

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, Michael Neal,
Richard Chatterjee, Ola Kolade and Jade Appleton

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 23 September 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, 15 September 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://civico.net/croydon/meetings/13176>

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 9 September 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 21/00954/FUL 58 Old Lodge Lane, Purley, CR8 4DF
(Pages 13 - 32)

Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.2 21/02291/FUL 18 The Grove, Coulsdon, CR5 2BH
(Pages 33 - 60)

Demolition of existing dwellinghouse and the construction of a three storey plus lower ground floor level building comprising 8 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Coulsdon Town
Recommendation: Grant permission

6.3 21/02692/FUL 1A Meadow Rise, Coulsdon CR5 2EH
(Pages 61 - 90)

Demolition of existing dwelling and garage and erection of 4-storey building, comprising of 9 residential units with associated parking, cycle, refuse 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 91 - 92)

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

8.1 Weekly Planning Decisions (Pages 93 - 148)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 30 August 2021 and 10 September 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.

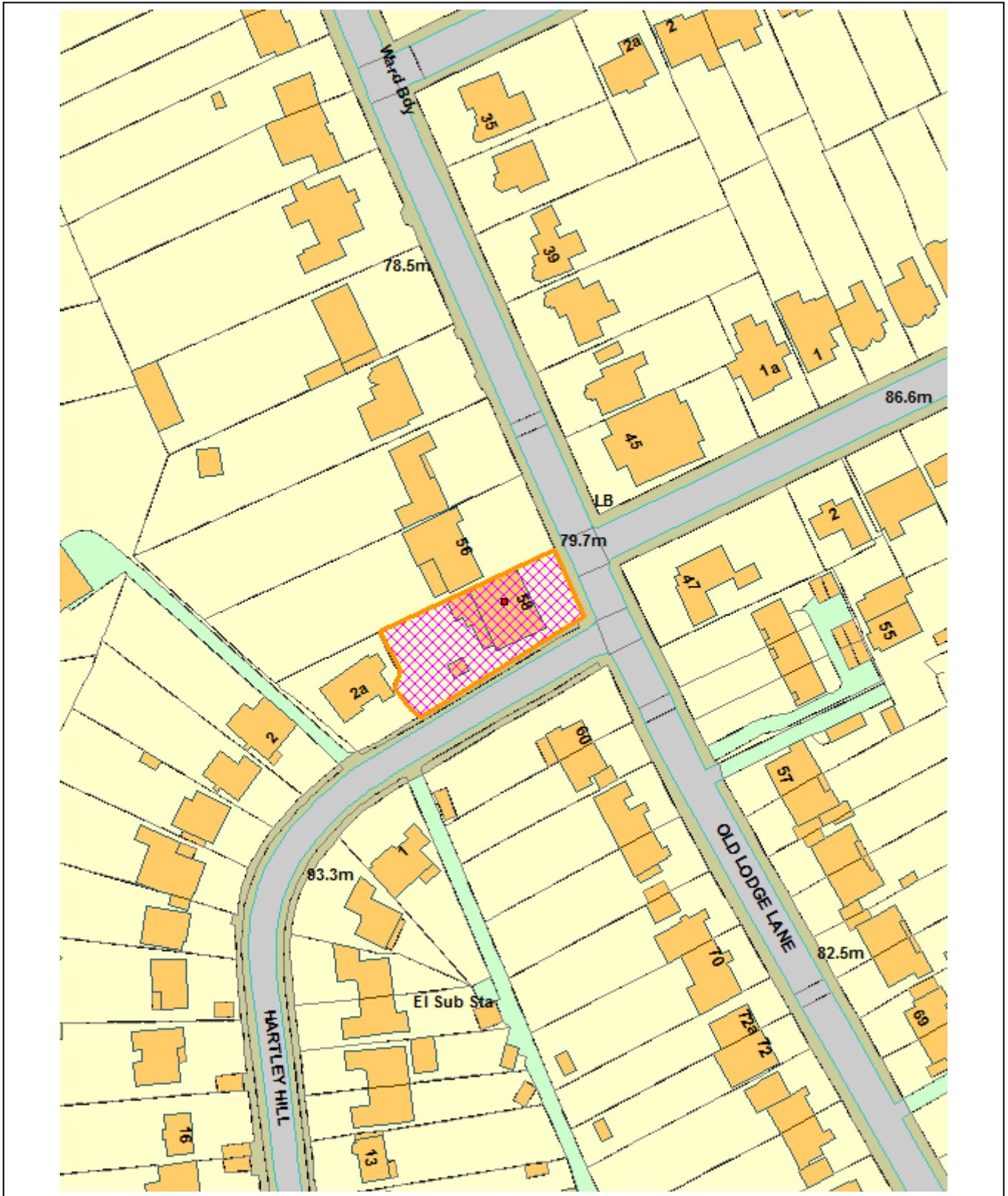
8. BACKGROUND DOCUMENTS

- 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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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/00954/FUL
 Location: 58 Old Lodge Lane, Purley, CR8 4DF
 Ward: Purley and Woodcote
 Description: Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces.
 Drawing Nos: PL001 Rev 01 (Location Plan), MD/1908042 (Topographical Survey), PL_100 Rev.15 (Ground Floor Plan), PL101 Rev.15 (First Floor Plan), PL102 Rev.15 (Second Floor Plan), PL103 Rev.15 (Roof and Site Plan) PL200 Rev.14 (East Elevation-Old Lodge Lane), PL202 Rev.15 (South Elevation-Hartley Hill), PL202 Rev.14 (South Section-Hartley Hill), PL203 Rev.14 (West Elevation-Garden), PL204 Rev.15 (North Elevation-Flank), PL205 Rev.15 (North Section-Flank), PL300 Rev.15 (North-South Cross Section), PL302 Rev.14 (East-West Cross Section), PL400 Rev.14 (Refuse Store), PL401 Rev.14 (Cycle Sore), PL402 Rev.15 (Site Sections and Retaining Walls), TPP1_OLL_58 (Tree Protection Plan).
 Applicant: Mantle Developments UK
 Case Officer: Joe Sales

	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	4B+	Total
Existing Provision						1	1
Proposed Provision	3	2	1	2	1		9

	Car parking spaces	Cycle parking spaces
Existing	2	0
Proposed	8	16

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received. Furthermore, the Hartley and District Residents Association have referred the application for committee consideration.

2.0 RECOMMENDATION

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

- a) A financial contribution of £13,500 for improvements to sustainable transport improvements in the Purley and Woodcote Ward including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or making of traffic orders
- b) And any other planning obligations considered necessary.

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

Conditions

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

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached house

- Erection of a three storey building comprising of 9 residential dwellings.
- Provision of 8 car parking spaces arranged within a parking forecourt accessed from Old Lodge Lane.
- Communal amenity space.
- Cycle and refuse storage provisions.
- Provision associated refuse/cycle stores.



Fig 1: Proposed Development

Site and Surroundings

3.2 The application site is located on the western side of Old Lodge Lane at the junction with Hartley Hill. The application site is opposite the junction of Old Lodge Lane and Burcott Road. The site currently comprises a two storey detached dwelling and the area is residential in nature and is characterised by two storey dwellings with are traditional in their architectural style. The site slopes up to the west along Old Lodge Lane and up towards Hartley Hill.

- The site has a Public Transport Accessibility Level (PTAL) of 2 which is considered to be poor.
- The site is at high risk of surface water flooding.
- There are no protected trees on the site.



Fig 2: Aerial street view highlighting the proposed site within the surrounding street-scene

Planning History

3.3 The following applications are relevant to the application site:

- 03/01163/P-Erection of single storey front/side/rear extension to include garage. Permission Refused 02/06/2003.
- 03/02383/P-Erection of single/two storey side/rear extension. Permission Granted 27/08/2003.
- 04/02093/P-Erection of single storey side/rear extension. Permission Granted 19/07/2004.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2021) and Croydon Local Plan (2018) and emerging housing targets. The proposed development would provide an appropriate mix of units including 3 x three-bedroom units.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.

- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

LOCAL REPRESENTATION

- 5.1 The application has been publicised by 15 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a local Ward Councillor and the local MP in response to notification and publicity of the application are as follows:

No of individual responses: 25 Objecting: 23 Supporting: 2

- 5.2 Two letters of support were submitted to the council although it should be noted that these came from the same address at 56 Old Lodge Lane and there were no comments received with the letter of support. With regards to the objections, the following summarised issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of representations	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.5
Loss of family home	Addressed in the report at paragraph 8.2 – 8.5
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.6 – 8.14
Massing too big	Addressed in the report at paragraphs 8.6 – 8.14
Over intensification – Too dense	Addressed in the report at paragraph 8.6 – 8.14
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.6 – 8.14
Accessible provision	Addressed in the report at paragraphs 8.27
Number of storeys	Addressed in the report at paragraphs 8.7
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.18
Loss of light	Addressed in the report at paragraphs 8.14 – 8.23
Loss of privacy	Addressed in the report at paragraphs 8.14 – 8.23
Overlooking	Addressed in the report at paragraphs 8.14 – 8.23
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.14 – 8.23
Refuse store	Addressed in the report at paragraphs 8.34
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.25 – 8.32
Not enough off-street parking	Addressed in the report at paragraphs 8.25 – 8.32

Negative impact on highway safety	Addressed in the report at paragraph 8.25 – 8.32
Refuse and recycling provision	Addressed in the report at paragraph 8.25 – 8.32
<i>Other matters</i>	
Ecology impact	Addressed in the report at paragraphs 8.29 – 8.35
Impact on flooding	Addressed in the report at paragraph 8.42
Local services cannot cope	Addressed in the report at paragraph 8.44
Lack of affordable homes	Addressed in the report at paragraph 8.42
Impact on trees	Addressed in the report at paragraphs 8.36 – 8.38

5.3 Local Ward Councillor for Purley and Woodcote, Oni Oviri, objected to the proposed development based on the following concerns:

- Overdevelopment of the site
- Out of keeping with the character of the local area
- Insufficient information relating to daylight
- Insufficient parking provision
- No screening to balconies
- No ecology report supporting the application.

5.4 The Hartley and District Residents association have also objected to the application and referred it to Planning Committee for consideration. In summary their concerns relate to the following items.

- Overdevelopment of the site in terms of its density.
- Impact on the local infrastructure.
- Development not in keeping with the local character of the area.
- Lack of family houses.
- Unacceptable provision of car parking spaces.
- Loss of privacy to the residents at 2A Hartley Hill and 56 Old Lodge Lane.
- Poor outlook for future occupiers.
- Lack of communal amenity space.
- Impact on biodiversity.

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. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2021, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised in July 2021. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a

number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

London Plan (2021)

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

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.5 Croydon Local Plan (adopted February 2018)

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

7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

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

7.7 Other relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

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

The Principle of Development

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.
- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification.
- 8.4 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing dwellinghouse is a 5-bed house and the proposal would provide 3 x 3-bed units which would provide adequate provision and accommodation for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.5 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 2 (poor) and is a “small site” (as defined by policy H2 of the London Plan). This advocates that such sites should significantly increase their contribution to London’s housing needs and that local character evolves over time and needs to change in appropriate locations to accommodate additional housing on small sites. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the principle of the development is supported.

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

- 8.6 The existing property is not protected from demolition by existing policies and its demolition is acceptable in principle subject to a suitably designed proposal. The proposed development seeks to replace the existing dwelling with 9 units arranged over three stories. The scheme has utilised the land levels of the site to reduce the dominance of the building when viewed from Old Lodge Lane and Hartley Hill. Officers are satisfied that the scheme respects the street-scene.
- 8.7 The Croydon Local Plan has a presumption in favour of three storey development where it responds to local character. The proposed development is arranged over three stories. The application provides a high quality built form that respects the land level, pattern, layout and siting which results in a development that is in accordance with Policy DM10.1.

8.8 The height, scale and massing of the scheme would be acceptable, given that the site works well with the existing topography and would sit well with the adjoining properties on the corner plot. In terms of the proposed building lines of the development, it is considered that the front building line respects the neighbouring property along Old Lodge Lane. The side elevation building line, which runs parallel to Hartley Hill, also ensures that there is visual interest provided to the street scene when viewed from both Old Lodge Lane and Hartley Hill. This line also respects the existing built form and neighbouring building line with no.2a which sits up the street to the west of the site, along Hartley Hill.



Fig 3: Elevation fronting Old Lodge Lane



Fig 4: Elevation fronting Hartley Hill

8.9 The design of the buildings would incorporate a contemporary reinterpretation design approach which has been supported by a character assessment of the local area. Features such as the gable structures, dormers and bay windows have been adopted in a contemporary way which also respect the character of the wider area. Other features such as the hanging tiles and the lighter colour plinths are informed by local precedents. The proposed design of the building results in a development that maintains the visual amenity of the street scene, when viewed from both Old Lodge Lane and Hartley Hill, through the use of an appropriate materials palette and design features which have been informed by the local character assessment.



Fig 5: Proposed site plan (first floor) showing proposal in relation to neighbouring property

8.10 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway.

8.11 The proposals would result in hardstanding to the front of the site which fronts onto Old Lodge Lane to accommodate the proposed parking area. Given the overall scale of the development and that the surrounding area is characterised by hardstanding in the form of driveways, the extent of the hardstanding is not considered to be excessive. The site would offer sufficient opportunities for soft landscaping to the front, rear and around the site boundary to reduce the dominance of the hardstanding.

8.12 The application site is a substantial plot within an established residential area on a corner plot. The scale and massing of the new building would generally be in accordance with the Suburban Design Guide. The layout of the development is

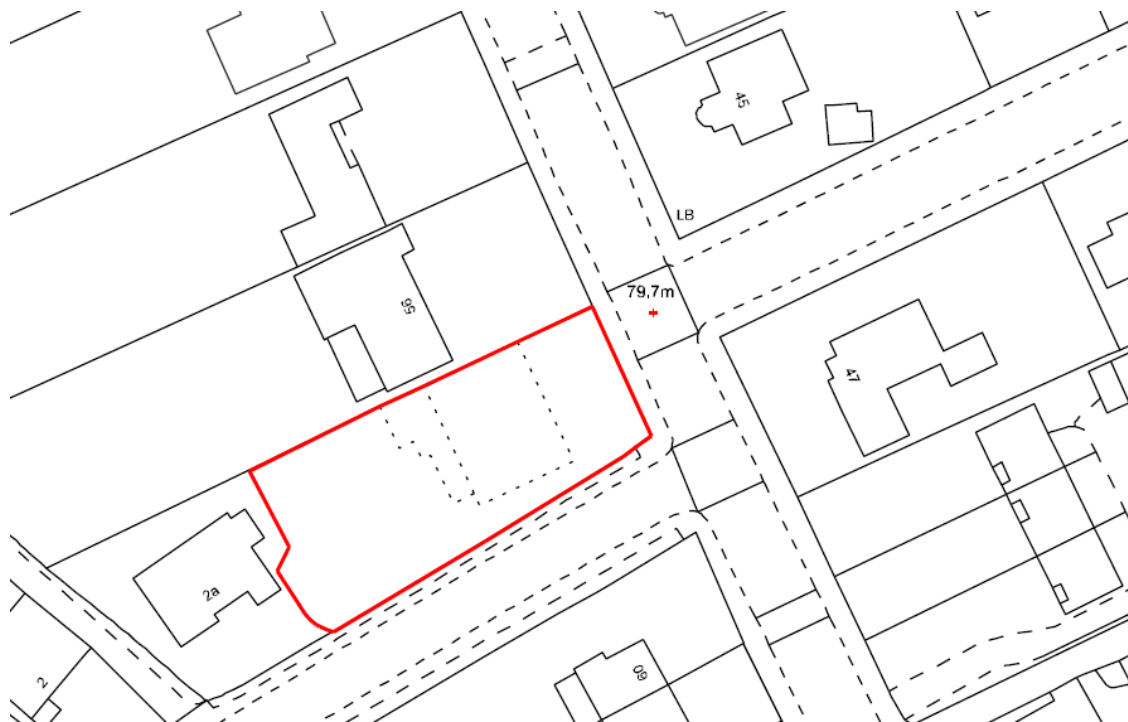
considered to be acceptable respecting the streets' pattern and rhythm whilst providing a building of high quality design on a prominent corner plot location.

8.13 Whilst retaining walls are required in order for the site to accommodate the proposed building, officers are satisfied that these can be constructed and with their visual impact minimised through the use of soft landscaping.

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

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

8.15 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are



the immediate neighbouring dwellings at 56 Old Lodge Lane and 2A Hartley Hill as well as the dwellings opposite of the site, 47 and 60 Old Lodge Lane.

Fig 7: Site Location Plan

56 Old Lodge Lane

8.16 This dwelling is to the northern boundary of the site and is at a similar level to the application site. The immediate flank elevation of the proposed development would not intersect the 45 degree line when measured from the nearest ground floor rear facing neighbouring window. Whilst the 45 degree line would be

intersected on the recessed element of the side elevation, given the distance to this wall and the minimal breach, it is not considered that this would result in significant harm to the outlook and the amenity of the neighbouring property at no.56 Old Lodge Lane.

- 8.17 It is noted that there are two small windows located in the side elevation which is located nearest to the shared boundary between the application site and the neighbouring dwelling. Whilst side facing windows are present, it is considered that these are secondary windows and that the existing dining room and family room are served primarily by the bay window to the front elevation of the property and the rear patio doors and windows. It is therefore considered that the proposals would result in minimal harm to the outlook and the amenity of the neighbouring dwelling.
- 8.18 There are side facing windows located within the proposed north flank elevation which face onto the first 10m of the neighbouring garden. The neighbouring amenity and privacy is protected in this regard as it is proposed to have these side facing windows at a high level and for these to be obscure glazed. This arrangement will be secured by a suitably worded condition.

2A Hartley Hill

- 8.19 2A Hartley Hill is located to the western boundary of the site and is set at a higher level to the application site. A minimum distance of circa 15m is provided between the proposed building and the western boundary of the site. In terms of separation distance, it is considered that the proposals will cause minimal harm to the outlook and the amenity of the adjoining occupiers which is mitigated further by the sloping land level which reduced the dominance of the built form of the development.
- 8.20 It should be noted that an application has recently been approved at this property under application ref. 21/00064/HSE for the following:
- ‘Existing garage to be converted to habitable space, existing garage flat roof removed and new roof pitched over, and installation of windows and doors.’
- 8.21 The floorplans of the approved development indicate that glazed French doors have been introduced into the side elevation of the dwelling. It is considered that the impact of the proposed development on the outlook and amenity of the adjoining occupiers will be minimal as a result of the proposed separation distances between the existing and proposed buildings as well as the change in land levels.

47 and 60 Old Lodge Lane

- 8.22 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

General

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

The effect of the proposal upon the amenities of future occupiers

- 8.24 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.25 The units would have access to private amenity space which meets the required standard.
- 8.26 London Plan Policy D7 states that at least 10 per cent of dwelling should meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and 90% should meet M4(2) 'accessible and adaptable dwellings'. The proposed development incorporates a lift ensuring that the proposed units will achieve the requirements set out within Policy D7 and meet M4(2) standard; one unit would meet M4(3) and so this policy is met.
- 8.27 Due to the topography of the site, the dwelling located at the lower ground floor level to the rear of the site would result in a dwelling which is set below the existing street level. The application has been supported by a daylight study which has been carried out in accordance with the BRE Methodology. The findings of the report indicate that the lower ground floor unit would meet and exceed the target daylight factor criteria and would therefore comply with the BRE guidelines. It is therefore considered that the lower ground floor unit to the rear of the site provides a suitable level of accommodation.
- 8.28 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity and thus accords with relevant policy.

Traffic and highway safety implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 2 which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that, in this PTAL, properties should provide up to 1 spaces per 3 bedroom unit and 0.75 spaces for 1 -2 bedroom units. In line with the London Plan, the proposed development could therefore require up to a maximum of 7.5 spaces. The proposed car parking provision of 8 spaces is therefore considered acceptable when assessed against Table 10.3 of London Plan Policy T6.1.

- 8.30 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 8 off-street parking spaces including 1 disabled space and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.
- 8.31 A financial contribution of £13,500 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions. This is required because of the increased traffic generated from the increased number of units.
- 8.32 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 16 spaces) as these are provided by way of secure cycle stores within the rear communal amenity space which can be accessed from Hartley Hill from a secondary entrance. The cycle store provides Sheffield stands which are available to wider and adapted bikes within a semi-enclosed shelter which reduce the bulk of the cycle store within the rear communal garden. Furthermore, as a result of the location of the cycle store within the rear communal garden, it is considered that this element of the store is acceptable as it is secure within the envelope of the proposed development. Details of this can be secured by way of a condition.
- 8.33 The refuse arrangements have been indicated on the site plan and comply with the councils refuse requirements for new developments. The front refuse store/refuse collection point would be located towards the front of the site which is within 20m of the highway and within 30m of the front entrance of the building.
- 8.34 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Trees and Ecology

- 8.35 The site contains some established trees and shrubs. There are no protected trees within the site. 2 category C trees will be removed as well as the existing hedge to the front of the site. These trees have a low amenity value and are not protected. The site provides an opportunity to plant a number of new trees as part of a landscape scheme. A landscaping and planting plan securing an uplift in biodiversity can be conditioned.
- 8.36 Foundations for parts of the cycle store extend into the theoretical Root Protection Areas of some trees. Because such small portions of the RPAs shall be affected and given the lightweight constructed that will be built on top of them, the potential impact is considered to be very minor. Mitigation is proposed within

the tree protection plan and recommends a no dig method of construction for the cycle store which shall be secured by way of condition.

8.37 The works should be undertaken in accordance with the tree protection plan and this has been conditioned.

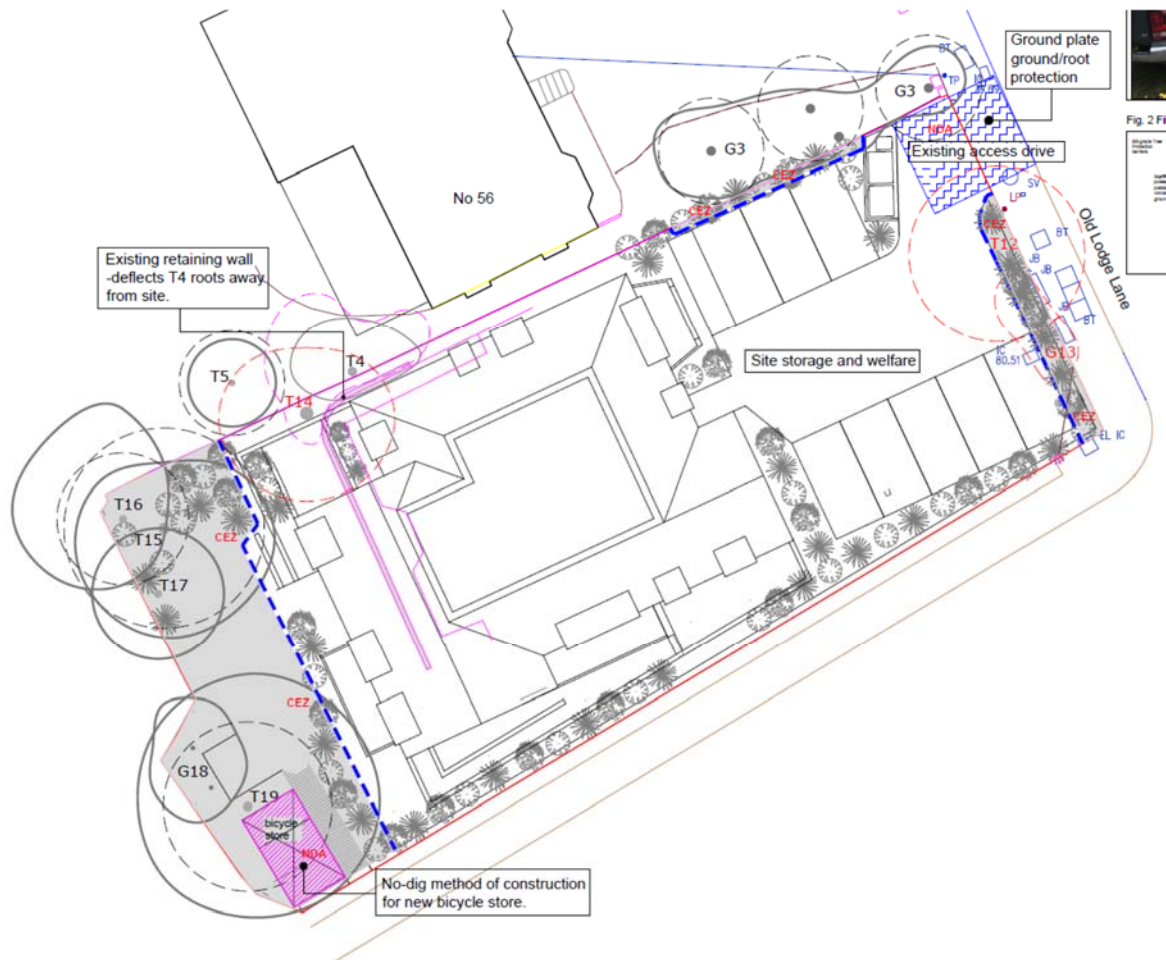


Fig 8: Tree Protection Plan

8.38 With regards to ecology, the site falls within a suburban area that currently comprises a single dwelling house. Given the location of the site and that there are no policy designation associated with it, it is considered that it is unlikely that protected species are present on the site. That said an informative has been recommended that states in the event protected species are found on site, the applicant is advised to review the protected species standing advice provided by Natural England.

8.39 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.

Sustainability Issues

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

Other Matters

8.41 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

8.42 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.

8.43 A Fire Safety Strategy has been submitted which sets out how the proposal can meet policy D12 of the London Plan and is considered to be acceptable.

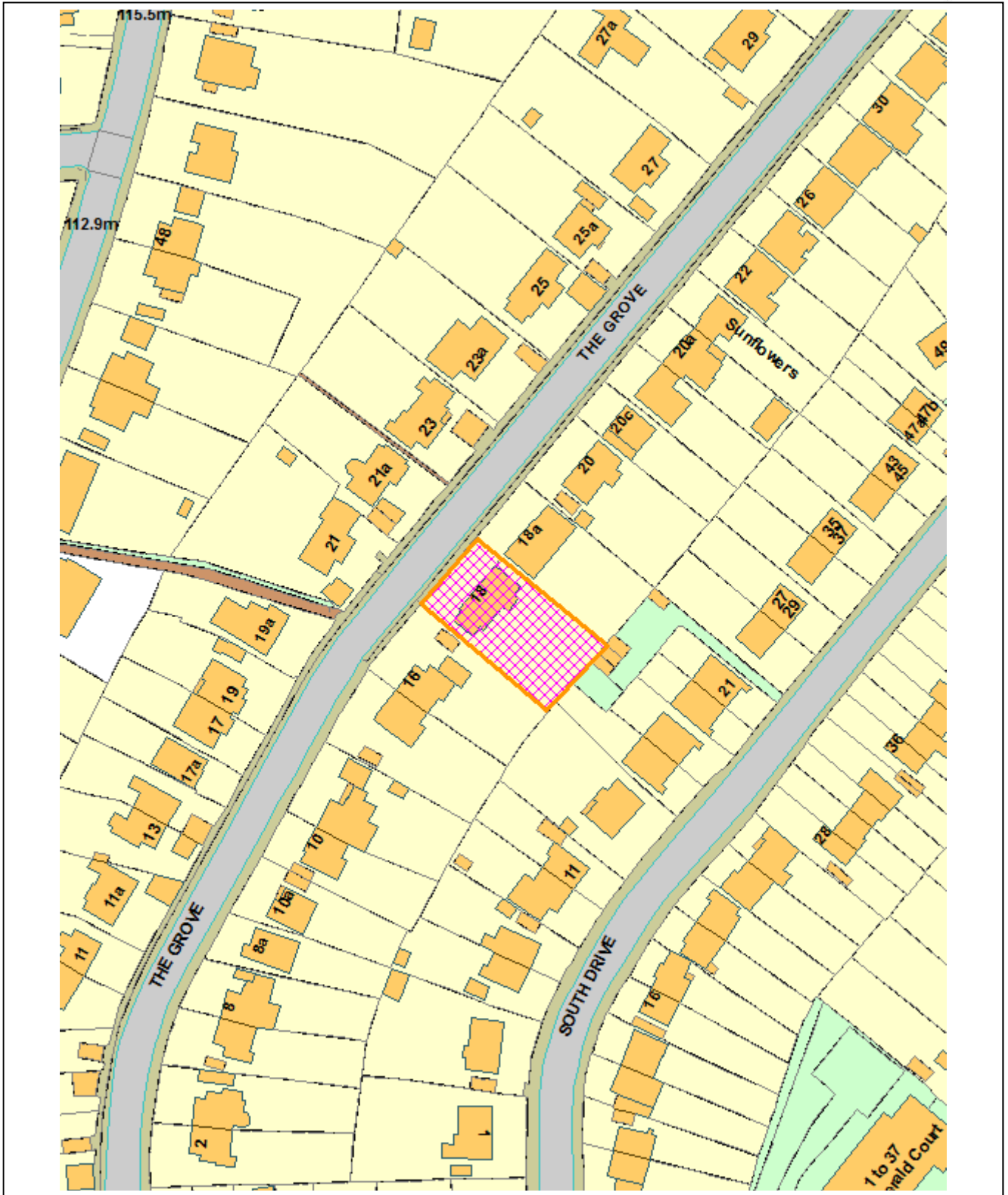
8.43 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the Borough, such as local schools.

Conclusions/planning balance

8.44 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

8.45 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: 21/02291/FUL
 Location: 18 The Grove, Coulsdon, CR5 2BH
 Ward: Coulsdon Town
 Description: Demolition of existing dwellinghouse and the construction of a three storey plus lower ground floor level building comprising 8 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.
 Drawing Nos: 001, 002, D005.PL.016, D005.PL.005, D005.PL.003, D005.PL.017, D005.PL.002 Rev A, PL.003, D005.PL.010, D005.PL.015, D005.PL.018, PL.003, D005.PL.019, PL.003, D005.PL.020, D005.PL.021, D005.PL.004, D005.PL.011 Rev A, D005.PL.012 Rev A, D005.PL.013 Rev A, D005.PL.014 rev AD005.PL.0, 2020/5510/002 rev P5, 2020/5510/003 Rev P4, 2020/5510/002 Rev P6
 Agent: Arjun Singh
 Applicant: New Place Associates
 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)	2	4	2 (2x3bed/4person units)	0		8

Number of car parking spaces	Number of cycle parking spaces
4	17 long-stay + 2 visitor

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

- Objections above the threshold in the Committee Consideration Criteria
- Referral from Ward Councillor (Cllr Luke Clancy)

2.0 RECOMMENDATION

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

- A financial contribution of £12,000 for sustainable transport improvements and enhancements.
- A financial contribution of £1,265 for the replanting of the existing street tree

- 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 Construction Management Plan and Construction Logistics Plan
4. Submission and approval of Construction Environmental Management Plan for biodiversity
5. Submission and approval of details of the materials specification
6. Submission and approval of external facing materials junctions
7. Submission and approval of SUDS details
8. Submission of detailed drawings of the retaining walls

Pre-Occupation Conditions

9. Submission and approval of details of EVCPs
10. Submission and approval of details of semi-mature planting on both side boundaries and a management plan for the hard and soft landscaping, sedum roof, child play and communal amenity space (details in accordance with plans)
11. Submission and approval of a wildlife sensitive lighting design scheme
12. Submission and approval of details of refuse and recycling store

Compliance Conditions

13. Implementation of cycle storage as shown on plans prior to occupation
14. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
15. Development in accordance with accessible homes requirements; one unit to be M4(3) and others M4(2)
16. Obscure glazing of all windows on proposed side elevations
17. In accordance with Tree Protection Plan and Arboricultural Impact Assessment
18. Submission of Biodiversity Enhancement Strategy in accordance with Ecological Appraisal Recommendations
19. Compliance with energy and water efficiency requirements
20. 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 11)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing two storey detached dwelling
- Erection of a replacement three storey building including accommodation in the roofspace and lower ground floor level comprising 8 flats
- 4 parking spaces on the front forecourt and 19 cycle parking spaces
- Relocation of the vehicular access more centrally fronting The Grove
- Communal and private amenity space, play space and hard and soft landscaping

3.2 During the assessment of the application amended plans have been received on 03/08/2021 and 04/08/2021 and uploaded to the website on 04/08/2021 and 16/08/2021. The amendments included:

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



Figure 1 - Visualisation of proposed buildings – view from The Grove

Site and Surroundings

- 3.3 The site is a rectangular shaped plot located on the southern side of The Grove comprising of a two storey detached house with a large rear garden and side garage. The property on the site is a traditional suburban style property in white render with a pitched roof. There is a large front forecourt which is paved and stepped given the land levels of the site. The dwelling is set below the street level. Land levels slope down from the street level to the rear of the site. The street also slopes upwards towards the west. The site benefits from a front and rear garden with soft landscaping and front driveway with a vehicular access to the site.
- 3.4 The area is suburban and residential in character, comprising detached properties of varying styles and materials. Dwellings have low level brick walls at the front with hedgerows, trees and shrubs, and the road has a number of street trees. There is a newly planted street tree in front of the property.
- 3.5 There is a significant difference in design/age of dwellings and topography between the application side of the street and properties facing the application site. The neighbouring dwellings are also set behind landscaped front gardens / driveways. No.16 The Grove was granted planning permission for an infill two-storey detached dwelling in July 2019 which has been completed and occupied.
- 3.6 The site has a PTAL of 2/3 which is moderate but it is located in close proximity to Coulsdon Town train station (approximately 8 minute walk) and Coulsdon South train station (approximately 16 minute walk). The Grove is part covered by the area F Controlled Parking Zone (CPZ), which has limited restrictions and does not require the use of a parking permit to park within marked bays. There are on street waiting restrictions start outside no. 16 and are operational Mon-Fri 11am-Noon with all bays in the controlled area being unrestricted otherwise.
- 3.7 The site is at low/medium of surface water flooding.



Aerial view of site

Planning History

3.8 Site history is set out below.

Reference	Description	Decision	Date
20/03930/FUL	Demolition of the existing dwelling and garage at 18 The Grove and erection of a 3-storey building with accommodation in the roof space and lower ground floor comprising 9 flats (3 x 1 beds, 3 x 2 beds and 3 x 3 beds) together with 8 car parking spaces, communal amenity space, 22 cycle parking spaces, refuse / recycle facilities and associated landscaping	Withdrawn	06.11.2020

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 and provides a good 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.
- The financial contribution towards the relocation of the tree will be secured via legal agreement

5.0 CONSULTATIONS

Place Services (Council's ecological consultant)

- 5.1 The Council's ecological consultant advised that they had no objection subject to securing biodiversity mitigation and enhancement measures on site via condition and a Preliminary Roosting Appraisal (PRA) being submitted prior to determination of this application. The applicant has now provided this and this has been considered acceptable.
- 5.2 The views of the Planning Service are expressed in the Material Planning Considerations section below.

6.0 LOCAL REPRESENTATION

- 6.1 The application was publicised by 94 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: 38; Objecting: 38; 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 8.2, 8.9, 8.10 and 8.12 – 8.14
The height, bulk and mass will cause harm to the street scene.	

Intensification suited to more urban sites and contrary to Local Plan policies SP1.2, SP4.2 and DM10.1 and DM10.6	Addressed in paragraph 8.19 and 8.20
Flatted development out of keeping with houses along The Grove	
Height and depth is out of keeping with two storey houses	
The density of this proposal does not reflect the existing pattern of this part of Coulsdon.	
The proposed building design does not reflect those of the existing 1930's properties along South Drive.	
<i>Impacts on neighbouring amenity</i>	
Side windows would overlook neighbouring windows	Addressed in Paragraph 8.30 – 8.37
Given depth of building this would result in loss of privacy and overlooking of neighbouring gardens and terrace	
Height of development would result in loss of light and overlooking of surrounding houses and gardens	
The development will add to noise pollution	
<i>Transport and highways impacts</i>	
Inadequate car parking provision. The street is already congested	Addressed in paragraphs 8.54-8.57 of this report This development was refused planning permission under planning ref: 20/01397/FUL and therefore not included. Addressed in Paragraph 8.59
Transport assessment makes no reference to 1-3 South Drive	
Traffic will cause congestion, noise and pollution and damage to the roads	
<i>Quality of accommodation</i>	

Lack of private amenity and play space	Addressed in paragraphs 8.26 - 8.28 of this report
Layouts not of high quality and side windows of units would face side boundary. Contrary to NSSD which requires food levels of internal sunlight and daylight, ventilation and outlook.	The proposed side windows generally serve non-habitable areas other than 1x unit at lower ground floor level and ground floor level which form secondary bedrooms.
Trees, Landscaping and Ecology	
Detrimental impact on trees	Addressed in Paragraph 8.39 – 8.42
The neighbouring property has found slow worms in their garden	An ecology report has been submitted and there is no evidence of slow worms on site. Addressed in Paragraph 8.45 - 8.47
Paved parking area does not have provision for drainage so will increase flood risk	Permeable paving would be used on the parking forecourt.
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.
Flood Risk	
No mention of surface water drainage	See Paragraph 8.66 – 8.69
Other Matters	
Overdevelopment would affect drainage	See Paragraph 8.68
The development cannot be justified with affordable housing needed as these will be for private sales	The development with only 8 units does not require affordable housing contribution to be provided on minor applications (under 10 units).
Construction related noise unacceptable	Hours of construction controlled and CLP condition to ensure this is met.
Impacts surrounding infrastructure	Addressed in Paragraph 8.59

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

- Overdevelopment
- Visual amenity
- Density
- Overlooking
- Parking

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) (2021). 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 latest version of the NPPF has an increased focus on good design.

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
- 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 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 on the site is 1 x 6bed family house, so the proposal would result in a net uplift of 1x family-sized dwellings in compliance with policy DM1.2.
- 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. In order to meet this strategic target, requirements for proportions of family sized accommodation based on PTAL are applied to major applications, and the general 30% target for 3-beds is normally applied on smaller scale suburban intensification schemes. In this case, the proposal includes only 2 x 3b4p unit (along with 2 x 1-bed units and 4 x 2-bed units) so the proportion of 3 bed units (25%) does not meet the strategic target however a good mix of different sized homes are provided and given that this is not a major application, it is accepted that it is not always possible to meet the 30% strategic requirement. In addition the proposal would result in an uplift of 3bed units in comparison to the current 1x family sized unit on site. Therefore Officers consider it would be unreasonable to warrant a refusal on this basis.

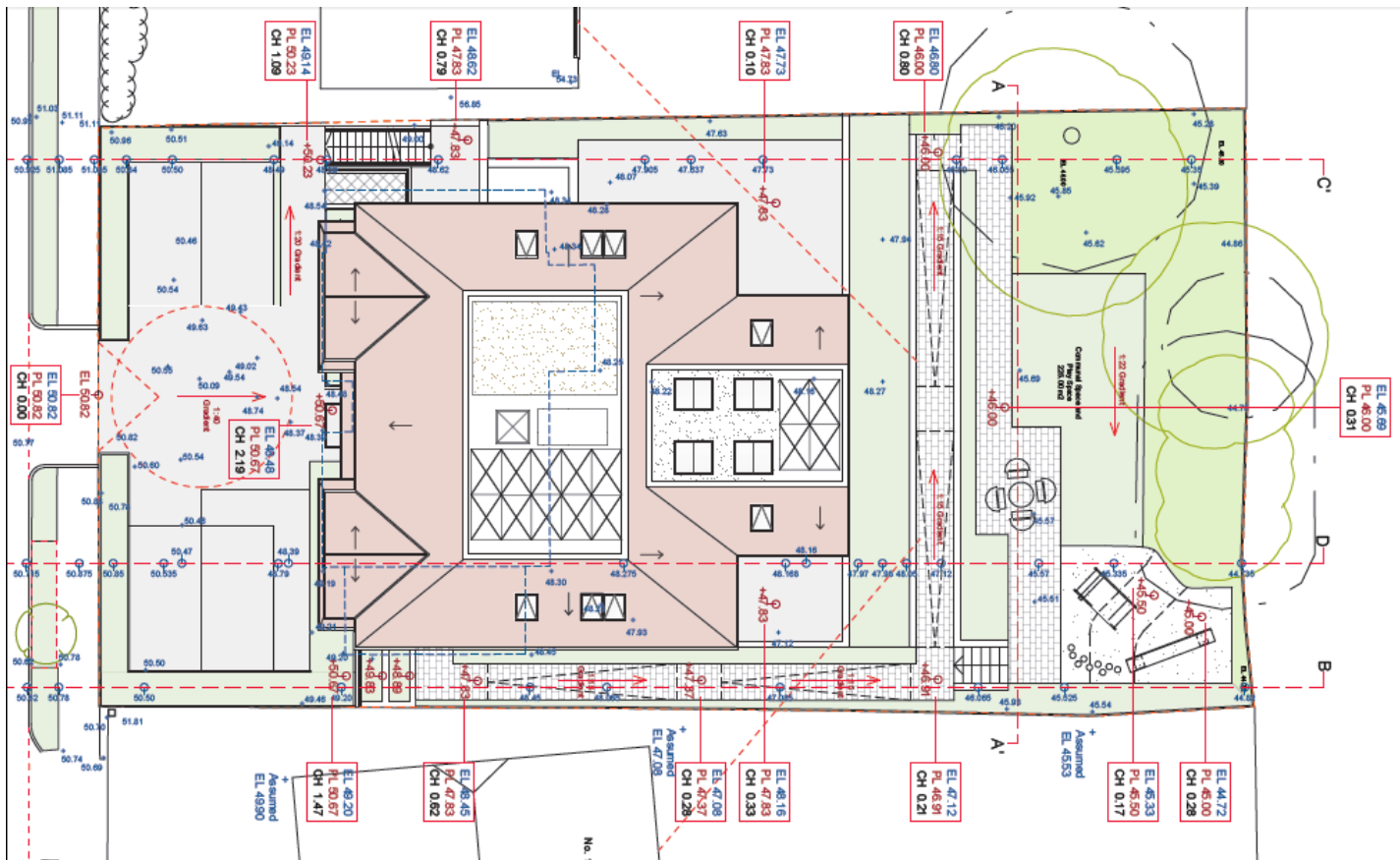
Design and Impact on the character of the area

- 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 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.
- 8.6 The existing building is a two storey detached property in white render with a brown clay pitched roof and a rendered middle central feature painted pink with a dormer window. It does not hold any significant architectural merit and there is no in principle objection to its demolition. The property benefits from a central vehicular access fronting The Grove.
- 8.7 The scheme has evolved through two rounds of pre-application discussion (the pre-apps were with different architects but the same applicant).

Site Layout

- 8.8 The proposal would provide a three storey building with a lower ground floor level located in a similar location to the existing property fronting The Grove. The proposal includes 4 car parking spaces on the front forecourt accessed via the proposed crossover. The Grove along with an area of landscaping and a pedestrian pathway to the front and side to allow access to the front door and rear communal garden. The private sunken rear gardens of the lower ground floor units would be soft landscaped and ground floor level private terraces would have a landscaping buffer between them and the communal garden which has ramped and stepped access. The submission includes a site plan which outlines the level changes. The proposed land level change to the sides of the site and rear sunken garden area would be minimal where the existing level to the sunken garden area ranges from 4.77m to 4.81m and the proposal would excavate this resulting in a proposed change in land levels ranging between 0.10m and 0.33m. The most significant change to the land level would be to the front of the site where it is raised to create a level access to the building. The existing land level to the front of the site ranges from 4.8m to 4.9m and this would be raised to 5m and 5.6m resulting in only a maximum level change of 700mm. The side access and areas to the property would maintain retaining walls with nos. 16A and 18A The Grove. It is also noted that the proposed land level along the boundary with no. 16A would now match the existing levels of no. 16A as this has already been built and excavated to accommodate a house with a lower ground floor level. As mentioned above the most significant change to the land levels is to the front of the site to allow level access and accommodate car parking. The area between the wall and the proposed building would be soft and hard landscaped. The details of these would be secured via condition.

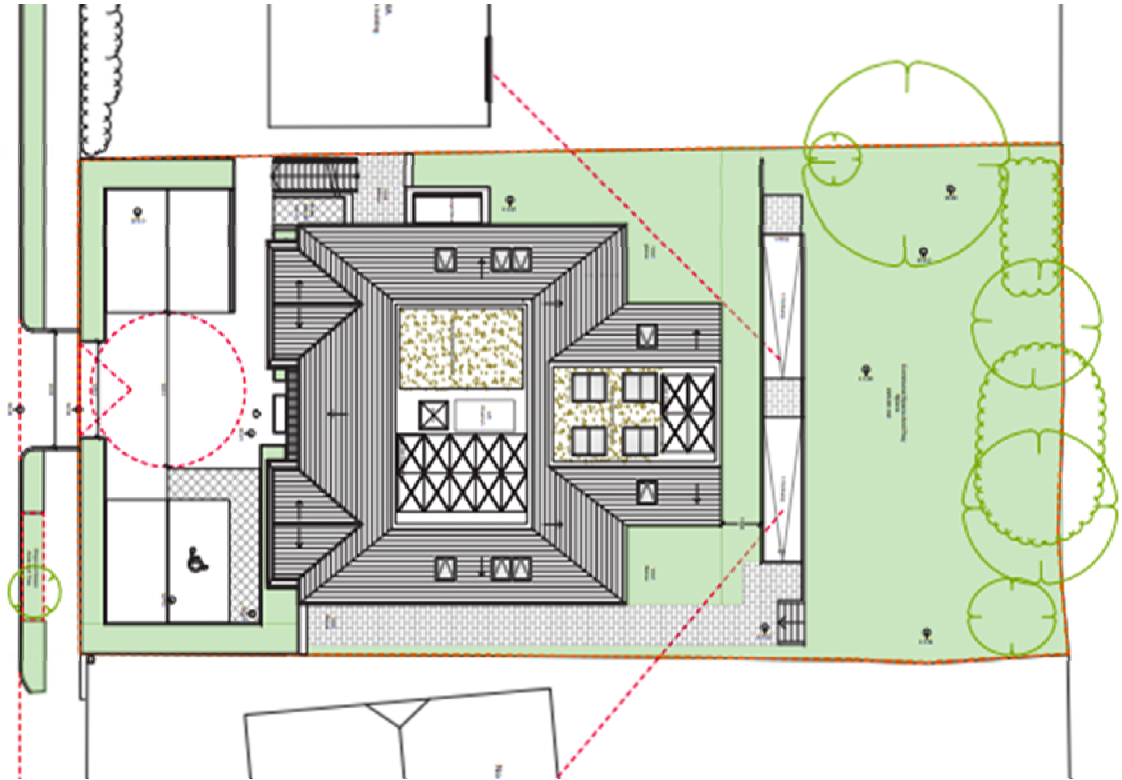




Land level changes outlined in section and site plan

8.9 The position of the proposed building is considered to maintain the existing established front building line with nos. 16A and 18A The Grove. The property at no. 16A is set forward of the existing house. The footprint of the proposed building would be larger than the neighbours however the rear depth of the proposed building would not breach the 45 degree angle taken from nearest habitable windows of the adjacent properties. In addition, the rear elevation is stepped with a hipped roof. The width of the building is 13m in comparison to the existing width of 12m which includes the adjoining garage maintaining an acceptable setback from the shared site boundaries in accordance with the relevant SDG guidance regarding relationships to neighbouring boundaries. In addition, the proposed building is considered to respond to the shape of the site.

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



Proposed site plan

Scale, Height and Massing

- 8.11 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.
- 8.12 In terms of height and massing, given the detached dwellings on adjacent sites are 2-storey, the proposed 3-storey development with an additional floor contained within the roof space, as it would appear from the street, would be in line with Croydon Local Plan (CLP) policy DM10.1 and guidance in the Suburban Design Guide (SDG) section 2.10 'Heights of Developments Facing onto the Street' and figure 2.10c, and is in principle supported.
- 8.13 It is noted that whilst the detached dwellings on adjacent sites are 2-storey, the existing building on the site is 3 storey. In addition, the proposed building would only increase the height by approximately 200mm in comparison to the existing dwellinghouse and continues to sit well within the existing local context. Therefore the height complies with this guidance and is considered to be appropriate.



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

Extract from Suburban Design Guide SPD



Proposed massing / street elevation

- 8.14 The proposed footprint and massing which maintains adequate gaps from the shared side boundaries and maintains the established front building line along with a hipped roof ensures that the building is not overbearing within the streetscene. Whilst the width would be increased in comparison to the original house it is considered that the width would be similar to the existing neighbouring semi-detached pairs which feature double bay features with capped hipped roofs.
- 8.15 The land slopes downwards from the front of the site to the rear and the street slopes upwards towards no. 18A The Grove to the west. Whilst the excavation to create the lower ground floor level would result in a four storey building when viewed from the rear of the site it is considered that the stepped middle section of the rear elevation with a hipped roof helps reduce the overall dominance of the building. The soft landscaping to the front of the site would help enhance the street frontage.
- 8.16 In addition, the upper floors have been informed by the 45 degree lines from rear windows of neighbouring properties and the main bulk of the building does not breach the 45 degree lines.



Rear elevation showing single storey rear projection

8.17 In regards to the topography and land levels, a brick retaining wall would be positioned on the side boundaries shared with no. 16A and 18A and the land slopes downwards to the rear boundary. The side retaining walls would be considered acceptable given their minimal visual impact in the streetscene, given their siting. However a condition shall be imposed to ensure detailed drawings of the retaining walls are provided.

Appearance and Materials

8.18 The proposed design approach is sympathetic and faithful which is considered acceptable given the immediate site context. 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 which includes front gable features with hanging tiles, tiled roofs and aluminium windows. The proposed building references the way contrasting materials are used at ground floor level in neighbouring properties. White brick is proposed as a reference to the use of white render and the clay tiles proposed for the roof represent the overriding materials palette used locally. The proposed material palette ensures the materials respond appropriately to the surrounding context.

8.19 The use materials, brick banding, window reveals along with the roof profile would reduce the dominance of the proposed building. 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 are submitted to and approved in writing by the Council prior to any works commencing on site.

8.20 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 with the staggered rear elevation and the hipped roof, is considered to sit well within the streetscene. The design approach is high quality. The proposal is considered to comply with policies SP4.1 and DM10.

Quality of Accommodation

8.21 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 aspect and will receive good levels of light including the lower ground floor units which would benefit from adequate sized light wells and sunken private gardens allowing ample light and outlook. Where high level windows are proposed on the side elevations these would be fitted with obscure glazing to avoid overlooking of neighbouring gardens (secured via condition), these habitable rooms are served by other large windows to ensure adequate light.

8.22 There would be one bedroom of the lower ground floor and ground floor units which would be served by a side facing window. It is considered that in the overall scheme with a secondary bedroom window being side facing would be considered appropriate in this instance and any overlooking from the side access would be addressed with obscure glazing fitted within these windows. The units on the upper floor levels would benefit from inset rear terraces.

8.23 London Plan Policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. Unit G1 on the ground floor (2-bed) is a wheelchair user dwelling, with the appropriate turning circles and adjustments shown on plan. The remaining units 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 building. A lift is provided internally and land level alterations are proposed at the front to raise the ground floor level of the building. Step-free access to the amenity space is provided from the units, via the lift. The proposal complies with accessibility requirements.

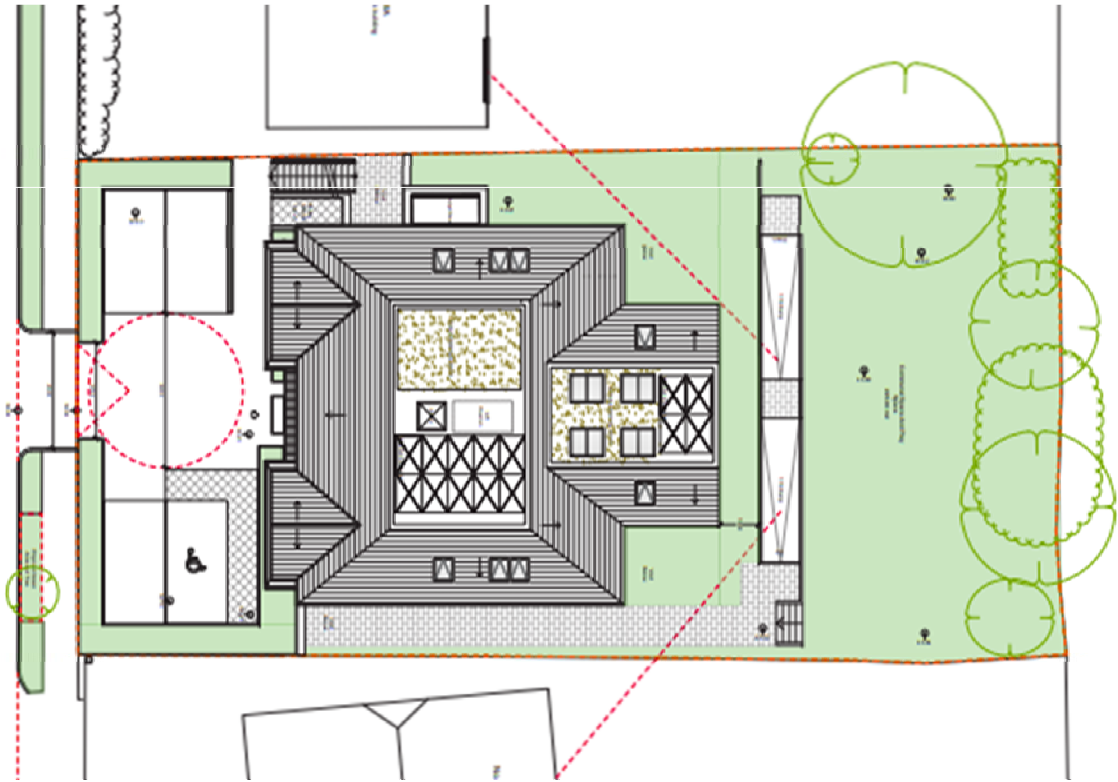
8.24 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Private amenity space is provided in the form of balconies or private rear gardens for the units which measure between 7.3sqm and 35.6sqm which is considered appropriate for the 1bed, 2bed and 3 bed units. The private amenity spaces are screened by the boundary fences and ensure adequate levels of privacy being maintained for future occupiers. The inset balconies for the upper floor level units have views only directed to the rear communal garden.

- 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 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.
- 8.27 Communal amenity space of approximately 225sqm 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. The details of this would be secured via condition.
- 8.28 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

- 8.29 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.
- 8.30 The nearest adjoining occupiers are in properties to the east (no.16A) and west (no.18A). Whilst the depth of the building would project beyond the rear elevations of both these neighbouring properties at nos. 16A and 18A the proposal would not breach the 45 degree line taken from the nearest ground floor and first floor habitable room windows of these adjacent properties. The front elevation of the property would not project beyond the neighbouring front elevations of nos. 16A and 18A.
- 8.31 Policy DM10.6c seeks to protect the first 10m of the garden from direct overlooking. Given the positioning of the proposed building and the use of obscure glazing in side facing windows, it would not result in the overlooking of the first 10m of the rear garden of these properties. Therefore the proposal would not result in any significant harmful impact on the amenities of these properties in terms of loss of light, outlook or an increased sense of enclosure.
- 8.32 A Daylight and Sunlight report has been undertaken to assess the impacts of the proposed development on the side and rear windows of the adjacent properties at nos. 16a and 18a The Grove. The vertical sky component (VSC) analysis, which measures the amount of sky visible from a centre point of a window indicates that all (14) windows of 16a and 18a The Grove retain 80% of their former VSC which complies with BRE guidance. Therefore the development would not have a noticeable impact on daylight levels of these windows.
- 8.33 In terms of sunlight, the Annual Probable Sunlight Hours (APSH) test, which measures the amount of direct sunlight that can reach the windows, indicates that the 14 windows of nos. 16a and 18a The Grove would each receive some reduction in APSH but would continue to receive in excess of the recommended

BRE guidelines for sunlight hours. Annually the guideline is for windows to receive 25% of available sunlight hours and the windows tested will receive 35-42%, and in winter the guideline is 5% and the windows will receive 10-15%, so the development would not have an unacceptable impact on sunlight levels to these windows.



Proposed site plan showing relationship with neighbouring properties

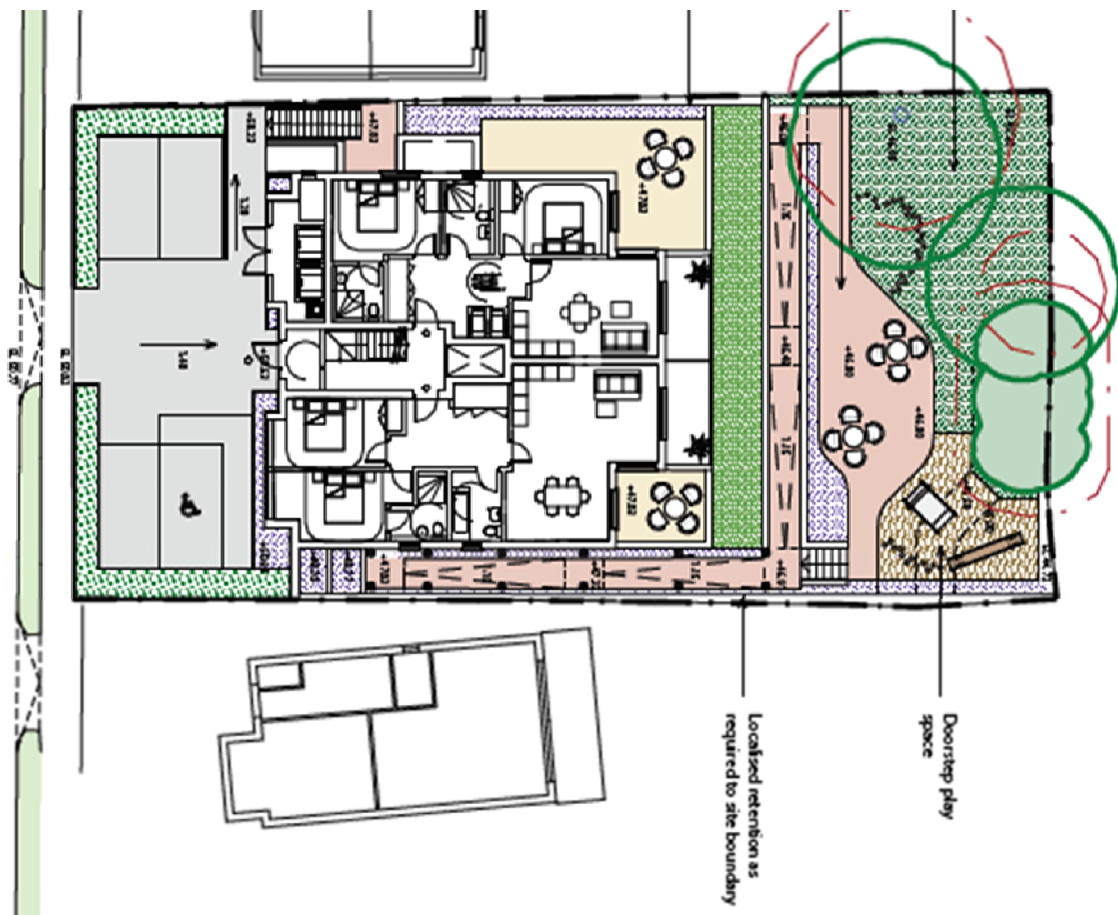
- 8.34 The property at no. 16A features a window at ground floor and first floor level within the side flank wall facing the application site. This property at no. 16A was granted planning permission in July 2019 under planning ref: 19/01007/FUL. The approved plans show the layout where the windows serves a utility room and the landing. The property at no. 18A does not feature any side windows. Therefore the proposed building would not result in any overlooking or loss of light of habitable areas.
- 8.35 The side openings featured within the side elevations of the proposed building would serve W/Cs, bathrooms and windows to bedrooms (at lower ground floor and ground floor level). These side windows would be fitted with obscure glazing to safeguard neighbouring amenities in terms of overlooking and loss of privacy and this shall be secured via condition. The amount of overlooking of adjacent rear gardens of neighbouring properties from the rear first floor windows of the proposed building would be no greater than currently experienced from the first floor windows of the existing house.
- 8.36 On both boundaries, existing trees are to be retained to further assist with screening between the properties.

- 8.37 There are terraces on the rear elevation of the proposed building however these are all inset so do not raise overlooking concerns towards neighbouring properties or the first 10m of neighbouring gardens. Outlook would be over the rear amenity space of the site and towards the trees which provide screening from the rear properties at nos. 13 to 19 South Drive which are also sufficiently set back from the rear of the proposed building.
- 8.38 It is considered that any potential amenity impacts have been adequately mitigated and the proposal complies with policy DM10.6.

Trees and landscaping

- 8.39 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are 5 trees within the site and 1x newly planted street tree to the front of the property. The trees range in classification as Category U to C. The proposal would maintain the 3 trees within the rear garden (T2 – Silver Birch, T3 – Plum tree and G4 – Leyland Cypress) which are all adjacent to the side and rear boundaries of the garden. The proposal would involve removal of the small tree within the rear garden (T1 – Willow) which is classified as a Category U tree to facilitate the construction of the development and allow for the soft landscaped rear area. The tree also appears to have significant decay at its old pruning points. The removal of this tree (T1 – Willow) to allow for the development which is considered acceptable.
- 8.40 This tree (T1 - Willow) is considered to be a dead tree and its removal has been agreed by the Council's Tree Officer.
- 8.41 The proposal to maintain the trees outlined above which have been illustrated on the site layout. A tree protection plan is proposed to ensure these trees are protected during construction and will be conditioned.
- 8.42 The 1 newly planted street tree (T5) adjacent to the front boundary which is fronting The Grove has been planted where the proposed central vehicular access would be situated. The tree has been planted since pre-application discussions for this site took place. Given that the tree was planted earlier this year the Council would consider it acceptable to relocate the tree this coming planting session when the tree is in its dormant stage. The Council's Trees and Woodlands Officer advises that this particular species of tree (*Betula nigra*) does not like being moved once planted and if this tree perishes the Council would have to fund the replacement. Therefore a payment of £1,165 would be secured via legal agreement for any replacement tree. The applicant has agreed to this and the new position to the eastern side of this street tree is shown on the site plan. In addition, the Council's Tree Officer also considers the intention to relocate this recently planted street tree to facilitate the new central access to be a reasonable approach and raise no objection.
- 8.43 Local Plan policy 10.8 requires proposals to incorporate hard and soft landscaping. A good quality landscaping scheme is proposed. At the front, permeable paving is proposed for the front forecourt with demarcation shown in the paving between the designated parking bays and the general forecourt area.

8.44 The proposal would provide soft landscaping along the front and side boundaries. The front boundary maintains and enhances the green frontage. The rear garden areas would be soft landscaped along with the communal garden along a buffer between the front elevation and the front parking area. To the side and rear are pathways with stepped and ramp access which would be paved. The play space provision of 25sqm is situated to the south eastern corner of the communal garden which measures 225sqm. Policy DM10.4 (table 6.2) would require 20.8sqm of play space for the site, calculated using the Mayor of London's population yield calculator. This approach is supported where the playspace would exceed the Mayor of London's population yield calculator requirement of 20.8sqm. A condition shall be imposed to ensure details of planting and species are provided as part of a landscaping plan.



Proposed soft and hard landscaping plan

Impacts on Ecology and Biodiversity

8.45 The site is not within an area of any protected habitats and there are no conservation concerns with the site.

8.46 However a Preliminary Ecology Appraisal has been submitted following public comments relating to Slow Worms being found within the rear garden of a neighbouring property. The Preliminary Ecology Appraisal identified that the building on site had low potential for roosting bats given the condition of the property and there are no sheds or outbuildings. No mammals were recorded on

site but the garden provides suitable habitats for species such as hedgehogs. Birds were recorded on site but not within the building. There is no presence of badger setts on site or within close proximity of the site. The site is heavily managed and tidy and all lawns are mown tight to the boundaries. There is no areas of cover or refuge and no reptiles are present. The ecology survey has not found any presence of Slow Worms on site.

- 8.47 Details of the surveys and mitigation and enhancement measures have been reviewed and agreed in principle. Conditions will be attached to ensure compliance with all mitigation and enhancement measures detailed, and submission of a Biodiversity Enhancement Strategy and a wildlife sensitive lighting design scheme.

Access, Parking and Highway Safety

- 8.48 The site has a Public Transport Accessibility Level (PTAL) of 2 but separate discussions between the applicant and TfL have taken place and TfL have agreed with the applicant that this site is within a PTAL 3 which indicates moderate access to public transport.
- 8.49 The Grove does not have a bus route and is not a classified road. The site is not within a CPZ and however, on street waiting restrictions start outside no. 16 and are operational Mon-Fri 11am-Noon with all bays in the controlled area being unrestricted.

Access arrangements

- 8.50 The proposal is to move the vehicular crossover to the west so that it is more centrally located within the site than existing. The crossover would measure 4.5m in width.
- 8.51 The proposed crossover would require the removal and repositioning of the newly planted street tree which has been agreed by the Council and as set out in the section above. The proposed relocated position of the tree has been illustrated on the proposed site plan. The distance from the crossover is considered acceptable.
- 8.52 Representations have raised concerns about visibility from the crossover. It has been demonstrated that the required pedestrian and vehicular sightlines from the vehicle crossover point can be achieved. A condition will be attached to ensure that no planting or obstructions above 0.6m in height are located within the sightline areas.
- 8.53 There is no separate pedestrian walkway to the main building entrance however given the low number of parking spaces and that the 6m space between the parking bays is the minimum required for vehicle manoeuvres, on balance, it is accepted that there is not sufficient space for a segregated pedestrian path on this site and given the limited number of parking spaces it is considered that the proposed arrangements would not result in an unacceptable impact on safety.

Car parking

- 8.54 In an area of PTAL 2 and 3 in outer London, London Plan Policy T6 requires up to 0.75 spaces for 1-2bed units and 1space for 3bed units. This would equate to a maximum of 7 car parking spaces. It is often not desirable to deliver the maximum amount of parking on site as this can, amongst other things, promote unsustainable travel patterns.
- 8.55 The Council normally requires 1:1 parking on sites such as this, (which would mean a requirement for 8 car parking spaces). However the London Plan requirements for PTAL 2 and 3 (which are the same) would require 0.75 parking space for 1-2 bed units and 1 space for 3bed unit which results in a total of 7 car parking spaces being required. Given that 4 parking spaces have been proposed, this would result in an overspill of 3 cars. 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 survey assessed on-street parking availability within 200m walking distance of the site on two typical weekday overnight periods. It considers The Grove, Woodcote Grove, The Drive and The Chase and establishes that there is sufficient space for any overspill on-street parking in unrestricted locations (70 spaces in total). The Parking Survey has taken into consideration committed developments at 40 Woodcote Grove Road approved for 5 flats and 4 The Chase approved for 2 houses. The Council disagrees that there is no overspill from these developments, however given the distance from the proposed development it is considered that the overspill would not have any significant impact on The Grove as there are closer roads to these approved development sites.
- 8.56 For a robust assessment of this application Officers would have to calculate parking stress on The Grove by using the 7 on-site parking requirement which results in an overspill of 3 cars. This would bring the number of vehicles parked to 64 which results in a parking stress of 83% based on the latest survey in April. This results in two parking spaces until 85% is reached which is considered acceptable. This means that there is sufficient on-street capacity on surrounding roads for a 1:1 parking space requirement as there is sufficient space for an overspill of 4 cars to occur and result in a parking stress of less than 85%. Therefore it has been demonstrated that there is sufficient parking capacity for the proposed development, without causing detrimental impacts to highway safety
- 8.57 Furthermore, the site is located close to the bus route which travels along The Avenue and is an 8 minute walk from Coulsdon Town railway station which means that residents may be inclined to use public transport rather than drive cars, which would be supported.
- 8.58 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.
- 8.59 A contribution of £12,000 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 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. Every residential unit is 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.

8.60 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 (this would be secured as part of the CLP condition). Given the site's location a Construction Logistics Plan (CLP) is required and will be secured by condition.

8.61 Cycle parking

8.62 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 15 cycle parking spaces for residents and 2 short stay cycle parking for visitors.

8.63 A total of 19 cycle spaces are proposed within a lower ground floor level cycle storage area (10 spaces within the two tier racks, 8 spaces within the Sheffield stands and 1 accessible space). The plan annotates that 17 spaces are for residents and 2 for visitors within the cycle store at lower ground floor level. . Therefore the lower ground provides a total of 19 cycle parking spaces exceeds the requirements outlined above and is considered acceptable. This can be accessed via a side access and a cycle track situated to the western side of the building. The cycle store can be accessed via an internal lift allowing cycles and accessible bikes to be accommodated. The internal cycle store. The lift and access doors would be 1.2m wide to allow for the cycles to be accessed and would have automatic doors. The proposed bike stands are a mixture of two-tier and Sheffield stands. One of the Sheffield stands is suitable for use by wider and adapted bikes and visitors. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

Waste / Recycling Facilities

8.64 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 situated within the building envelope and accessed via double doors within the front elevation.

8.65 The proposed scheme would also provide bulky goods storage to the western side of the property adjacent to the parking area 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

- 8.66 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.
- 8.67 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.
- 8.68 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.
- 8.69 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 S113.

Energy efficiency

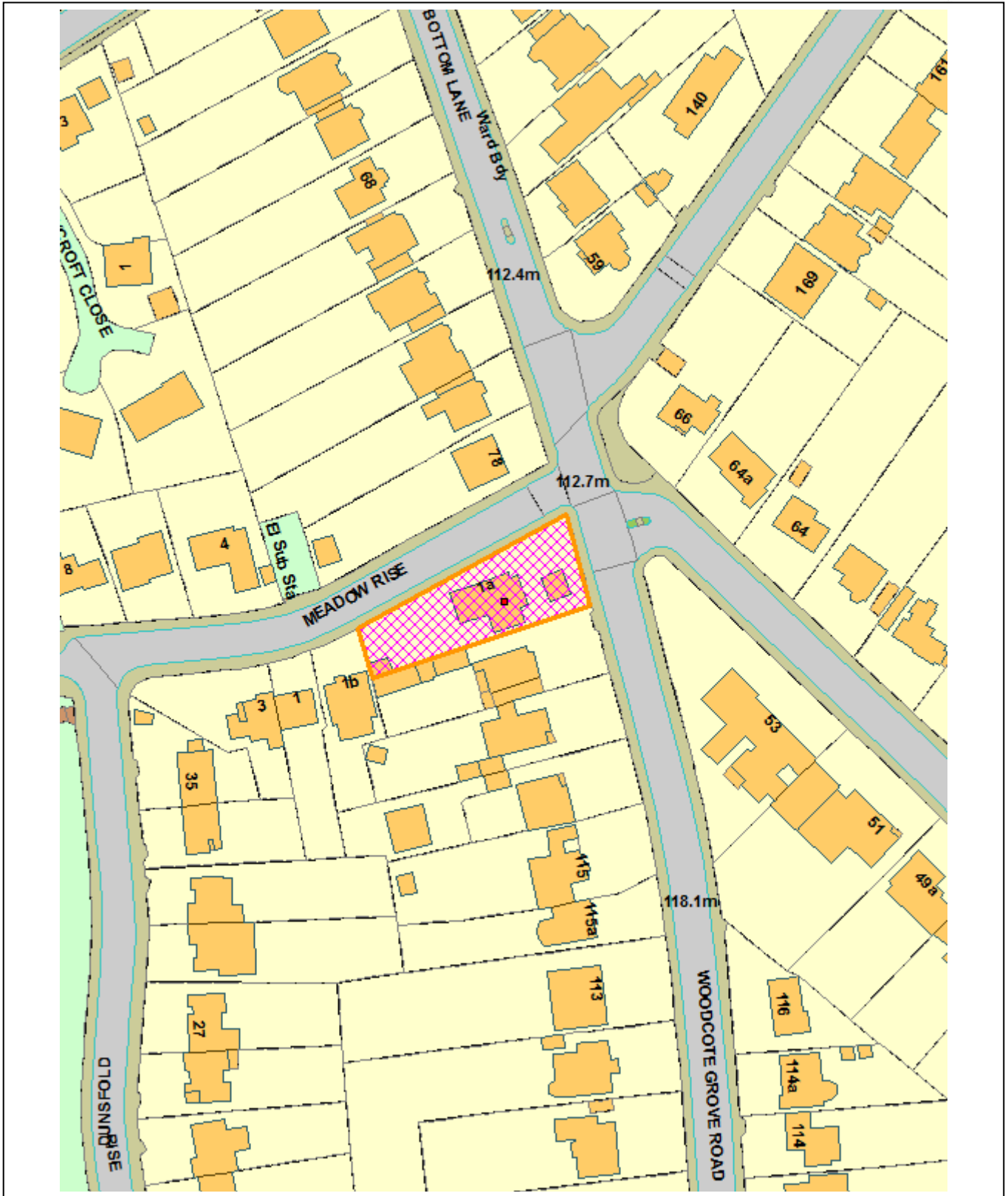
- 8.70 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (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

- 8.71 8 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. One tree in the rear garden would be removed with compensatory soft landscaping proposed. 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 to accommodate overspill car parking, and the location close to a bus stop may encourage people to use sustainable modes of transport. The proposal is also acceptable on ecology, flooding and sustainability grounds.
- 8.72 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

- 8.73 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.74 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: 21/02692/FUL
 Location: 1A Meadow Rise, Coulsdon CR5 2EH
 Ward: Coulsdon Town
 Description: Demolition of existing dwelling and garage and erection of 4-storey building, comprising of 9 residential units with associated parking, cycle, refuse storage and landscaping.
 Drawing Nos: 20.047.001, 20.047.002, 20.047.003, 20.047.101H, 20.047.111B, 20.47.110E, 20.047.120B, 20.047.130A, 20.047.101D, 20.047.122B, 20.047.123B, 20.047.123, 20.047.114, 20.047.112A, , 20.047.113A, 20.047.121B, 20.047.140, Tree constraints plan, 2010/62/AIA, 020/5722/001, 2020/5722/002 P5
 Agent: Arjun Singh
 Applicant: New Place Associates
 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)	2 (1bed/2person unit)	1 (2bed/3person units)	6 (4x 3bed/4person units and 2x 3bed/5person)	0	0	9

Number of car parking spaces	Number of cycle parking spaces
6	18 long-stay + 3 visitor

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

- Objections above the threshold in the Committee Consideration Criteria
- Referral from Ward Councillor (Cllr Luke Clancy)

2.0 RECOMMENDATION

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

- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- Permits to access the road during school drop off and pick up times only for residents allocated one of the on-site car parking spaces.

- 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 Construction Management Plan and Construction Logistics Plan
4. Submission and approval of materials / details
5. Submission and approval of Biodiversity Enhancement Strategy
6. Submission and approval of final SUDS details

Pre-Occupation Conditions

7. Submission and approval of details of refuse and recycling store
8. Submission and approval of details of cycle storage including green roof
9. Submission and approval of details of EVCPs
10. Submission and approval of landscaping, play and amenity
11. Submission and approval of details of replacement tree planting.
12. Submission and approval of details of excavation and removal of hardstanding and re-provision of hard landscaping within and adjacent to root protection areas.

Compliance Conditions

13. Development to be carried out in accordance with the Tree Protection Plan and Arboricultural Impact Assessment.
14. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
15. Development in accordance with accessible homes requirements; one unit to be M4(3) and others M4(2)
16. Compliance with energy and water efficiency requirements
17. Provision of obscure glazing and fixed shut for all windows on the elevation facing 121 Woodcote Grove Road, below a height of 1.7m from floor level
18. 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 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 two storey detached dwelling
- Erection of a replacement four storey building comprising of a total of 9 flats
- 6 parking spaces on the front forecourt maintain the existing crossover fronting Meadow Rise
- 20 cycle parking spaces
- Removal of 3 trees on site and replacement with 4 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 03.08.2021 and uploaded to the website on 04/08/21. 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 are minor in nature, did not amend the scheme (just provided some additional details) and therefore, did not require re-consultation with residents. The scheme has however undergone a re-consultation with adjoining occupiers as the description of development has been amended to make it more specific.



Figure 1 - Visualisation of proposed buildings – view from Woodcote Grove Road

Site and Surroundings

- 3.4 The site is a rectangular shaped corner plot at the junction of Meadow Rise and Woodcote Grove Road and accommodates a large two storey (chalet bungalow) detached family dwellinghouse with roof level accommodation. The site measures approximately 0.085ha. The property benefits from a front garden with hardstanding which faces Woodcote Grove Road and provides off street car parking with a detached garage and large rear garden with a garden shed abutting the rear boundary. Pedestrian and vehicular access is via the ramped access fronting Meadow Rise. The topography of the site gently slopes upwards from the east of the site to the west side boundary shared with no. 3 Meadow Rise where the land level is approximately 400mm higher to the rear of the site. The land level also rises from the north to the south of the site where the land level is approximately 300mm higher to the southern side of the site and where Woodcote Grove Road is on an incline with it rising to the south side. The property is not listed or within a conservation area.
- 3.5 The surrounding area is suburban and residential in character, comprising of two and three storey detached properties of varying styles and materials.
- 3.6 Meadow Rise is not a classified road and the site has a PTAL rating of 1b (poor). There are a number of (14) trees 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
02/03343/P	Erection of detached double garage	Granted	18.12.2002

3.8 Relevant planning history of nearby properties

Reference	Address	Description	Decision	Date
20/02795/FUL	78 Smitham Bottom lane	Demolition of a garage and outbuildings and erection of detached chalet bungalow with associated landscaping and landscaping structures, car parking, refuse and cycle storage	Granted	01.10.2020
18/06195/FUL	117 Woodcote	Demolition of garage, tow storey rear extension, dormer roof extensions and	Granted	23.04.2019

	Grove Road	front and rear roof lights and the conversion of the existing building (including roof space) to provide 5 flats and associated provision of parking, cycle and bin storage		
19/06006/HSE	117 and 117a Woodcote Grove Road	Erection of side extension and reconfiguration/enlargement and extensions to existing roof serving the detached dwelling at the rear of 117 Woodcote Grove Road	Granted	05.03.2020
14/00837/P	107 Woodcote Grove Road	Erection of detached house with accommodation in roof space; alterations to existing vehicular access and provision of associated parking	Granted	06.05.2014

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 66.6% 3-bed units, the scheme provides an acceptable level of family sized units with the remaining units being a mix of 1 and 2 bed units and provides a good 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 25 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. Many of the supporting representations are from outside the borough.
- 6.3 No of individual responses: 208; Objecting: 206; Supporting: 2
- 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 on a school street	Addressed in paragraphs 8.2, 8.10 – 8.19 of this report
Out of keeping, fails to respect the local development pattern, dominates the plot, too close to boundaries and appears overbearing	
4 storey building is not in keeping with the area	
Unattractive design and dominant on corner plot. Needs redesign	
Flats are not in keeping with the character local area.	
The contemporary design of the new houses are not in keeping with character of the area	Addressed in paragraph 8.24 of this report.
The roof design results in an unsymmetrical profile which is out of keeping with the local context which consists of symmetrical roofs	Addressed in paragraph 8.19
<i>Highways impacts</i>	
6 car parking spaces for 9 flats insufficient the overspill would result in parking stress along a busy school road. Current restrictions are in place to reduce traffic with all the extra families within the development.	Addressed in paragraph 8.67 of this report
The addition of 9 units increased on street parking on a busy road and junction would further reduce visibility	Addressed in paragraph 8.64 of this report.

and the increased highway movement would result in the turning becoming more dangerous for children of nearby schools	
Neighbouring amenity impacts	
Overdevelopment of site with number of windows results in overlooking of neighbouring properties	Addressed in paragraphs 8.44 – 8.47 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 and overshadowing of neighbouring properties	
Overdevelopment would result in noise and parking stress	
Balconies would overlooking neighbouring properties	Addressed in paragraph 8.46
Impacts on trees and ecology	
Loss and damage of trees impacting the local environment	Addressed in paragraphs 8.56 – 8.59 of this report. The proposal would provide replacement trees within the communal garden and a detailed landscaping plan would be secured via condition.
Hard surfacing over garden space	
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 8.75 – 8.76 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 a significant proportion of new family sized dwellings and exceeds the Council's strategic 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.
Support	
No comments made	

6.5 Councillor Luke Clancy made the following representation:

- Overdevelopment of site
- Concerns regarding parking stress
- Overlooking of neighbouring properties

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) (2021). 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 latest version of the NPPF has an increased focus on good design.

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 existing use of the site 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 9 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 6 x 3bed units (67%) in compliance with the strategic target. The existing property on the site is 1 x 5bed family house, so the proposal would result in a net uplift 5 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 chalet bungalow property in white render and timber panelling with a hung tile pitched roof and dormer windows. 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. The property on the site fronts Woodcote Grove Road with a large rear garden and vehicular crossovers fronting Meadow Rise, leading to a large front forecourt for parking and a detached pitch roofed garage, with soft landscaping, including trees along the front and side boundaries. There is fencing along the stretch of this road including the boundary fronting Woodcote Grove Road. The property benefits from a shared pedestrian and vehicle access. The site is adjacent to 121 Woodcote Grove Road and no. 78 Woodcote Grove Road is separated from the site by Meadow Rise. The rear boundary is shared with no. 3 Meadow Rise.
- 8.9 The scheme has evolved through two rounds of pre-application discussions with the applicant and their architect.

Site Layout

- 8.10 The proposed development would provide a flat roofed, four storey building located in a similar location as the existing property, with the proposal facing onto Meadow Rise, accessed directly from Meadow Rise, with landscaping to the front and side boundaries. The proposal includes 6 car parking spaces on the forecourt to the eastern side of the site (adjacent to Woodcote Grove Road), accessed via the existing crossover fronting Meadow Rise, along with an area of landscaping being maintained to the boundary fronting Woodcote Grove Road and a pedestrian pathway leading to the front entrance of the building. The existing crossover would also allow pedestrian access leading to a pathway adjacent to Meadow Rise which leads to the front entrance of the building. A ramped access would also be provided from Meadow Rise to the front entrance. The proposal would also provide a pedestrian access closer to the western boundary of the site which is accessed via Meadow Rise leading to the cycle storage and the secondary entrance from the rear of the building.
- 8.11 The private gardens for the proposed ground floor units would be situated on the south and west of the building adjacent to a soft landscaped communal garden area to the rear of the and a soft landscaped buffer to the east between the hard landscaped car parking area and the front elevation of the building. The bin storage area is situated adjacent to the existing access from Meadow Rise close to the junction with Woodcote Grove Road.

- 8.12 The position of the proposed building line fronting Woodcote Grove Road is not considered to project substantially beyond the front building lines established by the existing adjacent houses along Woodcote Grove Road. The proposed building would be in a similar position to the existing house and continues to front beyond the existing building line of no. 3 Meadow Rise given the site curtilage and it is considered to continue to respect the established building line. The depth and width of the proposed building would not breach the 45 degree angle taken from nearest front and rear habitable room windows of the adjacent properties at nos. 121 Woodcote Grove Road and 3 Meadow Rise.
- 8.13 The width of the building measures 13.6m in comparison to the existing width of approximately 10.5m and a depth of 25m in comparison to the depth of 12m and 7m along the northern and southern sides respectively whilst 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 fourth floor setback from the eastern side of the building creates a more transitional relationship with these properties along this section of Meadow Rise.
- 8.14 The introduction of a new four storey building with an increased depth would be considered efficient use of this large plot. As mentioned above, the proposed building facing Meadow Rise would be set forward of the established building line of no. 3 Meadow Rise however given the plot size, existing site curtilage with the existing building being set forward of the established building lines of Meadow Rise along with the proposed rear gardens being provided for this new building the siting is considered acceptable and would not appear overly dominant within the streetscene of Meadow Rise.



Figure 3 - Proposed site layout

8.15 The proposed building responds to the shape of the site with appropriate separation distances from the site boundaries and due to its corner location does not impact on any neighbouring properties which is discussed in greater detail below.

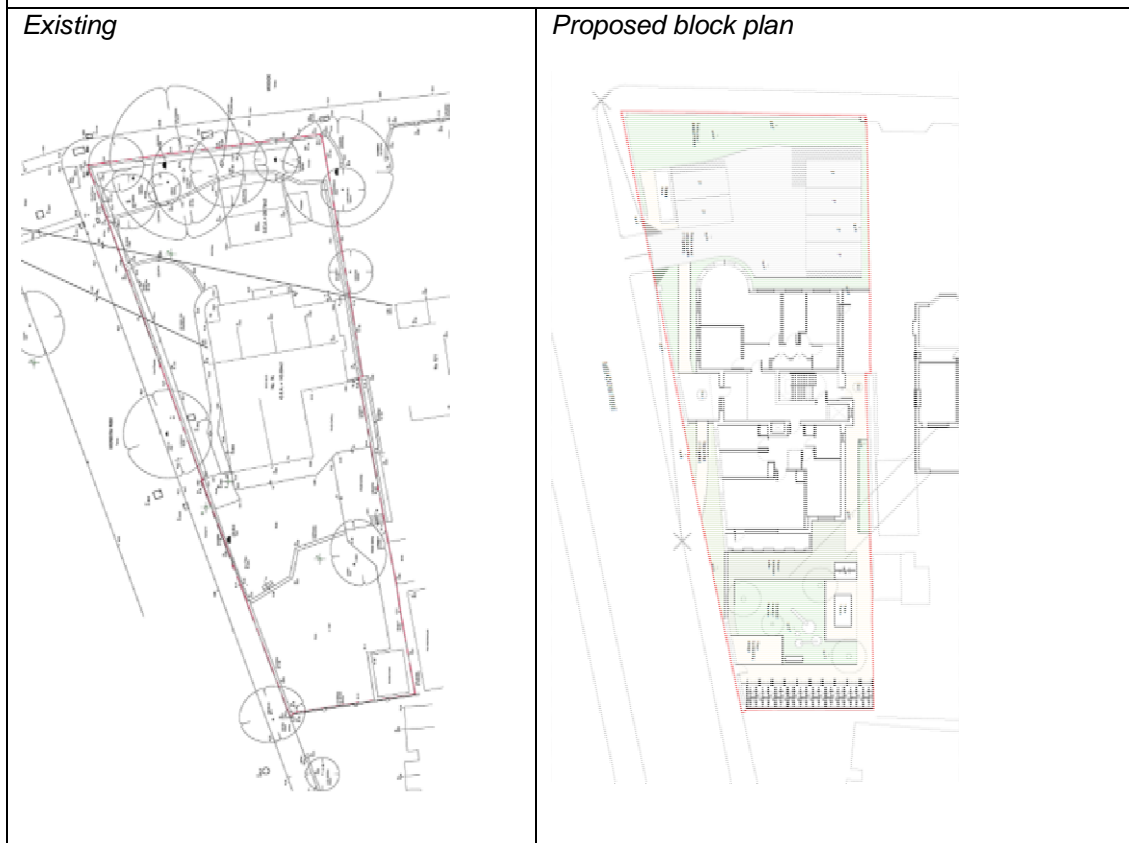


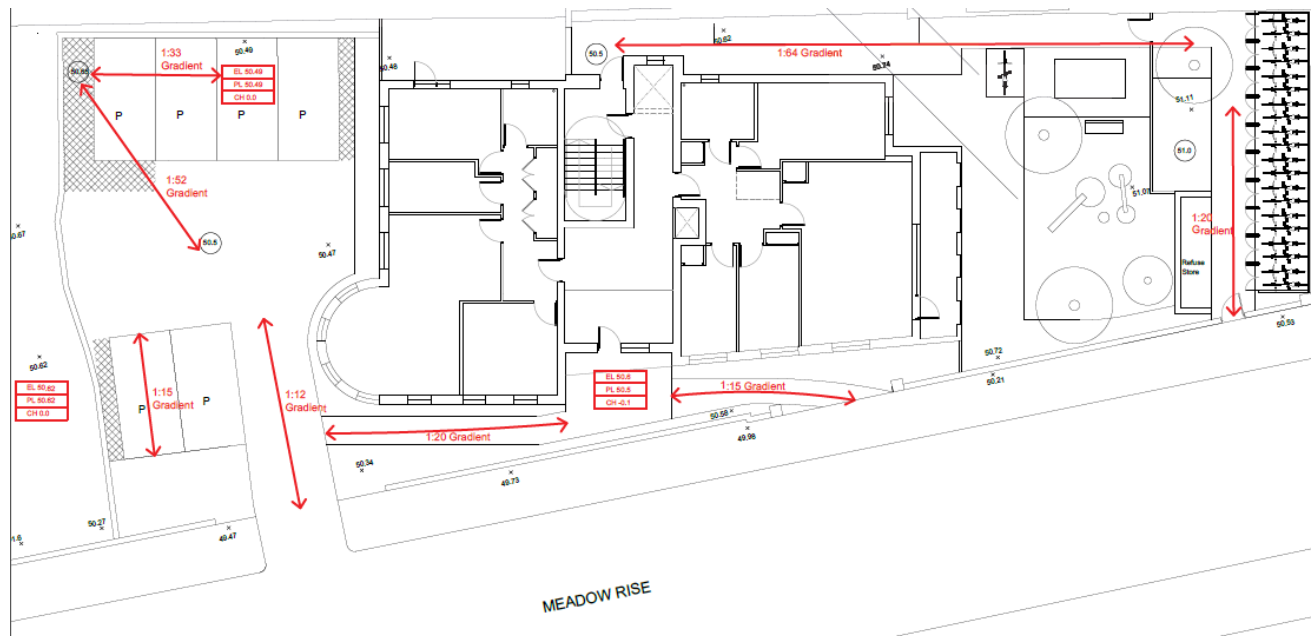
Figure 4 – SDG guidance on corner plots and existing/proposed block plan

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

Scale, Height and Massing

8.17 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. Section 2.14.2 of the Councils' SDG stipulates that redevelopment of corner plots to provide new dwellings, including extensions or conversions should seek to include an (1) additional storey to the 3 storeys recommended in the Croydon Local Plan Policy DM10.1 and some corner plots may be able to accommodate further height provided the massing is responsive to neighbouring properties

8.18 The site is a corner plot with gentle elevated land levels to the south and west of the site. The proposal would maintain the majority of the existing land levels. The submitted site plan outlines the marginal land level change to the front of the site from 5.6m to 5.5m where the land level would be reduced by only 0.1m. The gradients throughout the site are also considered appropriate.



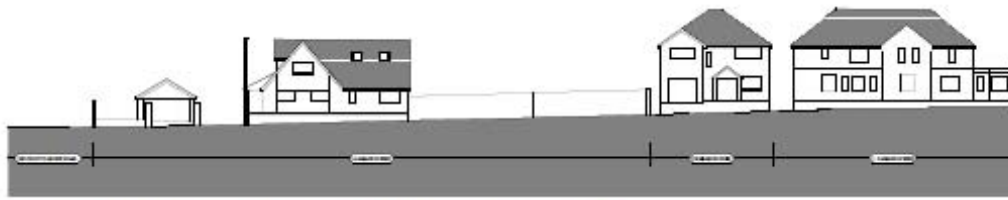
Land level changes outlined in section and site plan

8.19 The proposed flat roofed four storey building with the fourth storey set back would create a marker building which would be supported by the Council. The proposed building with a stepped in fourth floor level would increase the height by approximately 650mm in comparison to the existing dwellings.

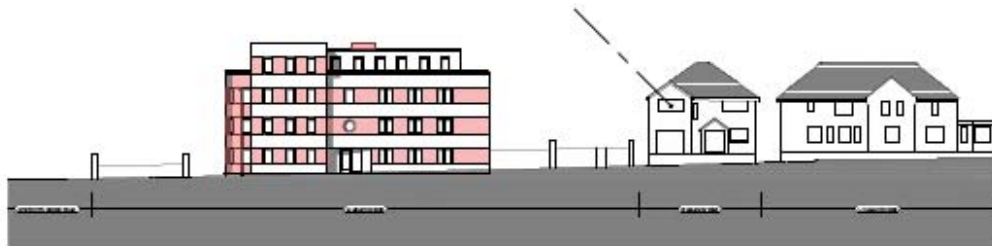
8.20 The proposed building with a flat roofed design in conjunction with a stepped fourth floor would give the building some height variation and along with the high quality design approach and landscaping along the boundaries which front streetscenes of Woodcote Grove Road and Meadow Rise helps to ensure the proposed building would not appear obtrusive within the streetscene. Therefore the height and scale of the proposed building is considered appropriate when

viewed from the streetscene of Meadow Rise and Woodcote Grove Road and the building would not appear overbearing within the streetscene. As such, the proposed height complies with guidance and is supported.

- 8.21 The existing soft landscaping to the eastern boundary of the site would help enhance the street frontages.
- 8.22 In regards to the footprint and massing, the stepped fourth floor with stepped front and side elevations ensures that the building is not overbearing on the frontage of Meadow Rise and Woodcote Grove Road.



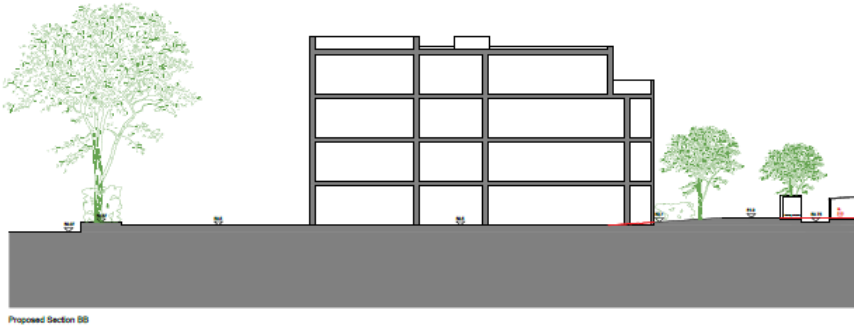
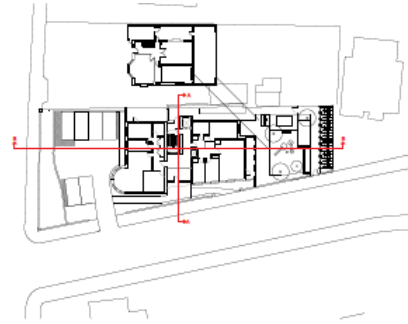
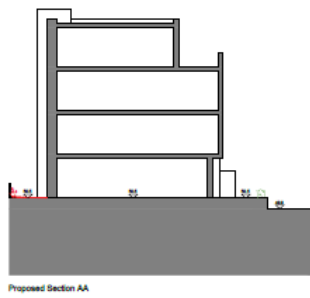
Existing Meadow Rise Street Elevation (landscape and boundary treatments removed for clarity)



Proposed Meadow Rise Street Elevation (landscape and boundary treatments removed for clarity)

Existing and proposed streetscene of Meadow Rise

- 8.23 In regards to the topography and land levels, the site would maintain its existing land levels with a marginal reduction in the land level of 0.1m to the front of the site and the proposed low level brick site boundary walls would be considered acceptable given its minimal visual impact on the streetscene. The proposed four storey building given its setbacks within the elevations and at fourth floor level as the building projects to the east where the land level is gradually gently elevated along this section of Meadow Rise along with the building being set back from the boundaries would be considered acceptable given its minimal visual impact on the streetscene.



Proposed site sections

8.24 The front, side and rear elevations would be visible from the rear gardens of properties along the western side of Meadow Rise (nos. 1b, 3 and 5) and nos. 121 Woodcote Grove Road and 78 Smitham Bottom Lane. However given the distance to these properties and the positioning of the proposed building with stepped elevations and a stepped fourth floor level it is not considered to be overbearing when viewed from neighbouring properties. A gap of approximately 12m would be retained between the western side elevation of the building and the site boundary shared with no. 1b Meadow Rise. The separation distance from both nos. 121 Woodcote Grove Road and 78 Smitham Bottom Lane (which is situated on the opposite side of the street from the site) would be 6m and 15m respectively.

Appearance and Materials

8.25 A character analysis has been undertaken and various features from the two and three storey houses within the surrounding area have been referenced including red and white horizontal banding, bay windows, timber and aluminium windows and brick work in varying tones. Whilst these elements have been incorporated into the proposed building a contemporary interpretation design approach has been taken where the proposed flat roofed building references 1930s residential blocks within the borough and wider area. The submission demonstrates a clear rationale for the design approach referencing 1930s buildings and details examples within the borough and other parts of London with similar relationships existing between larger residential flatted blocks and two and three storey residential dwellinghouses in suburban locations.

8.26 Given the corner location of the site, this allows for an opportunity for a townscape marker and high quality feature building and it is considered

appropriate for the introduction of an interesting and bold architectural design and finish which would enhance the character of the street. The flat roofed design helps reduce the scale of the building. A pitch roofed design was explored at pre-application stage and this was considered inappropriate given its additional massing and that it created a more visually complex building. The referencing of 1930s flat roofed buildings with horizontal banding features is considered appropriate and supported by the Council.

- 8.27 The proposed building would be predominantly built of a red brick with striped white brick which makes reference to the banding within houses in the local area and those found within 1930s residential buildings. This material articulation with the contrast given by the finish of the brick and banding would be considered acceptable and helps contribute to the architectural interest created by the overall design approach and its building form. The bay feature finished in red brick would provide some relief from the banding.
- 8.28 The use of circular windows within the building is considered an appropriate feature along with the curved bay feature facing Woodcote Grove Road. The proposed building references the way contrasting materials are used at ground floor level in neighbouring properties and those within 1930s flatted buildings. The proposed material palette ensures the materials response appropriately to the surrounding properties.
- 8.29 The use of materials, banding, window reveals and circular window along with the flat roof would reduce the dominance of the proposed building. As proposed, the design of the building is considered to add interest and 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 are submitted to and approved in writing by the Council prior to any works commencing on site.
- 8.30 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

- 8.31 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.
- 8.32 All proposed units exceed the minimum space standards and internal layouts have been well thought with adequate storage space. All proposed units are dual aspect and will receive good levels of light. Where windows are proposed on the rear elevation adjacent to neighbouring property at no. 121 Woodcote Grove Road these would serve bathrooms, secondary bedrooms and the lift shaft which would be fitted with obscure glazing up to a height of 1.7m to avoid overlooking

of neighbouring gardens to the south (secured via condition), these habitable rooms within the proposed development are served by other large windows to ensure adequate light.

- 8.33 London Plan policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'.
- 8.34 The ground floor unit (3-bed) would be wheelchair user dwelling. The remaining units 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.
- 8.35 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 gardens for the ground units and inset and projecting balconies for the first and second floor level units along with a terrace above the projecting bay and a roof terrace for the third floor level units which measure between 50 and 5sqm which is considered appropriate for the 1bed, 2bed and 3bed dwellings. The private amenity spaces at ground floor level are screened by the boundary fences and a soft landscaped buffer to ensure adequate levels of privacy being maintained for future occupiers. The details of this would be secured via condition.
- 8.36 Communal amenity space of approximately 51sqm is also provided to the western side of the site. This space comprises formal and informal areas including lawn, planting, seating and play. Details of this will be secured by condition.
- 8.37 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 within the communal garden as part of the landscape strategy. The requirement according to Table 6.2 of policy DM10.4 would be for 13.9 sqmand the proposal provides an informal play space integrated within the communal area which measures 51.07sqm. Officers consider this approach acceptable and proposed playspace would be acceptable.
- 8.38 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.
- 8.39 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

- 8.40 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.
- 8.41 The nearest residential properties are those adjacent to the site to the west (no. 3 Meadow Rise) and to the south (no.121 Woodcote Grove Road). There are no adjoining properties to the north.
- 8.42 The width of the proposed building would not project substantially beyond the rear elevation (approximately 3.5m) of no. 121 Woodcote Grove 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. 121 Woodcote Grove Road. There are 6x side facing windows of this property facing the site. The use of these windows has been verified using recent submitted plans for an extension in 2016 under planning ref: 16/00310/P where only 2x windows serve habitable areas including the front reception room, breakfast room at ground floor level. The remaining windows serve a kitchen, garage at ground floor level and bathroom at first floor level. The ground floor reception room is served by a large bay window within the front elevation and the side window is a secondary opening and this space is considered to receive ample light and outlook from the large bay window. Whilst the breakfast room is the only room which is served by a single side window. However given the separation distance of approximately 6m from the rear elevation of this building is considered sufficient and there would not be any significant impact on this window in terms of loss of light, outlook or an increased sense of enclosure.
- 8.43 The proposal would not overlook the first 10m of the rear garden of this property. Therefore given the height, scale, siting and relationship with this property at no. 121 Woodcote Grove Road it is considered that the proposed 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.
- 8.44 The proposed building would be situated approximately 12m from the western boundary shared with the adjacent property at no. 3 Meadow Rise. In addition, the property at no. 3 Meadow Rise is substantially set back from the front boundary of the site and given the relationship between the proposed building being set within the existing site which is set forward of the adjacent site at no. 3 Meadow Rise the proposed building would not have any harmful impact on this property at no. 3 Meadow Rise in terms of loss of loss of light, outlook, increased sense of enclosure or loss of privacy. The proposed building would not breach a 45 degree line taken from the nearest ground and first floor level habitable room windows in plan or elevation. Therefore the proposal would comply with policy outlined above.
- 8.45 The proposed rear elevation adjacent to the side boundary shared with the property at no. 121 Woodcote Grove Road provides openings which serve bedrooms, bathrooms and the communal stairwell of the building which would be fitted with obscure glazing and fixed shut. A condition would be imposed to

ensure the windows are fixed shut and fitted with obscure glazing up to a height of 1.7m above floor level to safeguard neighbouring amenities in terms of overlooking and loss of privacy.

- 8.46 The side openings featured within the western side elevation would serve bedrooms, living/dining rooms with projecting balconies. The proposed building would be set forward of the adjacent property at no. 3 Meadow Rise 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.
- 8.47 The amount of overlooking of adjacent rear gardens of neighbouring properties from the upper level windows of the proposed front building would be no greater than currently experienced from the first floor windows of the existing house.
- 8.48 Balconies are proposed on the western elevation however these are all inset so do not raise overlooking concerns towards neighbouring properties or the first 10m of neighbouring gardens. The outlook would be over the communal amenity space of the site with a separation distance of 12m from the shared boundary with no. 3 Meadow Rise which is substantially set back from the site.
- 8.49 The inset balconies and the balcony above the bay feature and roof terrace serving the third floor level units would look over the public highway and do not raise any amenity concerns.



Figure 5 - Proposed site plan showing relationship with neighbouring properties at nos. 121 Woodcote Grove Road and no. 3 Meadow Rise

- 8.50 Policy DM10.6 seeks to avoid overlooking of the first 10m of private outdoor space but does not specially offer protection of the rear part of garden areas.

Whilst it is acknowledged that the proposed building given its scale and height could have some impact in the rear portion of this garden, this part of the garden does not have strong protection in policy as outlined above and in a suburban environment such as this relationship is considered acceptable.

- 8.51 The area along the shared boundary between the site and 3 Meadow Rise, would provide an enclosed cycle storage along with an access. Given the siting of the house at no. 3 Meadow Rise where the boundary of the application site abuts the front area of this property it is considered that the proposed garden and access would not result in any harmful impact in terms of noise disturbance, overlooking or loss of privacy. The amount of noise generated from the proposed communal garden would be comparable to the existing garden of the property.
- 8.52 In addition, the amount of noise from the new development would be domestic in nature and would be considered unreasonable to warrant a refusal on this basis.
- 8.53 The relationship between the proposed building and opposite side of Meadow Rise, Woodcote Grove Road (no.121) given the openings within the side and front elevations of the proposed building and separation distance from the property at no. 78 Smitham Bottom Lane the proposal would not result in any harmful impact on the amenities of this properties.
- 8.54 As the proposed building is located to the south and south-west of the nearest adjoining occupiers, there would be negligible impact on daylight and sunlight levels to the properties on Meadow Rise, Woodcote Grove Road and Smitham Bottom Lane.
- 8.55 It is considered that any potential amenity impacts have been adequately mitigated and the proposal complies with policy DM10.6.

Trees and landscaping

- 8.56 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are 14 trees on or around the site and are classified as category B, C and U trees. The proposal seeks to remove a group of hedge planting (G10) from the site which is situated along the front boundary fronting Meadow Rise, an apple tree (T11) situated within the rear garden and Leyland Cypress trees (G12) situated along the northern corner of the front boundary fronting Meadow Rise which are all classified as category C trees. The proposal also seek minor pruning to the southern side of the crown of the Alder street tree (T13) which is situated adjacent to the front boundary fronting Meadow Rise and overhangs the site and would reduce the lateral spread of the crown by approximately 1.5m. The removal and pruning of these trees outlined above would be required to facilitate the construction of the development and allow for the front access and landscaping areas to the front and rear of the site.
- 8.57 The removal of these trees has been agreed by the Council's Trees Officer where the Cypress Trees are considered to be planted for screening which have been regularly pruned and have a limited life expectancy. The proposal would also seek to provide replacement native shrub planting along the front boundary and

4x new trees which would be a mix of Field maple and Multi stern Juneberry trees are proposed, which have been illustrated within the submitted landscaping plan. The details of these trees would be secured via condition).

- 8.58 The remaining 11 trees which include 7 trees on site (T3, T4, G5, T6, T7, T8, T9) and 2 street trees (T1, T2) adjacent to the front boundary fronting Meadow Rise along with 2 trees (T13 and T14) within the site curtilage of no. 121 Woodcote Grove Road would be retained and a tree protection plan is proposed to ensure these trees are protected during construction. Given the existing hard landscaping for car parking to the east fronting Woodcote Grove Road it is considered that with an appropriate arboricultural method statement and tree protection plan there is suitable distance between the proposed building and the RPAs of trees being retained. The Council's Tree Officer has also stipulates that non-dig methods of providing the vehicle parking within the radius of the trees to retained both on and off site would be essential to ensure the scheme is acceptable in safeguarding the trees. These details shall be secured by condition and implemented prior to commencement of development including demolition to protect the trees to be retained both during and after the development is complete.
- 8.59 There would be an overall net loss of 3 trees from within the site, but when considered in terms of their quality alongside the replacement trees and the wider proposed landscaping plan including the new landscaping proposed to the eastern and western sides of the site, this is appropriate to mitigate their loss and provide enhancements to the area.
- 8.60 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 eastern boundary fronting Woodcote Grove Road adjacent to the car parking and hard surfacing and a communal garden with areas of soft landscaping to the front and rear of the site. The details of planting and soft landscaping shall be secured via condition.
- 8.61 The Council recommend a green roof to the extensive flat roofed cycle storage in order to enhance the greening factor on site and soften the appearance of the cycle store. A condition shall be imposed to ensure this is provided.



Figure 6 – Landscaping plan

Impacts on ecology and biodiversity

8.62 No habitats of conservation concern are located on the site itself.

8.63 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

8.64 The site has a Public Transport Accessibility Level (PTAL) of 1b which indicates very poor access to public transport. Woodcote Grove Road is a bus route and a classified road. There are no parking or waiting restrictions in proximity to the site.

Access arrangements

8.65 The site currently has a vehicle crossover located to the northern side fronting Meadow Rise. The proposal is to maintain the existing crossover. There is a separate pedestrian pathway to the main front entrance to the building.

8.66 The appropriate pedestrian visibility splays can be achieved within the site, and the vehicle visibility splays can also be achieved from the relocated crossover.

8.67 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 vehicles allowing appropriate movement which is

similar to the current arrangement. The layout of the parking area is such that vehicles would be able to enter and leave the site in forward gear. It is also noted that given the residential nature along Meadow Rise it is considered that vehicles would not be travelling fast in this area and the appropriate visibility splays are achieved. As such, the access arrangements are not considered to represent a danger to highway safety.

Car parking

- 8.68 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 13.5 car parking spaces. The proposal would provide 6 car parking spaces for the 9 flats.
- 8.69 It is often not desirable to deliver the maximum amount of parking on site as this can, amongst other things, promote unsustainable travel patterns. Whilst the site has a low PTAL, it is located close to the bus route which travels along Woodcote Valley Road and Smitham Bottom Lane and is a 20min walk from both Reedham and Coulsdon Town railway station. The London Plan car parking standards are maximums and, given the need to support sustainable travel, the proposal for 6 spaces could be considered acceptable. The Council generally seeks 1:1 car parking on suburban sites such as this and anything less than 1:1 should be justified with a parking survey. The applicant scoped and submitted the parking survey with the Council. This sets out that the parking stress in the area surrounding the site is 9.9% and that there is significant spare capacity of 97 spaces in the surrounding area. In addition, Meadow Rise benefits from access controls and future residents would only be allowed access via the school road resident permit access scheme which would be secured as part the s106 agreement. This would take the form of exemption from the scheme rather than a permit for parking on the school road. Therefore the future parking demand could also be managed through this permit arrangement with only 6 permits for the development (one for each of the spaces on site).
- 8.70 The development is located in an area with very low parking stress and it is considered that the proposed development would not have a significant impact. Therefore on this basis the Council supports the proposed car parking provision.
- 8.71 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 and this can be secured by condition.
- 8.72 A contribution of £13,500 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 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 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. 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.

- 8.73 Details of the condition of the surrounding footways, carriageway and street furniture prior to the start of any works on site will be required as part of the CLP (Construction Logistics Plan) condition. This would need to be accompanied by photos and a report of any areas which may be of concern.
- 8.74 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

Cycle parking

- 8.75 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 19 cycle parking spaces for residents. A total of 20 residents cycle parking spaces where 2 cycle spaces is proposed for visitors along the western boundary within a sheltered cycle store which is accessed via gates fronting Meadow Rise, plus an external 1 visitor cycle parking next to the communal garden. 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

- 8.76 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 situated adjacent to the pathway to the western site boundary and accessed from the gated access from Meadow Rise with a dedicated 10sqm bulky goods area adjacent to the communal garden. The size and siting is considered acceptable.
- 8.77 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

- 8.78 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.
- 8.79 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.

- 8.80 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.
- 8.81 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

- 8.82 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

- 8.83 The provision of 9 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, landscaping would be provided. Amenity impacts on neighbouring properties are minimal and where present have been successfully mitigated. The proposed 6 car parking spaces are considered acceptable. The proposal is also acceptable on ecology, flooding and sustainability grounds.
- 8.84 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

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

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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.

30.08.2021 to 10.09.2021

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. :	21/00710/FUL	Ward :	Addiscombe East
Location :	163 Lower Addiscombe Road Croydon CR0 6PW	Type:	Full planning permission
Proposal :	Demolition and erection of a single storey side extension		
Date Decision:	06.09.21		

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03918/HSE **Ward : Addiscombe East**
Location : 36 Shirley Road **Type: Householder Application**
Croydon
CR0 7EP
Proposal : Retrospective application for erection of outbuilding in rear garden.
Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04217/PDO **Ward : Addiscombe East**
Location : Telephone Exchange **Type: Observations on permitted**
Teevan Road **development**
Croydon
CR9 6DL
Proposal : Proposed upgrade to the existing telecommunications apparatus including installation of antennae and cabinets
Date Decision: 08.09.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/00965/FUL **Ward : Addiscombe West**
Location : Tara **Type: Full planning permission**
Chisholm Road
Croydon
CR0 6UP
Proposal : Change of use from Dwelling (C3) to HMO (C4)
Date Decision: 01.09.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01996/OUT **Ward : Addiscombe West**
Location : Land R/O 31 - 37 Morland Avenue **Type: Outline planning permission**
Croydon
CR0 6EA

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Proposal : Erection of 2 storey building (with rooms in the roof) to provide 8 Flats with associated amenity spaces, cycling and refuse stores.

Date Decision: 01.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03317/FUL
Location : 89A Stretton Road
Croydon
CR0 6ET
Proposal : Erection of a single storey side and rear extension

Ward : Addiscombe West
Type: Full planning permission

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03610/LP
Location : 21 Beckford Road
Croydon
CR0 6HY
Proposal : Roof extension to the house with a rear dormer and front rooflights

Ward : Addiscombe West
Type: LDC (Proposed) Operations edged

Date Decision: 08.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03612/LP
Location : 9 Fullerton Road
Croydon
CR0 6JD
Proposal : Proposed roof extension to the house with rear dormers and front rooflights

Ward : Addiscombe West
Type: LDC (Proposed) Operations edged

Date Decision: 03.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04305/LP
Location : 17 Stretton Road
Croydon
CR0 6EQ
Proposal : Certificate of Lawfulness (Proposed) is sought for loft conversion including a rear dormer and 2x front roof lights to front roof slope.

Ward : Addiscombe West
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Date Decision: 09.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03748/LP

Location : 35 Kimberley Road
Croydon
CR0 2PY

Ward : Bensham Manor

Type: LDC (Proposed) Operations
edged

Proposal : Erection of front porch extension.

Date Decision: 06.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03956/GPDO

Location : 56 Malvern Road
Thornton Heath
CR7 7LQ

Ward : Bensham Manor

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 3 metres

Date Decision: 09.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02088/FUL

Location : 48 Nova Road
Croydon
CR0 2TL

Ward : Broad Green

Type: Full planning permission

Proposal : Conversion of a single family dwellinghouse into 2 flats.

Date Decision: 03.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02417/FUL

Ward : Broad Green

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 390 London Road
Croydon
CR0 2SW
Type: Full planning permission
Proposal : Remediation of the existing facade to remove existing cladding materials and replace with a non-combustible alternative

Date Decision: 07.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02736/FUL
Location : 196 - 200 London Road
Croydon
CR0 2TE
Type: Full planning permission
Ward : **Broad Green**
Proposal : Demolition of building in B2 (Industrial) use and erection of a 1-3 storey building accommodating 7 flats with associated landscaping, refuse and cycle store

Date Decision: 09.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03255/FUL
Location : O/S 99 - 101 London Road
Croydon
CR0 2RF
Type: Full planning permission
Ward : **Broad Green**
Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 03.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03256/ADV
Location : O/S 99 - 101 London Road
Croydon
CR0 2RF
Type: Consent to display advertisements
Ward : **Broad Green**
Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 03.09.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03561/CONR **Ward : Broad Green**
Location : 77 Nova Road **Type: Removal of Condition**
Croydon
CR0 2TN
Proposal : Application to remove condition 1 (benefit of New Life Christian Centre) from planning permission 02/00028/P for 'Continued-use as house in multiple occupation'
Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03570/FUL **Ward : Broad Green**
Location : 72 Sumner Road **Type: Full planning permission**
Croydon
CR0 3LJ
Proposal : The erection of single storey rear extension with roof terrace, erection of loft conversion with dormers in the rear roof slope and rooflights in the front and conversion of single dwelling into separate dwellings with cycle and refuse storage.
Date Decision: 02.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03709/LP **Ward : Broad Green**
Location : 50 Ockley Road **Type: LDC (Proposed) Operations edged**
Croydon
CR0 3DQ
Proposal : Erection of hip to gable roof extension and rear dormer
Date Decision: 07.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03734/HSE **Ward : Broad Green**
Location : 50 Ockley Road **Type: Householder Application**
Croydon
CR0 3DQ
Proposal : Alterations, erection of single-storey rear extension, two-storey side extension and conversion of existing garage in rear garden to provide a self-contained granny annexe.
Date Decision: 09.09.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : Cintra House
9 Beulah Hill
Upper Norwood
London
SE19 3LY

Type: Consent for works to protected trees

Proposal : T1 mature lime tree: Fell due to extensive decay in base of stem.
(TPO NO.67, 2009)

Date Decision: 06.09.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01673/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 12 Treloar Gardens
Upper Norwood
London
SE19 3JR

Type: Full planning permission

Proposal : Two storey side extension, single storey rear extension, hip to gable roof alteration, rear roof extension and front canopy extension

Date Decision: 08.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02556/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 130 Church Road
Upper Norwood
London
SE19 2NT

Type: Full planning permission

Proposal : Erection of single storey rear extension to the doctors surgery

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02925/FUL

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 1A Coxwell Road
Upper Norwood
London
Type: Full planning permission

Proposal : Erection of a single storey 2 bedroomed house at rear

Date Decision: 02.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03489/DISC
Ward : **Crystal Palace And Upper Norwood**

Location : Land To The North Of And Including 20-20C
Oxford Road
Upper Norwood
London
SE19 3JH
Type: Discharge of Conditions

Proposal : Oxford Road Discharge of Condition 17 : Ground Remediation - Final Validation Report.

Date Decision: 02.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03626/FUL
Ward : **Crystal Palace And Upper Norwood**

Location : Queens Hotel
122 Church Road
Upper Norwood
London
SE19 2UG
Type: Full planning permission

Proposal : Proposed wheelchair stair lift for disabled access at the Queens Hotel entrance

Date Decision: 31.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05370/FUL
Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 5 Smitham Downs Road
Purley
CR8 4NH
Type: Full planning permission

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

Date Decision: 01.09.21

Permission Refused

Level: Planning Committee

Ref. No. : 21/01089/FUL
Location : 36 Fairdene Road
Coulsdon
CR5 1RB
Type: Full planning permission
Ward : Coulsdon Town

Proposal : Demolition of existing dwelling and garage and erection of a 2-4 storey building including accommodation in roof space and lower ground floor, comprising of 8 flats together with car parking, amenity space, cycle parking, refuse storage and associated landscaping

Date Decision: 01.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03035/HSE
Location : 27 Portnalls Rise
Coulsdon
CR5 3DA
Type: Householder Application
Ward : Coulsdon Town

Proposal : Demolition of existing rear addition and erection of part ground, part first floor rear extensions, side extension over existing garage and new pitched roof over the front porch.

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03048/HSE
Location : 23 Southwood Avenue
Coulsdon
CR5 2DT
Type: Householder Application
Ward : Coulsdon Town

Proposal : Rear dormer roof extensions, single storey rear extension with patio and part conversion of the garage into a habitable room

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03118/TRE **Ward : Coulsdon Town**
Location : St Aidans Roman Catholic Primary School Type: Consent for works to protected
Portnalls Road trees
Coulsdon
CR5 3DE
Proposal : T7. Ash - To fell
Reason - Significant symptoms of Ash dieback.
T10. Ash - To fell
Reason - Symptoms of early stage Ash dieback.
(TPO 24, 971)

Date Decision: 02.09.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03269/HSE **Ward : Coulsdon Town**
Location : 4 Howard Road Type: Householder Application
Coulsdon
CR5 2EA
Proposal : Erection of a single storey rear extension, first floor side extension. Conversion of the loft
with the erection of a rear dormer. Extension to the existing patio area and formation of
new steps into garden.

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03558/FUL **Ward : Coulsdon Town**
Location : 145 Brighton Road Type: Full planning permission
Coulsdon
CR5 2NJ
Proposal : Alterations including erection of rear dormer and installation of an extraction flue to the
rear elevation.

Date Decision: 09.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03652/HSE **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 43 Smitham Downs Road
Purley
CR8 4NJ
Type: Householder Application
Proposal : Demolition of conservatory and utility room and erection of single storey rear infill extension

Date Decision: 02.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03665/LP
Location : 8A Clifton Road
Coulsdon
CR5 2DU
Type: LDC (Proposed) Operations edged
Ward : Coulsdon Town
Proposal : Erection of single storey rear extension

Date Decision: 02.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03711/LP
Location : 9 Smitham Downs Road
Purley
CR8 4NH
Type: LDC (Proposed) Operations edged
Ward : Coulsdon Town
Proposal : Erection of an attached garage

Date Decision: 07.09.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03840/GPDO
Location : Sentinel House
163 Brighton Road
Coulsdon
CR5 2YH
Type: Prior Appvl - Class O offices to houses
Ward : Coulsdon Town

Proposal : Prior approval application for change of use from office (Class E) to residential (Class C3) resulting in 42 residential units

Date Decision: 06.09.21

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Ref. No. : 21/04042/HSE **Ward : Coulsdon Town**
Location : 90 Winifred Road Type: Householder Application
Coulsdon
CR5 3JE
Proposal : Demolition of existing garage and erection of a single storey side extension.
Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04517/LP **Ward : Coulsdon Town**
Location : 22 Chipstead Close Type: LDC (Proposed) Operations
Coulsdon edged
CR5 3AL
Proposal : Erection of a hip to gable roof extension and rear roof extension, including two rooflights to the front roofslope.
Date Decision: 03.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03961/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 7 (management and maintenance strategy) of planning permission 20/04010/CONR
Date Decision: 07.09.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/03970/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 Conditions 36 (Contamination) of planning permission 20/04010/CONR.
Date Decision: 03.09.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Proposal : Remediation of the existing facade to remove existing cladding materials and replace with a non-combustible alternative

Date Decision: 07.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02349/DISC

Ward : Fairfield

Location : Sydenham Court
52 Sydenham Road
Croydon
CR0 2EF

Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 9 (Construction Logistics Plan), 14 (Travel Plan) 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: 03.09.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02366/FUL

Ward : Fairfield

Location : 50 Sydenham Road
Croydon
CR0 2EF

Type: Full planning permission

Proposal : Erection of two three-storey residential dwelling houses in rear of 50 Sydenham Road and associated works.

Date Decision: 03.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02943/ENVS

Ward : Fairfield

Location : Plot B02 At Ruskin Square, Croydon

Type: Environmental Impact Scoping Opinion

Proposal : Environmental Impact Assessment (EIA) Scoping Opinion Request for erection of a new office building at plot B02 at Ruskin Square.

Date Decision: 31.08.21

Approve Scope of Environmental Statement

Level: Delegated Business Meeting

Ref. No. : 21/02975/DISC **Ward : Fairfield**
Location : Former Site Of Taberner House Type: Discharge of Conditions
Park Lane
Croydon
CR9 3JS
Proposal : Part discharge of condition 13 (BREEAM) attached to planning permission
20/04114/CONR relating to the Queens Gardens and the erection of four buildings
ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3),
flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas
(including demolition of parts of existing basement), landscaping (including re-
landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3),
access, servicing and associated works.

Date Decision: 31.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03215/ADV **Ward : Fairfield**
Location : Pavement O/S 114 - 120 North End Type: Consent to display
Croydon advertisements
CR9 1SH

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 31.08.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03660/DISC **Ward : Fairfield**
Location : Sydenham Court Type: Discharge of Conditions
52 Sydenham Road
Croydon
CR0 2EF
Proposal : Details pursuant to Condition 21 (soil contamination test report) of planning permission
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: 02.09.21

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Ref. No. : 21/03821/HSE **Ward : Fairfield**
Location : 81 Edridge Road **Type: Householder Application**
Croydon
CR0 1EJ
Proposal : Erection of a single storey side/rear extension.
Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01547/DISC **Ward : Kenley**
Location : East Cliff House **Type: Discharge of Conditions**
5 Highland Road
Purley

Proposal : Discharge of condition numbers 4 (landscaping), 5 (child's playspace), 8 (privacy screens), 10 (cycle storage) and 12 (EVCP) attached to planning permission ref. 19/03074/FUL (Demolition of existing detached house and detached garage and replacement with 9 new appartments in a single block with parking to the front).

Date Decision: 03.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02475/HSE **Ward : Kenley**
Location : 200 Old Lodge Lane **Type: Householder Application**
Purley
CR8 4AN

Proposal : Erection of two storey side extension with part garage conversion into habitable space.

Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03672/PA8 **Ward : Kenley**
Location : O/S Optical Surfaces Factory **Type: Telecommunications Code**
Godstone Road **System operator**
Kenley
CR8 5JD

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Proposal : Proposed 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Date Decision: 02.09.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/03674/FUL

Ward : **Kenley**

Location : 13 Haydn Avenue
Purley
CR8 4AG

Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of a four storey building comprising 7 self-contained flats, land level changes including excavation, new vehicular crossover and parking, external refuse/recycling storage and cycle parking and other associated works.

Date Decision: 02.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03693/TRE

Ward : **Kenley**

Location : 20 Abbots Lane
Kenley
CR8 5JH

Type: Consent for works to protected trees

Proposal : Horse Chestnut (T1) - Reduce secondary stem to the south by 2 - 2.5m to bring into line with the rest of the crown.
(TPO 18, 2009)

Date Decision: 06.09.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03797/DISC

Ward : **Kenley**

Location : 57 Welcomes Road
Kenley
CR8 5HA

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (all matters) and condition 8 (details of disabled lift) attached to planning permission 17/02467/OUT for the demolition of existing dwelling and erection of two storey building with accommodation in roofspace comprising 7 two bedroom units with associated access, 7 car parking spaces, cycle storage and refusal store

Date Decision: 09.09.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03915/HSE **Ward : Kenley**
Location : 144 Hayes Lane Type: Householder Application
Kenley
CR8 5HQ
Proposal : Erection of a single storey front extension
Date Decision: 08.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04269/NMA **Ward : Kenley**
Location : 56 Welcomes Road Type: Non-material amendment
Kenley
CR8 5HD
Proposal : Demolition of existing bungalow and erection of a three storey building (including accommodation in the roof) to provide 9 units including associated landscaping, parking, access and cycle/refuse stores (amendment to application 19/00412/FUL)
Date Decision: 31.08.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/01217/DISC **Ward : New Addington North**
Location : Timebridge Community Centre Type: Discharge of Conditions
Field Way
Croydon
CR0 9AZ
Proposal : Discharge of Condition 7 (community use agreement), 10 (contamination) and 21 (cooking) for planning permission 20/00228/FUL, dated 27/04/2020: 'Demolition of existing Timebridge Community Centre and erection of new two storey school, new access, car parking, play areas, landscaping and associated works.'
Date Decision: 02.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03480/FUL **Ward : New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 25 Walsingham Road
Croydon
CR0 0HH
Type: Full planning permission

Proposal : Alterations, erection of gable end to host property, erection of two storey side and single storey rear extension to form three bedroom dwelling with associated parking and refuse/cycle store

Date Decision: 01.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03924/GPDO
Location : 23 Ownsted Hill
Croydon
CR0 0JQ
Ward : **New Addington South**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.6 metres

Date Decision: 09.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/01901/CONR
Location : The Homestead
Gibson's Hill
Norbury
London
SW16 3ER
Ward : **Norbury Park**
Type: Variation of Condition

Proposal : Variation of planning permission 20/03107/FUL granted for 29/03/2021 for Demolition of existing dwelling and erection of a 3-storey block of 9 apartments including accommodation in the roof space together with associated parking and landscaping.

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01902/DISC
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : The Homestead
Gibson's Hill
Norbury
London
SW16 3ER

Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 3 (materials) 4 (landscaping/viability), 5 (refuse), 6 (cycle), 8 (floor levels), 9 (CLP) , 12 (external lighting), 13 (Drainage), 14, (Arboricultural) 15 (rooflights/rainwater) of planning permission 20/03107/full granted for Demolition of existing dwelling and erection of a 3-storey block of 9 apartments including accommodation in the roof space together with associated parking and landscaping

Date Decision: 03.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02597/FUL

Location : 100 - 102 Green Lane
Thornton Heath
CR7 8BH

Ward : **Norbury Park**

Type: Full planning permission

Proposal : Demolition of two existing dwellings, and the erection of 6 x 3-storey 4 bedroom dwellinghouses with associated vehicle accesses and car and cycle parking, refuse stores, amenity space and landscaping.

Date Decision: 09.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03237/ADV

Location : O/S 1530 London Road
Norbury
London
SW16 4EU

Ward : **Norbury Park**

Type: Consent to display advertisements

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 03.09.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03270/LP

Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 266 Green Lane
Norbury
London
SW16 3BA
Type: LDC (Proposed) Operations
edged
Proposal : Erection of hip to gable roof extensions, dormer in the rear roof slope and rooflight in the front roofslope.

Date Decision: 10.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03779/LP
Location : 7 Georgia Road
Thornton Heath
CR7 8DU
Type: LDC (Proposed) Operations
edged
Ward : **Norbury Park**
Proposal : Hip to gable and rear dormer roof extension with front rooflights

Date Decision: 07.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03877/HSE
Location : 31 Maryland Road
Thornton Heath
CR7 8DG
Type: Householder Application
Ward : **Norbury Park**
Proposal : Alterations, erection of single-storey rear extension.

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03992/GPDO
Location : 107 Briar Avenue
Norbury
London
SW16 3AG
Type: Prior Appvl - Class A Larger
House Extns
Ward : **Norbury Park**
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 09.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03993/GPDO
Location : 40 Virginia Road
Thornton Heath
CR7 8EJ

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3.48 metres

Date Decision: 09.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03239/ADV
Location : O/S 1513 - 1515 London Road
Norbury
London
SW16 4AE

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

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 03.09.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03241/ADV
Location : O/S 1432 -1434 London Road
Norbury
London
SW16 4BZ

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

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 03.09.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03243/ADV
Location : O/S 1449 London Road
Norbury
London
SW16 4AQ

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

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 03.09.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03245/ADV
Location : O/S 1385 London Road
Norbury
London
SW16 4AN

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

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 03.09.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03533/LP
Location : 58 Pollards Hill South
Norbury
London
SW16 4NB

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

Proposal : Erection of hip to gable loft conversion with dormer in the rear roof slope and rooflights in the front.

Date Decision: 31.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03581/FUL
Location : 103 Pollards Hill South
Norbury
London
SW16 4LS

Ward : Norbury And Pollards Hill
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Proposal : Single storey side/front extension, first floor side extension, hip to gable roof alteration and external alterations

Date Decision: 08.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03589/FUL
Location : 1127 London Road
Norbury
London
SW16 4XD

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

Proposal : Erection of single-storey rear extension to form a self-contained dwelling (Use Class C3), and associated alterations including amenity, cycle parking and waste storage spaces

Date Decision: 31.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03639/LP
Location : 1351 London Road
Norbury
London
SW16 4BE

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

Proposal : Change of use from Pharmacy (Class E(a)) to Restaurant (Class E(b))

Date Decision: 03.09.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03645/HSE
Location : 17 Beatrice Avenue
Norbury
London
SW16 4UW

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

Proposal : Retrospective application for erection of outbuilding in rear garden.

Date Decision: 02.09.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Level: Delegated Business Meeting

Ref. No. : 21/03898/GPDO

Ward : Norbury And Pollards Hill

Location : 21 Ena Road
Norbury
London
SW16 4JD

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres with a maximum height of 3 metres

Date Decision: 03.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03966/GPDO

Ward : Norbury And Pollards Hill

Location : 101 Dalmeny Avenue
Norbury
London
SW16 4RR

Type: Prior Appvl - Class A Larger
House Extns

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 2.4 metres and a maximum height of 3.45 metres

Date Decision: 09.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/04506/DISC

Ward : Norbury And Pollards Hill

Location : 2 - 10 Fairview Road
Norbury
London
SW16 5PY

Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (Noise) of LPA ref: 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: 10.09.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Level: Delegated Business Meeting

Ref. No. : 20/06000/DISC **Ward : Old Coulsdon**
Location : 1 & 2 Coulsdon Court Road **Type: Discharge of Conditions**
Coulsdon
CR5 2LL
Proposal : Discharge of conditions 2 (materials), condition 6 (construction logistics plan), condition 11 (badger survey), condition 12 (biodiversity enhancement plan) attached to planning permission 20/00581/FUL for demolition of existing garage and outbuildings, erection of 4 terraced dwellings with associated car parking, vehicular accesses, landscaping, cycle parking and refuse storage

Date Decision: 07.09.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/01448/HSE **Ward : Old Coulsdon**
Location : 16 Old Fox Close **Type: Householder Application**
Coulsdon
CR3 5QU
Proposal : Erection of a single-storey front extension.

Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02638/HSE **Ward : Old Coulsdon**
Location : 2 Shirley Avenue **Type: Householder Application**
Coulsdon
CR5 1QU
Proposal : Alterations, erection of a rear and side wrap around extension

Date Decision: 08.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02705/HSE **Ward : Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 165 Coulsdon Road
Coulsdon
CR5 1EG
Type: Householder Application
Proposal : Demolition of existing conservatory and side shed, erection of ground floor rear and side extension, along with garage conversion.

Date Decision: 02.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03642/LP
Location : 98 Caterham Drive
Coulsdon
CR5 1JG
Type: LDC (Proposed) Operations edged
Ward : Old Coulsdon
Proposal : Alterations; demolition of rear garden store and erection of single-storey pitched roof extension, rear dormer roof extension, and the installation of front roof lights.

Date Decision: 02.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03648/DISC
Location : 128 Bradmore Way
Coulsdon
CR5 1PB
Type: Discharge of Conditions
Ward : Old Coulsdon
Proposal : Discharge of condition 2 (external facing materials), 4 (hard/soft landscaping) and 5 (Construction Logistics Plan) attached to planning permission 19/01930/FUL for Demolition of existing garage and store, erection of two storey 2 bedroom house with associated cycle and refuse store, formation of vehicular access and provision of 2 parking spaces (1 parking space for the host house and 1 parking space for the proposed house).

Date Decision: 31.08.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02734/HSE
Location : 3 Rowan Gardens
Croydon
CR0 5QP
Type: Householder Application
Ward : Park Hill And Whitgift

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Proposal : Alterations, demolition of existing garage and erection of two-storey side extension, single-storey side/rear extension and front porch extension and installation of replacement windows and doors in front and rear elevation.

Date Decision: 10.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01933/FUL

Ward : Purley Oaks And Riddlesdown

Location : 1 Station Approach
Purley Oaks Road
South Croydon
CR2 0QD

Type: Full planning permission

Proposal : Two storey side extension, including new separate entrance at ground floor level to first floor flat and new storage & refuse area to shop at ground floor level. Alterations to existing roof structure, and associated dormers as shown, and roof terrace

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03646/GPDO

Ward : Purley Oaks And Riddlesdown

Location : 564 Brighton Road
South Croydon
CR2 6AW

Type: Prior Appvl - Class AB upto 2 storeys

Proposal : Erection of a single-storey upwards extension to provide an additional flat.

Date Decision: 07.09.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03656/DISC

Ward : Purley Oaks And Riddlesdown

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : Vena House
83 Purley Downs Road
South Croydon
CR2 0FJ
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (2) - security lighting, 2 (3) - electric vehicle charging points and 6 - water useage/carbon dioxide emissions attached to planning permission 18/02626/FUL for demolition of the existing dwellinghouse. Erection of a detached three storey building comprising 4 one bedroom, 2 two bedroom and 3 three bedroom flats. Formation of access road and provision of associated parking, landscaping, cycle and refuse storage

Date Decision: 02.09.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/03696/HSE
Location : 7 Hillview Close
Purley
CR8 1AU
Ward : **Purley Oaks And Riddlesdown**
Type: Householder Application

Proposal : Alterations including erection of a first floor side extension and conversion of the garage to a habitable room.

Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06514/DISC
Location : Purley Baptist Church And Hall, Banstead
Road, 1-4 Russell Hill Parade,1 Russell Hill
Road And, 2-12 Brighton Road And 1-9
Banstead Road Purley CR8
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Partial discharge of condition 34 (Construction Logistics) for Phase 1 attached to permission 16/02994/P for Demolition of existing buildings on two sites; erection of 3 to17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses

Date Decision: 31.08.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Level: Delegated Business Meeting

Ref. No. : 21/01951/DISC
Location : 8 Woodcote Drive
Purley
CR8 3PD

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Construction Logistics Plan), condition 5 (Arboricultural Tree Report and Tree Protection Plan) and condition 7 (Flood Risk Assessment) attached to planning permission 20/00277/FUL relating to the demolition of existing detached dwelling and garage. Erection of a detached three storey property comprising nine flats, formation of new access, provision of car parking, cycle storage, refuse and recycling store and hard and soft landscaping.

Date Decision: 08.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02713/DISC
Location : 39 - 41 Banstead Road
Purley
CR8 3EB

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (landscaping) attached to planning permission ref.18/03130/FUL (Alterations and conversion to form 4 one bedroom and 3 two bedroom flats, demolition of front extension and erection of front, side and rear extensions, rear dormer extension, associated car parking, refuse, recycling and cycle storage facilities).

Date Decision: 10.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03134/HSE
Location : 58 Beaumont Road
Purley
CR8 2EG

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of a single-storey rear extension.

Date Decision: 08.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03323/DISC
Location : Highgate House
35A Smitham Bottom Lane
Purley

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Hard and Soft Landscaping) attached to planning permission 19/05396/CONR for the Variation of Condition 1 (approved plans) originally attached to planning permission 18/05293/FUL for the demolition of dwellinghouse and erection of 3-storey development containing 9 apartments with associated access, 9 off-street parking spaces, cycle storage and refuse store.

granted for the demolition of dwellinghouse and erection of 3-storey development containing 9 apartments with associated access, 9 off-street parking spaces, cycle storage and refuse store

Date Decision: 03.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03354/FUL
Location : 48 Brighton Road
Purley
CR8 2LG

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Conversion of single dwellinghouse into 4x self contained flats, erection of ground and first floor infill extensions, enlargement of existing rear dormer in rear roof slope and associated parking provision

Date Decision: 01.09.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03517/LP
Location : 79 Downs Court Road
Purley
CR8 1BJ

Ward : Purley And Woodcote
Type: LDC (Proposed) Operations edged

Proposal : Lawful development certificate (proposed) is sought for the construction of a ground floor single storey rear extension, rear dormer roof extension.

Roof Dormer Extension

Date Decision: 03.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03599/DISC **Ward : Purley And Woodcote**
Location : Development Site Former Site Of **Type: Discharge of Conditions**
37 Pampisford Road
Purley
CR8 2NG

Proposal : Discharge of condition 6 (2) - boundary treatments throughout the site (detailed sections showing the proposed land levels and any retaining walls if required), (3) - child play space equipment and maintenance schedule, (4) - lighting scheme and details throughout the site - attached to planning permission 19/01886/FUL for Demolition of the existing building and garage. Erection of two storey building with accommodation in the roof space and single storey building at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

Date Decision: 10.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01110/FUL **Ward : Sanderstead**
Location : 97 Wentworth Way **Type: Full planning permission**
South Croydon
CR2 9EZ

Proposal : Erection of a one and two storey building to provide a semi-detached pair of 2 bed houses, together with associated amenity space, landscaping, bin and cycle stores, and 1 no. parking space.

Date Decision: 09.09.21

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 21/02161/HSE **Ward : Sanderstead**
Location : 87 The Woodfields **Type: Householder Application**
South Croydon
CR2 0HJ

Proposal : Demolition of the existing lean to extension; Erection of single-story rear and side extension.

Date Decision: 02.09.21

Ref. No. : 21/03673/PA8
Location : Riding Hill
Sanderstead
South Croydon
CR2 9LE

Ward : Sanderstead
Type: Telecommunications Code
System operator

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

Date Decision: 02.09.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/03794/HSE
Location : 11 Tudor Close
South Croydon
CR2 9DX

Ward : Sanderstead
Type: Householder Application

Proposal : Demolition of garage and erection of single storey rear and side extension

Date Decision: 08.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03893/HSE
Location : 9 Sundown Avenue
South Croydon
CR2 0RQ

Ward : Sanderstead
Type: Householder Application

Proposal : Demolition of existing garage, alterations, erection of a single storey side/rear extension

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03925/GPDO
Location : 2 Attwood Close
South Croydon
CR2 9EN

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

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.6 metres and a maximum overall height of 3.5 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Date Decision: 09.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	21/04301/TRE	Ward :	Sanderstead
Location :	2 Beech Avenue South Croydon CR2 0NL	Type:	Consent for works to protected trees
Proposal :	T1, Beech- Fell due to major branch die back throughout the whole of the crown. (TPO 145)		

Date Decision: 07.09.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	21/04528/LP	Ward :	Sanderstead
Location :	20 Tudor Close South Croydon CR2 9DX	Type:	LDC (Proposed) Operations edged
Proposal :	Rear dormer extension and rooflights to front roof slope		

Date Decision: 10.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/01999/FUL	Ward :	Selsdon And Addington Village
Location :	155 Ballards Way Croydon CR0 5RJ	Type:	Full planning permission
Proposal :	Demolition of existing buildings and the erection of 5 residential dwellings (Use Class C3); together with, car parking, cycle parking, refuse stores, servicing areas, hard and soft landscaping and associated works.		

Date Decision: 06.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02674/HSE **Ward : Selsdon And Addington Village**
Location : 34 Hollingsworth Road Type: Householder Application
Croydon
CR0 5RP
Proposal : Erection of single-storey rear extension projecting 3.5m from the rear wall of the original house and erection of outbuilding in the rear garden.
Date Decision: 06.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03258/HSE **Ward : Selsdon And Addington Village**
Location : Salween Type: Householder Application
Bishops Walk
Croydon
CR0 5BA
Proposal : Alterations, replacement of existing roof/roof extension, portico on columns, garage to replace the existing carport and extension to the existing terrace
Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03285/HSE **Ward : Selsdon And Addington Village**
Location : 153 Selsdon Park Road Type: Householder Application
South Croydon
CR2 8JJ
Proposal : Demolition of existing garage. Erection of a single storey rear extension and two storey side extension. Proposed hip to gable roof extension with rear dormer roof extension and front porch extensions.
Date Decision: 10.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03686/CAT **Ward : Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 88 Addington Village Road
Croydon
CR0 5AQ

Type: Works to Trees in a
Conservation Area

Proposal : To fell the Silver Birch tree and plant one or two trees more appropriate for a small garden - a Magnolia or a Mountain Ash.

Date Decision: 06.09.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03790/LP

Ward : **Selsdon And Addington
Village**

Location : 61 Boundary Way
Croydon
CR0 5AU

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension and removal of side door

Date Decision: 08.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03798/PA8

Ward : **Selsdon And Addington
Village**

Location : Addington Road Opposite Junction With
Byron Road
South Croydon
CR2 8LA

Type: Telecommunications Code
System operator

Proposal : Installation of 20m high telecommunications monopole with built-in cabinet at base and three ancillary cabinets

Date Decision: 08.09.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/06389/DISC

Ward : **Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 61 St Saviour's Road
Croydon
CR0 2XF

Type: Discharge of Conditions

Proposal : Details pursuant to conditions 3 (Landscape plan), 4 (refuse), 5 (Cycle), 7 (security lighting) in reference to planning permission ref 20/03638/FUL for Convert existing dwelling (C3) into 6 bedroom HMO.

Date Decision: 03.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03584/FUL

Ward : Selhurst

Location : 8 Princess Road
Croydon
CR0 2QY

Type: Full planning permission

Proposal : Conversion of dwellinghouse into two self-contained flats facilitated by external alterations and demolition of outbuildings

Date Decision: 31.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03627/NMA

Ward : Selhurst

Location : Ye Olde Clocktower Public House
35 Whitehorse Road
Croydon
CR0 2JG

Type: Non-material amendment

Proposal : Non material amendment to planning permission 19/01026/FUL to make alterations to the fenestration and ground floor layout

Date Decision: 10.09.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03814/FUL

Ward : Selhurst

Location : 79 Milton Road
Croydon
CR0 2BJ

Type: Full planning permission

Proposal : Alterations, conversion of single-dwelling to form 2x 3b flats.

Date Decision: 10.09.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Date Decision: 06.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02930/HSE
Location : 183 The Glade
Croydon
CR0 7UL

Ward : **Shirley North**
Type: Householder Application

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

Date Decision: 06.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03012/HSE
Location : 140 The Glade
Croydon
CR0 7UD

Ward : **Shirley North**
Type: Householder Application

Proposal : Alterations, erection of 2 storey side extension with hipped roof, and single storey side / rear extension, erection of 1st floor rear extension with hipped roof.

Date Decision: 02.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03565/LP
Location : 19 The Glade
Croydon
CR0 7QG

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

Proposal : Demolition and erection of single storey rear extension including rooflight.

Date Decision: 31.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04022/GPDO

Ward : **Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 90 Glenthorne Avenue
Croydon
CR0 7EZ

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum overall height of 3 metres

Date Decision: 09.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/04072/LP

Location : 165 The Glade
Croydon
CR0 7UL

Ward : **Shirley North**

Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a loft conversion with rear dormer & front velux's

Date Decision: 03.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02954/HSE

Location : 1 South Way
Croydon
CR0 8RH

Ward : **Shirley South**

Type: Householder Application

Proposal : Erection of two storey wrap around side/rear extension and single storey rear extension.

Date Decision: 03.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03568/LP

Location : Gairnshiel
15 Pine Coombe
Croydon
CR0 5HS

Ward : **Shirley South**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a basement, 2-storey rear extension and a single storey outbuilding

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Date Decision: 10.09.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03613/HSE
Location : 115 Shirley Way
Croydon
CR0 8PN
Proposal : Demolition of existing conservatory , erection of a single storey rear and side extension and garage conversion into habitable room

Ward : Shirley South
Type: Householder Application

Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03682/TRE
Location : 40 Postmill Close
Croydon
CR0 5DY
Proposal : Cherry tree (T1) - fell because of poor condition of tree.

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

Date Decision: 06.09.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03248/FUL
Location : 63 Jarvis Road
South Croydon
CR2 6HW
Proposal : Construction of mixed use building as commercial space at Ground Floor and 4 apartments on Upper Floors (following demolition of existing structure) with associated landscaping, refuse, recycling, cycle storage and 2 car parking spaces

Ward : South Croydon
Type: Full planning permission

Date Decision: 08.09.21

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Proposal : Alterations including the erection of a single storey side extension and single storey rear extension including raised terrace and associated screening.

Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03919/HSE
Location : 26 Birdhurst Avenue
South Croydon
CR2 7DX

Ward : South Croydon
Type: Householder Application

Proposal : Erection of a part single, part two storey side and rear extension.

Date Decision: 07.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00971/LE
Location : 1A St Dunstan's Road
South Norwood
London
SE25 6EP

Ward : South Norwood
Type: LDC (Existing) Use edged

Proposal : Use as light industrial (class E).

Date Decision: 07.09.21

Appeal Not Contested - (rec conditions)

Level: Delegated Business Meeting

Ref. No. : 21/03310/DISC
Location : Land Rear Of 11-13 High Street
South Norwood
London
SE25 6EZ

Ward : South Norwood
Type: Discharge of Conditions

Proposal : Discharge of Conditions 6, 7 and 8 of Planning Permission 19/01922/FUL for alterations, Erection of three storey building facing St Dunstans Road and comprising office at first floor and studio flat at second floor, and provision of roof terrace and balustrade. Provision of an associated off-street parking space and provision of associated refuse and cycle storage at ground floor. Erection of spiral staircase to front/side of building adjacent to St Dunstans Road.

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Date Decision: 02.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03447/LP

Ward : South Norwood

Location : 2 Southern Avenue
South Norwood
London
SE25 4BT

Type: LDC (Proposed) Operations
edged

Proposal : Proposal is to provide a hip to gable roof conversion to the side extension.

Date Decision: 31.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03597/LE

Ward : South Norwood

Location : 9 Clifton Road
South Norwood
London
SE25 6NJ

Type: LDC (Existing) Use edged

Proposal : Use of the property as 3 self-contained flats

Date Decision: 10.09.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03666/LP

Ward : South Norwood

Location : 21 Woodvale Avenue
South Norwood
London
SE25 4AD

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single-storey rear extension.

Date Decision: 02.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03978/GPDO

Ward : South Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 43 Sunny Bank
South Norwood
London
SE25 4TJ

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 2.8 metres

Date Decision: 09.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/04431/LP

Location : 2 Norhyrst Avenue
South Norwood
London
SE25 4BZ

Ward : **South Norwood**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable roof extension with front roof lights, rear dormer window and outbuilding

Date Decision: 07.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02459/FUL

Location : 19B Kitchener Road
Thornton Heath
CR7 8QN

Ward : **Thornton Heath**

Type: Full planning permission

Proposal : Use of first/second floors as a 4 Bedroom House in Multiple Occupancy (HMO) (C4 Use Class)

Date Decision: 08.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03246/FUL

Location : O/S 2 - 32 Brigstock Road
Thornton Heath
CR7 8RX

Ward : **Thornton Heath**

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 31.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03247/ADV
Location : O/S 2 - 32 Brigstock Road
Thornton Heath
CR7 8RX

Ward : Thornton Heath
Type: Consent to display advertisements

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 03.09.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03253/FUL
Location : O/S 32 - 34 High Street
Thornton Heath
CR7 8LE

Ward : Thornton Heath
Type: Full planning permission

Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 31.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03254/ADV
Location : O/S 32 - 34 High Street
Thornton Heath
CR7 8LE

Ward : Thornton Heath
Type: Consent to display advertisements

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 03.09.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03466/FUL
Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : Land Adjacent 31 Heath Road
Thornton Heath
CR7 8NF
Type: Full planning permission

Proposal : Construction of new 2 storey 3 bedroom detached dwelling

Date Decision: 02.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03632/HSE
Location : 45 Falkland Park Avenue
South Norwood
London
SE25 6SQ
Ward : **Thornton Heath**
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 07.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03671/TRE
Location : 8 Ladbrook Road
South Norwood
London
SE25 6QD
Ward : **Thornton Heath**
Type: Consent for works to protected trees

Proposal : Rear Garden:
T1 - Large Sorbus
- Reduce crown height & spread by 2-3 meters, pruning back to original growth points.

Date Decision: 06.09.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03708/FUL
Location : Land Adjacent To 33 Sandfield Road
Thornton Heath
CR7 8AW
Ward : **Thornton Heath**
Type: Full planning permission

Proposal : Erection of two-storey two bedroom attached dwelling and provision of associated parking and refuse and cycle storage.

Date Decision: 07.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03760/LP
Location : 21 Foulsham Road
Thornton Heath
CR7 8LQ
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged
Proposal : Erection of a L-shaped rear dormer and installation of 2 rooflights in front roofslope.
Date Decision: 10.09.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03858/GPDO
Location : 27 Foulsham Road
Thornton Heath
CR7 8LQ
Ward : **Thornton Heath**
Type: Prior Appvl - Class A Larger
House Extns
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.8 metres and erection of single storey side/rear extension
Date Decision: 02.09.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02008/TRE
Location : Southbridge House
Southbridge Place
Croydon
CR0 4HA
Ward : **Waddon**
Type: Consent for works to protected
trees
Proposal : T17A: 3x Lime trees-pollard to previous cut points.
T12: Mulberry tree- 2 metre crown reduction.
T10, T103, T106A: 3x Lime T
trees-pollard to previous cut points.
T45A, T45B: 2x Lime trees-pollard to previous cut points.
T1: Lime tree-pollard to previous cut points.
T3: Ash tree-reduce crown by 2-3m.
T4: Lime tree-pollard to previous cut points.
T5: Ash tree-reduce crown by 2-3m.
(TPO no. 18, 1970)
Date Decision: 06.09.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02642/FUL **Ward : Waddon**
Location : 124 Southbridge Road **Type: Full planning permission**
Croydon
CR0 1AF
Proposal : Alterations, demolition and erection of a part single/part two/part three storey rear extension to facilitate the conversion of the Takeaway (Sui Generis) to 2 flats (C3)
Date Decision: 06.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03369/LP **Ward : Waddon**
Location : Ground Floor Unit 2 **Type: LDC (Proposed) Use edged**
Airport House
Purley Way
Croydon
CR0 0XZ
Proposal : Use of Unit 2 as an office to operate a taxi and private hire booking service
Date Decision: 31.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03386/DISC **Ward : Waddon**
Location : Garage Blocks Rear Of 38 - 40 **Type: Discharge of Conditions**
Thorneloe Gardens
Croydon
CR0 4EN
Proposal : Details pursuant to the discharge of condition 13 (land quality remediation) from planning permission 16/06337/FUL for 'Demolition of garages and erection of a two to three-storey building comprising 6 one bedroom and 4 two bedroom flats together with car parking, landscaping and other associated works.'
Date Decision: 07.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04053/NMA
Location : Aerodrome Hotel
680 Purley Way
Croydon
CR9 4LT

Ward : Waddon
Type: Non-material amendment

Proposal : Non material amendment to permission 02/03284/P - Erection of 5 storey rear and front and single storey side extensions; enclosure of void area beneath existing extension to provide health and leisure club; provision of an additional floor on roof to provide an additional 62 bedrooms; alterations to parking and landscape arrangements

Date Decision: 09.09.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04211/LP
Location : 6 Hillier Gardens
Croydon
CR0 4EH

Ward : Waddon
Type: LDC (Proposed) Operations edged

Proposal : Alterations, erection of a rear dormer

Date Decision: 06.09.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02566/FUL
Location : 123-127 Portland Road
South Norwood
London
SE25 4UN

Ward : Woodside
Type: Full planning permission

Proposal : Demolition of existing car wash, erection of replacement compound, installation of three electric vehicle charging units with associated alterations to parking bays, relocation of tank vents, installation of proposed substation and lampposts.

Date Decision: 07.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02995/LE

Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Location : 198 Portland Road
South Norwood
London
SE25 4QB
Type: LDC (Existing) Use edged
Proposal : Use of the property as a HMO (Use Class C4) for up to 5 occupants.
Date Decision: 02.09.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/03425/HSE
Location : 2 Tudor Road
South Norwood
London
SE25 4RH
Type: **Ward : Woodside**
Householder Application
Proposal : Erection of single storey side and rear extensions to the house
Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03692/HSE
Location : 77 Cobden Road
South Norwood
London
SE25 5NU
Type: **Ward : Woodside**
Householder Application
Proposal : Erection of single storey side/rear extension with 2x roof lights
Date Decision: 03.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03843/CONR
Location : 44B Portland Road
South Norwood
London
SE25 4PQ
Type: **Ward : Woodside**
Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Proposal : Variation of condition 2 (approved plans) from planning application 20/00786/FUL for 'External and internal alterations to improve accessibility and fire safety of the existing Socco Cheta community building including refurbishment of the street frontage, new external wheelchair-accessible ramp, demolition of redundant outbuildings. new garden canopy to provide weather protection to the access route, new WC and baby change facilities, new double-glazed windows and doors, upgrades to fire escape routes, new fire escape door and external route, revised roof profile and wall alignment associated with changes to wheelchair and fire escape routes, new roof canopy to protect existing storage area from weather, refurbished community kitchen with new extractor, removal and pollarding of self-seeded trees' to simplify the access and remove the covered corridor leading to the main building with new outdoor garden route to replace it

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03907/FUL
Location : 60 Archer Road
South Norwood
London
SE25 4JN

Ward : **Woodside**
Type: Full planning permission

Proposal : Alterations, erection of rear dormer extension and installation of 2 rooflights in front roofslope.

Date Decision: 10.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00368/DISC
Location : Croydon University Hospital
530 London Road
Thornton Heath
CR7 7YE

Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 3 (Materials) in respect to planning permission 20/04213/FUL granted for Erection of passenger Lift Shaft and linking corridors to the London and Jubilee Wings and Croydon University Hospital.

Windows, Curtain Walling and Glazed External Doors: Light grey aluminium-framed double glazed windows and curtain walling, light grey aluminium-framed glazed door.

Roofing: Single ply membrane bituminous felt

Date Decision: 02.09.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Level: Delegated Business Meeting

Ref. No. : 21/02375/FUL **Ward : West Thornton**
Location : 60 Galpins Road **Type: Full planning permission**
Thornton Heath
CR7 6EB
Proposal : Conversion of single dwellinghouse (C3) to a 7 person House in Multiple Occupation
(HMO) (Sui Generis)
Date Decision: 03.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03519/LP **Ward : West Thornton**
Location : 789 London Road **Type: LDC (Proposed) Use edged**
Thornton Heath
CR7 6AW
Proposal : CONVERSION OF EXISTING OFFICE INTO 2NO SELF CONTAINED FLATS
Date Decision: 06.09.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03687/FUL **Ward : West Thornton**
Location : 11 Mayfield Crescent **Type: Full planning permission**
Thornton Heath
CR7 6DH
Proposal : Demolition of existing garage and erection of new build dwelling.
Date Decision: 06.09.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03816/GPDO **Ward : West Thornton**
Location : 18 Limpsfield Avenue **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 6BE
Proposal : Erection of single storey rear extension projecting out 3.5 metres with a maximum height
of 3 metres
Date Decision: 02.09.21

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 13th September 2021

Level: Delegated Business Meeting

Ref. No. : 21/03863/FUL
Location : 11 Peall Road
Croydon
CR0 3EX

Ward : West Thornton
Type: Full planning permission

Proposal : Installation of three flues.

Date Decision: 08.09.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03864/ADV
Location : 11 Peall Road
Croydon
CR0 3EX

Ward : West Thornton
Type: Consent to display advertisements

Proposal : Two non-illuminated fascia signs

Date Decision: 07.09.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04439/AUT
Location : 12 Cedarville Gardens
London
SW16 3DA

Ward : Out Of Borough
Type: Consultation from Adjoining Authority

Proposal : Adjoining Borough Consultation from the London Borough Of Lambeth (reference 21/02825/FUL) for; Installation of a rear dormer roof extension together with the installation of 1 heritage style rooflight in the front roof slope and 1 heritage style rooflight in the side roof slope at 12 Cedarville Gardens, London, SW16 3DA.

Date Decision: 06.09.21

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting