location : 45 Ballards Way **Type: Consent for works to protected trees**
South Croydon
CR2 7JP
Proposal : G1. Consisting of 3 immature Sycamore trees. Fell to make way for re-planting of a mixed flowering/deciduous hedge.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 08.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01626/DISC
Location : 32 Kingswood Way
South Croydon
CR2 8QP
Ward : **Selsdon Vale And Forestdale**
Type: Discharge of Conditions

Proposal : Discharge of conditions 6 (a-e) Transport matters, 8 (a-e) Hard/soft landscaping and 9 - Tree Protection Plan - attached to planning permission 19/02090/FUL for Alterations and erection of front porch, erection of dormer extension on front roof slope, erection of single/two storey rear extension at lower ground floor/ground floor levels and conversion to form 3 two bedrooms and 2 three bedroom flats with associated parking for 6 cars, cycle and refuse storage and amenity area

Date Decision: 16.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02911/TRE
Location : 27 Kingswood Way
South Croydon
CR2 8QL
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : G1 Thuja Plicata - reduce height of trees by approximately 50%. This will equate to around 5m of growth removed from the height.
(TPO 19, 1997)

Date Decision: 08.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02176/FUL
Location : Flat 2
333 Sydenham Road
Croydon
CR0 2EL
Ward : **Selhurst**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Erection of dormer extension in rear roofslope

Date Decision: 14.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02278/LP

Ward : Selhurst

Location : 81 Beulah Grove
Croydon
CR0 2QW

Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion and erection of dormer to the rear roof and roof lights to the front roof.

Date Decision: 07.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02517/DISC

Ward : Selhurst

Location : 33 Whitehorse Road
Croydon
CR0 2JH

Type: Discharge of Conditions

Proposal : Details pursuant to condition 2 (materials) of permission ref 17/03399/FUL for Demolition of the existing buildings erection of a four storey building comprising 2 no. retail units on the ground floor and 1 no. 1 bedroom maisonette flat and 4 no. 1-bedroom and 1no. 2-bedroom flats: provision of ancillary cycle storage and refuse/recycling store

Date Decision: 07.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02563/GPDO

Ward : Selhurst

Location : F Greenslade And Sons Limited
80 The Crescent
Croydon
CR0 2HN

Type: Prior Appvl - Class O offices to
houses

Proposal : Conversion of first floor office (Use Class B1(a)) to self contained flat (Use Class C3) (Class O, 56-day Prior Approval Process)

Date Decision: 09.07.21

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 29 Swinburne Crescent
Croydon
CR0 7BZ
Type: Householder Application
Proposal : Alterations involving construction of first floor rear extension

Date Decision: 12.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02503/HSE
Location : 27 Ash Tree Way
Croydon
CR0 7SU
Ward : Shirley North
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 08.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02519/PA8
Location : O/S 23-41 Shirley Road
Croydon
CR0 7ER
Ward : Shirley North
Type: Telecommunications Code
System operator

Proposal : Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Date Decision: 07.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/05703/FUL
Location : 800 Wickham Road
Croydon
CR0 8EB
Ward : Shirley South
Type: Full planning permission
Proposal : Erection of a rear dormer window, front rooflights and extension of existing chimney flue to facilitate a loft conversion.

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 07.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/05952/FUL	Ward :	Shirley South
Location :	800 Wickham Road Croydon CR0 8EB	Type:	Full planning permission
Proposal :	Conversion of the existing detached garage at the rear of the site in to 1x one-bedroom dwellinghouse and associated car parking.		

Date Decision: 15.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/06118/HSE	Ward :	Shirley South
Location :	14 Tideswell Road Croydon CR0 8PU	Type:	Householder Application
Proposal :	Erection of single/two storey front/side extension and single storey rear extension.		

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/01640/HSE	Ward :	Shirley South
Location :	15 Bennetts Way Croydon CR0 8AE	Type:	Householder Application
Proposal :	Part single; part two storey rear extension following demolition of the existing single storey side/rear extension and first floor rear projection.		

Date Decision: 13.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02018/HSE	Ward :	Shirley South
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Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 60 Palace View
Croydon
CR0 8QN
Type: Householder Application

Proposal : Conversion of the existing garage to a habitable room with associated external alterations and the erection of a single storey rear extension.

Date Decision: 14.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05586/FUL
Location : 12 St Peter's Road
Croydon
CR0 1HD
Type: Full planning permission
Ward : **South Croydon**

Proposal : Alterations to existing car port to include a single storey rear extension and creation of a split level 1 bedroom unit; provision of parking bays, refuse and cycle stores in the front garden

Date Decision: 14.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00455/FUL
Location : Garages R/O 11 - 13 St Peter's Road
Croydon
CR0 1HL
Type: Full planning permission
Ward : **South Croydon**

Proposal : Alterations to elevations of building at rear and erection of an extension at ground floor level and roof extension for use of building as 1 x three bedroom dwelling and provision of one parking space

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00687/HSE
Location : 21 Haling Park Road
South Croydon
CR2 6NJ
Type: Householder Application
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Demolition of existing timber shed and extension of existing single storey outbuilding.
removal of a rear tree

Date Decision: 06.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02089/DISC **Ward : South Croydon**
Location : Land To Rear Of 23 And 25 Normanton Road Type: Discharge of Conditions
South Croydon
CR2 7AE

Proposal : Discharge of condition 8 (SuDs and Surface Water Drainage Strategy) attached to
planning permission 20/02352/FUL relating to the construction of a four-storey building,
including basement and roof accommodation, to accommodate 9 flats, under-croft vehicle
and cycle parking, refuse store, vehicular access from existing parking area and
landscaping.

Date Decision: 12.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02116/HSE **Ward : South Croydon**
Location : 27A Croham Road Type: Householder Application
South Croydon
CR2 7HB

Proposal : Demolition of existing lean-to structure and the erection of a single storey ground floor
side extension.

Date Decision: 14.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02268/LP **Ward : South Croydon**
Location : 16 Winchelsey Rise Type: LDC (Proposed) Operations
South Croydon edged
CR2 7BN

Proposal : Certificate of Lawfulness (Proposed) is sought for demolition of the existing conservatory
and erection of single storey rear extension.

Date Decision: 07.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02303/FUL **Ward : South Croydon**
Location : 15 South End Type: Full planning permission
 Croydon
 CR0 1BE
Proposal : Erection of a 2 Storey Building at Rear to Create 1 x 1 Bedroom Self Contained Flat.

Date Decision: 09.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02446/HSE **Ward : South Croydon**
Location : 5 Bankside Type: Householder Application
 South Croydon
 CR2 7BL
Proposal : Part two storey, part single storey rear extension, single storey front extension & the enlargement of the existing dormer to provide additional accommodation.

Date Decision: 06.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02521/FUL **Ward : South Croydon**
Location : 5 Lismore Road Type: Full planning permission
 South Croydon
 CR2 7QA
Proposal : Retention of the existing two studio flats with the conversion of the remainder of the property into a 6 bedroom (6persons) house of multiple occupation (HMO) with refuse, cycle provision and parking.

Date Decision: 08.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02564/HSE **Ward : South Croydon**
Location : 4 Elm Close Type: Householder Application
 South Croydon
 CR2 7AH

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Demolition of former detached garage, erection of a single-storey side and rear extension. Alterations to the front driveway and steps, and to the rear patio and steps.

Date Decision: 07.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02571/DISC

Ward : **South Croydon**

Location : 6 Croham Valley Road
South Croydon
CR2 7NA

Type: Discharge of Conditions

Proposal : Discharge of Conditions 8 (Cycle & Refuse Storage), 12 (External Ramps) and 13 (Carbon emissions) of planning permission 19/05034/FUL (Demolition of existing house, erection of a two storey building plus roof space to provide 9 apartments, provision of 8 car parking spaces, refuse store and new landscaping)

Date Decision: 09.07.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02631/HSE

Ward : **South Croydon**

Location : 2A Manor Way
South Croydon
CR2 7BQ

Type: Householder Application

Proposal : Demolition of existing detached garage, erection of a part two-storey part single-storey side/rear extension and associated rooflights, single-storey rear extension and front porch.

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02866/DISC

Ward : **South Croydon**

Location : 6 Croham Valley Road
South Croydon
CR2 7NA

Type: Discharge of Conditions

Proposal : Discharge of condition 9 (Biodiversity Lighting Design) attached to planning permission 19/05034/FUL (Demolition of existing house, erection of a two storey building plus roof space to provide 9 apartments, provision of 8 car parking spaces, refuse store and new landscaping).

Date Decision: 09.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03016/HSE **Ward : South Croydon**
Location : 26 Birdhurst Avenue **Type: Householder Application**
South Croydon
CR2 7DX
Proposal : Erection of a part single, part two storey side and rear extension.

Date Decision: 15.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03017/HSE **Ward : South Croydon**
Location : 26 Birdhurst Avenue **Type: Householder Application**
South Croydon
CR2 7DX
Proposal : Erection of a part single, part two storey side and rear extension.

Date Decision: 15.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03205/PAD **Ward : South Croydon**
Location : 1A Brighton Road **Type: Determination prior approval**
South Croydon **demolition**
CR2 6EA
Proposal : Prior notification of the proposed demolition of single storey and two storey buildings at 1a Brighton Road

Date Decision: 12.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/01353/HSE **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 4 Prince Road
South Norwood
London
SE25 6NN
Type: Householder Application

Proposal : Demolition of existing garage and erection of single storey side and rear extensions

Date Decision: 05.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02294/HSE
Location : 24 St Dunstan's Road
South Norwood
London
SE25 6EU
Type: Householder Application
Ward : **South Norwood**

Proposal : Erection of single storey rear extension

Date Decision: 08.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02357/FUL
Location : Rear Of 59-62 High Street
South Norwood
London
SE25 6EF
Type: Full planning permission
Ward : **South Norwood**

Proposal : Construction of an additional storey to both existing buildings, detached two storey building and external alterations to provide a total of six additional self-contained flats

Date Decision: 08.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02419/LP
Location : 4 Prince Road
South Norwood
London
SE25 6NN
Type: LDC (Proposed) Operations edged
Ward : **South Norwood**

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

Date Decision: 05.07.21

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Level: Delegated Business Meeting

Ref. No. : 21/02473/HSE
Location : 27 Lincoln Road
South Norwood
London
SE25 4HG
Proposal : Erection of single storey side/rear extension
Date Decision: 14.07.21
Ward : **South Norwood**
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02593/FUL
Location : 182 Holmesdale Road
South Norwood
London
SE25 6PT
Proposal : Proposed loft conversion and single storey rear extension to the existing residential dwelling.
Date Decision: 13.07.21
Ward : **South Norwood**
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01412/FUL
Location : 29-31 Woodville Road
Thornton Heath
CR7 8LH
Proposal : Excavation to provide 2 basement flats and construction of lightwells
Date Decision: 15.07.21
Ward : **Thornton Heath**
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02233/HSE
Location : 7 The Drive
Thornton Heath
CR7 8LB
Proposal : Erection of a single storey side/rear extension
Ward : **Thornton Heath**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 14.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02502/GPDO

Ward : Thornton Heath

Location : Launderette, 96 Beulah Road
Thornton Heath
CR7 8JF

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

Proposal : Use of existing launderette (Sui Generis) as a residential unit within use class C3

Date Decision: 07.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/02549/HSE

Ward : Thornton Heath

Location : 6 Hythe Road
Thornton Heath
CR7 8QP

Type: Householder Application

Proposal : Demolition of existing garage and erection of a single storey side extension

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02704/FUL

Ward : Thornton Heath

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

Type: Full planning permission

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

Date Decision: 16.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02710/NMA

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : Development Land Formerly Known As Type: Non-material amendment
36 Beulah Road
Thornton Heath
CR7 8JE

Proposal : Non-Material Amendment to Planning Permission 17/05399/FUL for Demolition of existing buildings, Erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats and a two bedroom detached house, provision of associated parking, provision of refuse and cycle storage

Date Decision: 06.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00527/HSE Ward : **Waddon**
Location : 57 Denning Avenue Type: Householder Application
Croydon
CR0 4DJ
Proposal : Formation of vehicular access
Date Decision: 12.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01764/HSE Ward : **Waddon**
Location : 18 Thorneloe Gardens Type: Householder Application
Croydon
CR0 4EN
Proposal : Erection of single storey side/rear extension
Date Decision: 12.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02119/HSE Ward : **Waddon**
Location : 68 Ravenswood Road Type: Householder Application
Croydon
CR0 4BL
Proposal : Single storey rear extension and conversion of garage into habitable room
Date Decision: 07.07.21

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : 1 to 16 Albury Court south of 74A Tanfield Road T1 oak pollard, unbalanced crown leaning towards the access and public highway due to be regular heavily topped since 2008. These tree works take place to reduce the risk of clay shrinkage subsidence it is no longer suitable to regular prune the tree. The tree stem has water shoots due the stress of being regular pruned. FELL tree to 700/500mm above ground level
T1

Date Decision: 08.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03046/GPDO
Location : 24 Bourne Street
Croydon
CR0 1XL

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: 12.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/02395/LP
Location : 83 Cobden Road
South Norwood
London
SE25 5NU

Ward : Woodside
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer windows, and front roof lights

Date Decision: 05.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02444/HSE
Location : 71 Sandown Road
South Norwood
London
SE25 4XD

Ward : Woodside
Type: Householder Application

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

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 05.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02545/FUL
Location : 22 Portland Road
South Norwood
London
SE25 4PF
Ward : **Woodside**
Type: Full planning permission
Proposal : Change of use of the ground floor from an estate agents (Class E) to residential (Class C3) and the erection of two additional storeys and use of the building as 4no flats, with associated site alterations.

Date Decision: 09.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02557/LE
Location : 27 Carmichael Road
South Norwood
London
SE25 5LS
Ward : **Woodside**
Type: LDC (Existing) Use edged
Proposal : Use of the property as HMO (C4 use) for up to 5 occupiers.

Date Decision: 12.07.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/02621/LP
Location : 47 Dundee Road
South Norwood
London
SE25 4QN
Ward : **Woodside**
Type: LDC (Proposed) Operations edged
Proposal : Erection of single-storey rear extension and installation of ground floor window in side elevation.

Date Decision: 08.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02671/GPDO
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : 12 Estcourt Road
South Norwood
London
SE25 4SD
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 4 metres

Date Decision: 16.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02986/LP
Location : 132 Tennison Road
South Norwood
London
SE25 5NE
Ward : **Woodside**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 09.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03403/PDO
Location : Street Lamp O/S 565 Davidson Road
Croydon
CR0 6DU
Ward : **Woodside**
Type: Observations on permitted
development

Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp unit and 1 no. meter pillar.

Date Decision: 12.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/03266/HSE
Location : 37 Headcorn Road
Thornton Heath
CR7 6JR
Ward : **West Thornton**
Type: Householder Application
Proposal : Demolition and erection of a single storey side and rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Date Decision: 12.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02097/LP

Location : 385 Thornton Road
Croydon
CR0 3EZ

Ward : West Thornton

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer extension and installation of 2 rooflights in front roofslope.

Date Decision: 08.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02240/LP

Location : 79 Boston Road
Croydon
CR0 3EJ

Ward : West Thornton

Type: LDC (Proposed) Operations
edged

Proposal : Confirmation of use of dwelling within class use C3, including C3a and C3b

Date Decision: 12.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02258/HSE

Location : 9 Marden Crescent
Croydon
CR0 3ES

Ward : West Thornton

Type: Householder Application

Proposal : Retrospective application for the erection of a two storey side extension, part single storey, porch and alterations

Date Decision: 09.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02525/HSE

Location : 46 Fairlands Avenue
Thornton Heath
CR7 6HA

Ward : West Thornton

Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 08.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02629/LP
Location : 88 Canterbury Road
Croydon
CR0 3HA
Ward : **West Thornton**
Type: LDC (Proposed) Operations edged
Proposal : Use as children's care home within use class C3b
Date Decision: 13.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02658/LE
Location : 585 - 603 London Road
Thornton Heath
CR7 6AY
Ward : **West Thornton**
Type: LDC (Existing) Use edged
Proposal : Material operation lawfully carried out in connection with the planning permission granted under application 16/06526/FUL prior to 1 May 2021 in accordance with section 56 of the Town and Country Planning Act 1990 (as amended).
Date Decision: 12.07.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/02702/LE
Location : 34A, 34B And 34C Trafford Road
Thornton Heath
CR7 6DQ
Ward : **West Thornton**
Type: LDC (Existing) Use edged
Proposal : Use of the property as 3 self-contained flats
Date Decision: 15.07.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/02731/GPDO
Location : 25 Lavender Road
Croydon
CR0 3BH
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Proposal : Erection of a single storey rear extension projecting out 3.75 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 2.95 metres

Date Decision: 06.07.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/03038/PDO
Location : Communication Station And Premises Roof
Level At 92 - 146 Mayday Road
Thornton Heath
CR7 7HL

Ward : West Thornton
Type: Observations on permitted development

Proposal : Installation of 2 no. 300mm dish antennas with associated supporting development works thereto.

Date Decision: 05.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03273/AUT
Location : Fern Lodge Estate,
Leigham Court Road,
London,
SW16 3RB

Ward : Out Of Borough
Type: Consultation from Adjoining Authority

Proposal : Adjoining Borough Consultation from the London Borough Of Lambeth (reference: 21/02003/RG3), for environmental improvements to the existing housing estate including the provision of shared pedestrian and vehicular surfaces, new parking bays, paving and edging, fencing, trip rail, retaining walls and associated hard and soft landscape works. (This application is a revision of an earlier application (20/02430/RG3) that was withdrawn).

Date Decision: 14.07.21

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 21/03287/AUT
Ward : Out Of Borough

Decisions (Ward Order) since last Planning Control Meeting as at: 19th July 2021

Location : Crystal Palace Park Thicket Road, Type: Consultation from Adjoining
Penge Authority
London
SE20 8DT

Proposal : Adjoining Borough Consultation from London Borough of Bromley (reference:
96/01815/RECON), for the variation of Condition 9 of permission 96/01815/LBB granted
for the construction of a permanent concert platform including backstage accommodation
and enlargement of lake. It is proposed that Condition 9 be varied to read: 'The noise
resulting from the use of the building hereby permitted shall not exceed 5dB(A) above the
ambient noise levels at the nearest residential curtilage in the vicinity when measures at
the L(A) eq (2.5 minutes) or where noise levels are in excess of the noise limits specified
the event has the benefit of a premises licence or temporary events notice, or with the
written agreement of the Assistant Director (Planning and Building Control'.

Date Decision: 15.07.21

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting