

# 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, 18 November 2021** at **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL  
Chief Executive and Head of Paid Service  
London Borough of Croydon  
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Wednesday, 10 November 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/13753>

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](mailto: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.

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

The agenda papers for all Council meetings are available on the Council website [www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

If you require any assistance, please contact Jayde Watts 020 8726 6000 x52729 as detailed above.

## **AGENDA – PART A**

**1. Apologies for absence**

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

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

To approve the minutes of the meeting held on Thursday 4 November 2021 as an accurate record.

**3. Disclosure of Interest**

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider in advance of each meeting whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer in good time before the meeting.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPIs and ORIs at the meeting.

- Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.
- Where the matter relates to an ORI they may not vote on the matter unless granted a dispensation.
- Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation. Where a matter affects the NRI of a Member or co-opted Member, section 9 of Appendix B of the Code of Conduct sets out the test which must be applied by the Member to decide whether disclosure is required.

The Chair will invite Members to make their disclosure orally at the commencement of Agenda item 3, to be recorded in the minutes.

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

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

**5. Development presentations (Pages 11 - 12)**

To receive the following presentations on a proposed development:

**5.1 21/01997/PRE Citiscape, Drummond Road and Frith Road, Croydon, CR0 1TW (Pages 13 - 38)**

Demolition of existing buildings; redevelopment of the site to deliver approximately 130 new homes across two residential buildings, landscaping, car parking and associated works.

Ward: Fairfield

**6. Planning applications for decision (Pages 39 - 42)**

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

**6.1 21/03083/FUL - 16D Highfield Hill, Upper Norwood, SE19 3PS (Pages 43 - 66)**

Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.

Ward: Crystal Palace and Upper Norwood

Recommendation: Grant permission

**6.2 21/02846/FUL - 41 Fairdene Road, Coulsdon, CR5 1RD (Pages 67 - 98)**

Demolition of existing dwellinghouse and the construction of a three storey plus lower ground floor level building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Coulsdon Town

Recommendation: Grant permission

**6.3 21/01912/FUL - 25-27 Roke Road, Kenley, CR8 5DZ (Pages 99 - 118)**

Demolition of two existing detached bungalows and replacement with 6 x3 storey townhouses and one 1.5 storey detached house with 7 car parking spaces.

Ward: Kenley

Recommendation: Grant permission

**7. Items referred by Planning Sub-Committee**

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

**8. Other planning matters (Pages 119 - 120)**

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

**8.1 Weekly Planning Decisions (Pages 121 - 190)**

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 25 October 2021 and 5 November 2021.

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

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

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

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## Planning Committee

Meeting of Croydon's Planning Committee held on Thursday, 4 November 2021 at 6.06pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

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

### MINUTES

**Present:** Councillor Chris Clark (Chair);

Councillors Joy Prince, Humayun Kabir, Jamie Audsley, Ian Parker, Lynne Hale, Richard Chatterjee (In place of Scott Roche) and Ola Kolade (In place of Gareth Streeter)

**Also**

**Present:** Councillor Leila Ben-Hassel

**Apologies:** Councillor Clive Fraser

### PART A

#### 147/21 Minutes of Previous Meeting

**RESOLVED** that the minutes of the meetings held on Thursday 29 July 2021, Thursday 9 September 2021, Thursday 23 September 2021 and Thursday 21 October 2021 be signed as a correct record.

Councillor Lynne Hale, on behalf of the Sanderstead Residents, had raised comments relating to specific details not mentioned within the minutes. Following a review, the Chair clarified that the minutes for the Planning and Planning Sub-Committees were in line with the standard practice which addressed the decisions made at the meeting and not a verbatim record. There was an accompanied webcast that addressed Planning meetings in full.

Further, the Chair made note to the minutes of the meeting held on Thursday 29 July 2021 where there were comments raised by members of the public of incorrectly highlighting that the webcast of the meeting was available; it was confirmed that the content of the minutes had now reflected the comments raised where the webcast was not available.

The minutes of the meetings were agreed by Members of the Committee who were present at the dated meetings.

#### 148/21 Disclosure of Interest

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

149/21 **Urgent Business (if any)**

There was none.

150/21 **Development presentations**

There were none.

151/21 **Planning applications for decision**

152/21 **19/04117/FUL 18 Pollards Hill West, Norbury, SW16 4NS**

Demolition of the existing detached house and redevelopment to provide 9 x four bedroom detached houses with associated amenity space, vehicle parking, refuse and cycle storage.

Ward: Norbury and Pollards Hill

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

Mr Simon Erland spoke against the application.

Mr Tim Cooper, spoke on behalf of the applicant in support of the application.

Councillor Leila Ben-Hassel spoke on behalf of the referring Ward Member Councillor Shafi Khan against the application.

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

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

Councillor Jamie Audsley proposed a motion to **DEFER** the application on the grounds of further clarity being provided on subsidence and drainage, as well as members undertaking a site visit. Councillor Bernadette Khan and Humayun Kabir seconded the motion.

The motion to defer was taken to a vote and carried with all nine Members unanimously voting in favour.

The Committee **RESOLVED** to **DEFER** the application for the development at 18 Pollards Hill West, Norbury, SW16 4NS.



153/21 **21/00339/FUL 1 Kearton Close, Kenley, CR8 5EN**

Demolition of existing dwelling and erection of 9 x 3 bedroom dwellings of 2 storeys plus accommodation in the roof with associated access, 18 parking spaces, cycle and refuse storage.

Ward: Kenley

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

Ms Sandy Gill spoke against the application.

Mr James Dorey, spoke on behalf of the applicant in support of the application.

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

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Humayun Kabir. This was seconded by Councillor Chris Clark.

The motion to grant was taken to a vote with four Members voting in favour, four Members voting against and one Member abstaining their vote. The Chair used his casting vote to vote in favour of the application.

The Committee **RESOLVED** to **GRANT** the application for the development at 1 Kearton Close, Kenley, CR8 5EN.

154/21 **Items referred by Planning Sub-Committee**

There were none.

155/21 **Other planning matters**

156/21 **Weekly Planning Decision**

The report was received for information.

The meeting ended at 7:45pm

.....  
**Signed:**

**Date:** .....

## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

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

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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GENERAL NOTES

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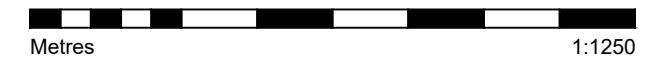
All dimensions are in millimetres unless noted otherwise

All levels are in metres above ordnance datum unless noted otherwise

This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants

If in doubt, ask

0 25 50 75 100m



— Site Boundary (TBC)



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P1 18.05.2021 First Issue (Pre-Application)

rev	date	description	drawn	audited

drawing status

**PRELIMINARY**

**Diespeker Wharf**  
 38 Graham Street  
 London N1 8JX  
 020 7336 7777  
 forename.surname@ptea.co.uk  
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**Pollard  
 Thomas  
 Edwards**

project	job no	drawn	audited	scale	date
Citiscap Croydon CR0 1TH	19-120	NB	NB	1:1250@A3	May'21
drawing title	drawing number	revision			
<b>Location Plan</b>	CIT-PTE-ZZ-00-DR-A-99000	P1			

P:119-120 PROJECT DELLICAD:2021-05-18 LOCATION PLAN:CIT-PTE-ZZ-00-DR-A-99000.DWG

Agenda Item 5.1

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**1. DETAILS OF THE DEVELOPMENT**

Ref: 21/01997/PRE  
Location: Citiscape, Drummond Road and Frith Road, Croydon, CR0 1TW  
Ward: Fairfield  
Description: Demolition of existing buildings; redevelopment of the site to deliver approximately 130 new homes across two residential buildings, landscaping, car parking and associated works.  
Applicant: Barratt London  
Agent: Quod  
Case Officer: Neil McClellan

**2. PROCEDURAL NOTE**

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

**3. EXECUTIVE SUMMARY**

- 3.1 The scheme has so far been developed through a number of pre-application meetings with officers. It was considered by the Place Review Panel (PRP) on 16<sup>th</sup> September 2021 and their views are covered in section 5.
- 3.2 Discussions so far have focused on the principle of the development, the scale/height/massing, the design approach, impact on the streetscape and the adjacent conservation area, impact on the skyline from longer range views, impacts on neighbouring buildings (in terms of light/outlook/privacy etc.),

transportation matters, and early discussion have begun on the provision of affordable housing.

3.3 Due to its height the proposed development is referable to the Greater London Authority (GLA). The applicants have scheduled pre-application discussions with officers of the GLA but they had not commenced at the time of writing this report.

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

#### 4. SITE BRIEFING

- The site has an area of approximately 0.2 ha and is currently occupied by Citiscape, a residential building varying in height from 4 to 12 storeys and comprising 95 flats with a large basement containing 72 car parking spaces.
- The existing building was built by Barratt between 2000 and 2003. All the apartments within the scheme were sold to individual occupiers between 2001 and 2003, whilst the site freehold was sold to an investor in 2003.
- Although having no legal interest in the site or legal duty in relation to the building, fire safety checks were carried out by Barratt in 2017. It was discovered that the existing cladding was potentially unsafe and Barratt voluntarily agreed to pay for its replacement.
- Works to remove the cladding identified structural concerns and, after review and further works, residents were moved out of the building in 2019, with Barratt funding temporary accommodation. The works required to make the concrete frame of the building safe were eventually found to be significant, and of a time-consuming and intrusive nature.
- In 2020 it was decided that the best outcome for residents would be for Barratt to offer to purchase their homes at full market value. Barratt would then remediate or redevelop the site.
- The site has been vacant since early 2019 and is currently covered in scaffolding and screening.

*Image 1: aerial photograph*





Images 2 and 3: birds eye views of the existing building



### Designations

- The site is located within the Croydon Opportunity Area (so policy DM38 applies) and within the 'Edge Area' for tall buildings (See *Images 4 and 5: Extracts from Croydon Local Plan 2018*).
- The site is adjacent to the Church Street Conservation Area, the boundary of which runs along the opposite side of Frith Road to the site (See *Image 6: Conservation Area Map*).
- The site sits within the Old Town Masterplan (2014) area, specifically components OT3 (Frith Road and Keeley Road) and OT12 (Drummond Road).

Images 4 and 5: Extracts from Croydon Local Plan 2018

■ Croydon Opportunity Area

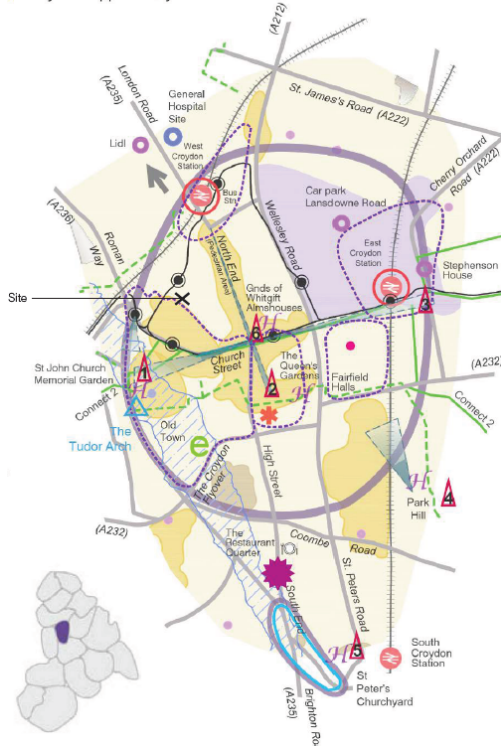


Figure 11.6: Plan of the Central and Edge areas for tall buildings (Policies DM38.3 and DM38.4)

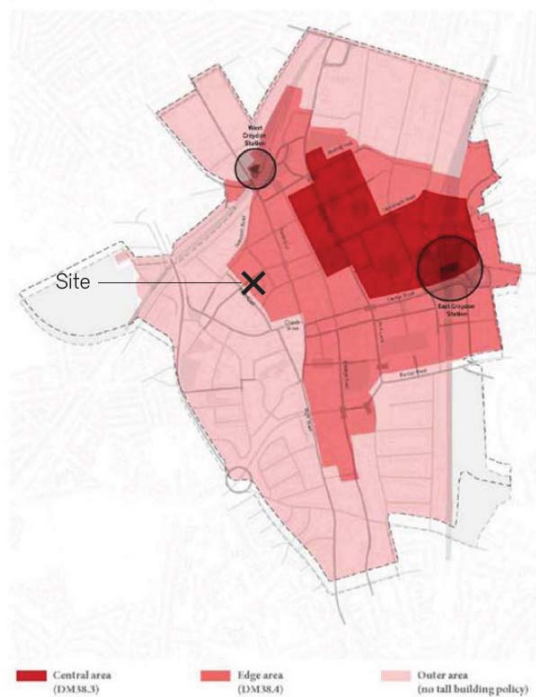
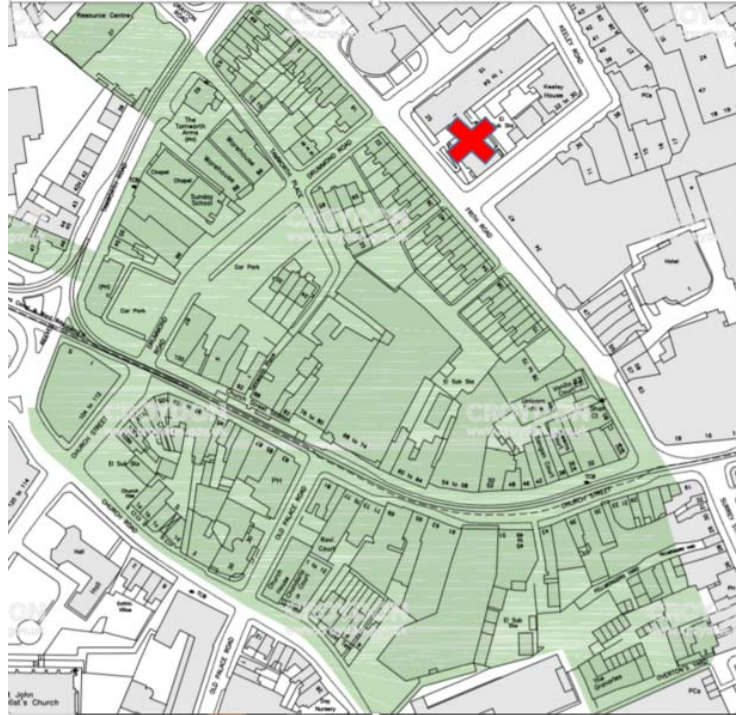


Image 6: Conservation Area Map



- The site has a Public Transport Accessibility Level (PTAL) of 6b, the highest level possible. There are a number of Tram stops within easy walking distance of the site. West Croydon Station is less than 400 metres from the site and East Croydon Station is also a relatively short walk away.
- All the roads around the site are within the Central Croydon Controlled Parking Zone.
- Archaeological Priority Area
- Surface water flood risk (Low/Medium)

Image 7: Surface water Flood Map (Gov.uk)



● High ● Medium ● Low ○ Very Low

## Surrounding Area

- The surrounding area contains a wide variety of building types and scale, with the rear part of the Centrale shopping centre and its car park surrounding the site to the north, east and south, with two storey terraced housing on the opposite side of Frith Road.
- Keeley House is a relatively modern three-storey development which backs on to the site and contains a children's nursery on the ground floor with flats above.
- There are some commercial uses located on the opposite side of Drummond Road and Keeley Road to the site.

## **Relevant Planning History**

- 4.1 01/02845/RE - Amendment to approved scheme (99/03007/P) reducing the number of parking spaces to 73, reducing the number of 2-bedroom flats by one and increasing the number of 1-bedroom flats by one. Granted 20.02.2002.
- 4.2 99/03007/P - Demolition of existing buildings; erection of building comprising 3 to 10 floors to accommodate 74 two bedroom, 17 one bedroom and 4 three bedroom flats; formation of vehicular accesses and provision of 76 parking spaces (Approval of reserved matters attached to planning permission 97/002630/P). Permission Granted 20.07.2000.
- 4.3 97/00263/P - Outline planning permission for the demolition of existing buildings and the erection of building comprising 3 to 10 floors to accommodate 74 two bedroom, 17 one bedroom and 4 three bedroom flats. Outline Permission Granted 09.04.1997.
- 4.4 10/03769/P - Alterations to elevations to include over cladding and increase in height of parapet; replacement of doors/windows to the south-west/south-east elevations. Permission Granted 10.01.2011.
- 4.5 18/05648/LE - Existing use of premises as Sui Generis car show room. Lawful Development Certificate granted on 16.01.2019.

## **Proposal**

- 4.6 The proposal has been amended during the course of on-going discussions. The current proposal is for the following:
  - Demolition of the existing building.
  - Erection of a 5-storey building along the site's Frith Road frontage.
  - Erection of an 18-storey building along the sites Drummond Road frontage.
  - Provision of 129 flats.
  - 8-9 basement car parking spaces (all blue badge spaces) accessed from the existing ramps location.
  - Communal outdoor amenity space within the courtyards and on rooftops.
  - Indoor communal space.
  - Cycle and refuse storage.

4.7 The current unit mix comprises:

<b>Occupancy</b>	<b>Units</b>	<b>% Mix</b>
1 bedroom	46	37%
2 bedroom	74	56%
3 bedroom	9	7%
Total units	129	100%

*Image 8: current visual, Frith Road to right, Drummond Road to left*



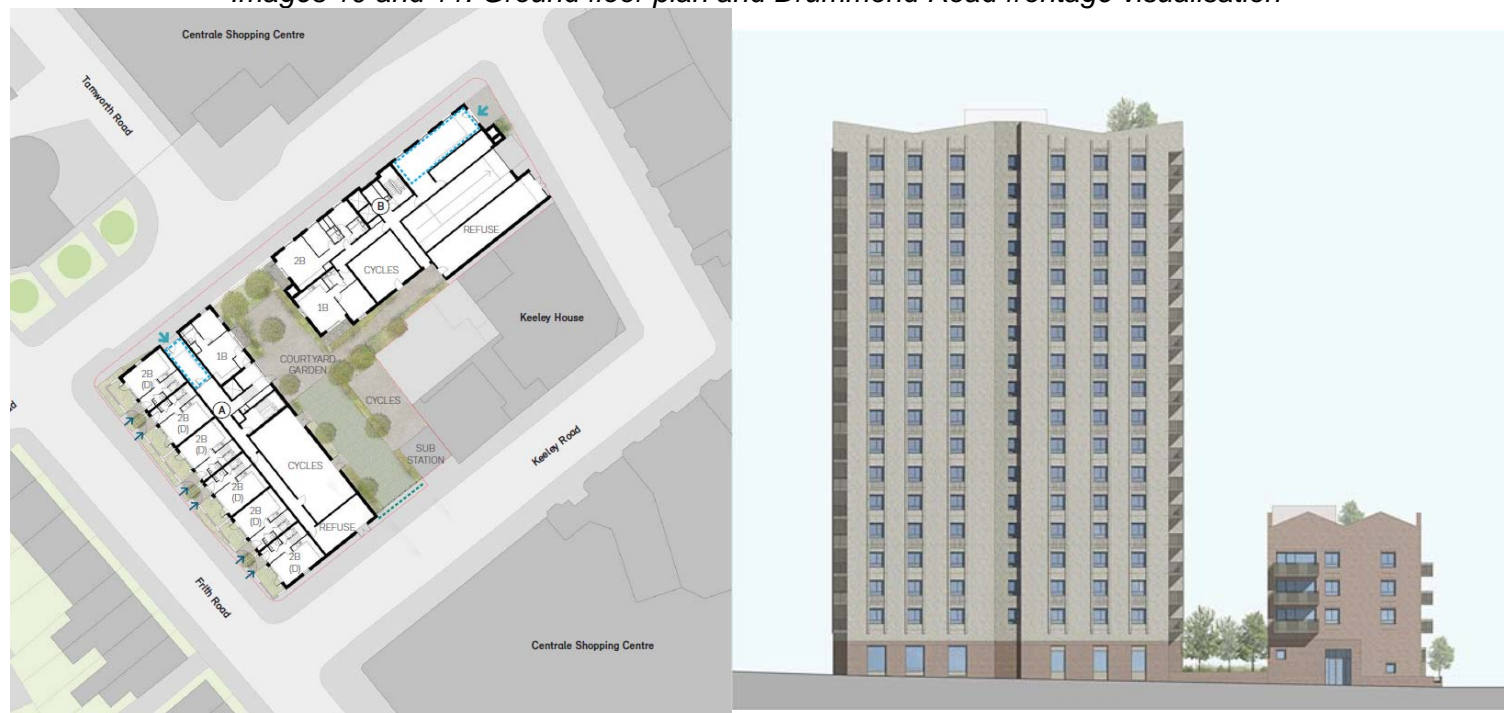
*Image 9: current visual, Drummond Road*



## 5. PLACE REVIEW PANEL FEEDBACK

- 5.1 An earlier iteration of the current designs were presented to the Council's Place Review Panel on 16 September 2021, see images and plans below.

*Images 10 and 11: Ground floor plan and Drummond Road frontage visualisation*



### Heritage

- 5.2 The Panel were broadly comfortable with the approach to Frith Road and its interface with the Church Street Conservation Area. The Panel recommended developing the street level visualizations in more detail noting it is not just long range views which are important, but also the pedestrian experience of an area. The detailing and quality of the scheme will be critical to enhance the setting of the Conservation Area. The Panel expressed some concern over the taller element in certain views. The most sensitive view is from the Grade I Listed Minster. The prominence of the tower as an ecclesiastical way marker must be retained. Whilst the proposed development appears in the background of views of the Church, the Panel noted there is an existing consent which is taller and in closer proximity. The Panel need to see more detailed information to confirm that the taller element is acceptable. This could include additional views of the scheme showing texture and grain.

### Massing

- 5.3 The Panel concluded that the approach to massing appears sensible and acceptable in general. The principle of a lower element addressing the Conservation Area, and a taller element which transitions into the town centre was accepted. The Panel suggested further consideration be given to the "Base" "Middle" and "Top" of the taller building and how this could improve its articulation and proportion. The Panel commented that the "Base" of the taller building appeared tentative and was not even a fully storey in parts and the proportions

need further work. The Panel agreed the principle of dividing the wider elevation of the tall building with a vertical 'gap', but they suggested this was not yet bold enough. The current shadow gap does not provide sufficient relief or depth, which may result in the facade appearing flat and dull. In terms of the roofscape, the Panel commented that this seemed to work successfully on the lower block, but further consideration is needed on the treatment of the "Top" of the taller block.

#### Site Layout

- 5.4 The Panel acknowledged that this is a difficult site with challenging adjacencies to both the Conservation Area and the large edifice of the shopping centre and car park. The Panel stressed that the open space is critical to the identity of the development and could be a big selling point for future occupiers if better laid out and with more specific spaces. They felt the location of the communal entrances to the blocks should be from the central courtyard which would activate the courtyard and encourage interaction between residents of different blocks. The Panel were concerned the current route to the amenity space would be circuitous and fear the courtyard would not be well used. The Panel accept the justification and rationale for the entrance on the Northern corner. However, they encouraged the applicant to see if there were other ways of creating visual connection through from the lobbies to the courtyard. The Panel strongly recommended introducing internal amenity space in place of the bike stores. This would bring a better outlook and use of the courtyard and be a benefit to the residents with children that only have small balconies. Cycle parking could then be relocated to the basement.

#### Landscape and Public Realm

- 5.5 The Panel commented that it was difficult to know what the intent for the landscaping of the internal courtyard was, which they could only judge on the architecture around it. This suggested the space would have blank frontages, indirect routes and may be overshadowed for large parts of the day. The applicant was encouraged to further develop this aspect. The Panel noted that lots of children will live in the development and there needs to be a robust play space strategy. The Panel agreed that gating the green space is the correct approach, given the condition of surrounding roads and that safety and good lighting needs to be designed in. The Panel suggested that the design team look closer at the ground floor experience as a pedestrian and how this can be improved. The applicant should also consider place making interventions at key junctions such as at Drummond/Frith Road. There are also opportunities to have more active frontages along Drummond Road as this is a key route up to the High Street. Generally, the applicant should look at the quantum of green infrastructure provided and should aim to maximise biodiversity net gain and environmental net gain.

#### Design

- 5.6 The Panel believe a dual aspect, gallery style arrangement for the southern block could work better than single aspect on to public streets. In further developing a "Base" "Middle" and "Top" strategy for the taller building, the applicant should consider how outlook changes as you move up the building. The lower level flats on Drummond Road would face directly onto the back of the shopping centre and car park, whereas upper level flats would likely have open views of the town

centre. The Panel believe the elevation treatments should change in response to the differing conditions and orientation. At present they are bland and non-descript. Detailed floor plans were not provided but the Panel stressed that all units and floor areas need to comply with the Mayoral Standards. Whilst it is positive that 13 disabled flats are provided, none of these are at ground floor level which should be reviewed.

#### Affordable Housing

- 5.7 The Panel are encouraged by comments about the distribution of affordable units throughout the scheme. However, they remain unconvinced at the overall strategy which only provides affordable housing for the uplift on existing units. They encouraged Council Officers to carefully consider this and emphasized that all new build schemes should comply with the standards on social housing mix.

#### Architectural Expression

- 5.8 The Panel were more convinced by the architectural expression and materiality of the lower block than the taller block which needs better articulation. The response to the Victorian terraces seems well considered but more can be done to develop a more up to date version of the architectural expression of tall buildings. The Panel questioned whether this same language should be applied to the taller element. The two blocks would be viewed and experienced in different positions; the base of the tower and the lower block are experienced at street level, whereas the upper levels of the tower are predominantly experienced from further afield, in long range views. The Panel suggested that the two blocks should complement each other, rather than trying to find commonality. The difference in expression between the two blocks could be celebrated more, perhaps with a unifying base. The Panel commented that the tall building elevation is austere and need to be imbued with more joy in terms of its fenestration proportion, materiality and detailing. The Panel also stressed that the corners of the development will be very important, and the end flanks of houses could be better animated through openings, detailing etc. The corner for example could have an active and more generous entrance space, where people could meet or sit, with a link or outlook onto the rear green active courtyard.
- 5.9 In general the Panel agreed that the proposal is a huge improvement on the existing building and did not raise any fundamental concerns with the proposal. They are broadly supportive of the proposal and think it is heading in the right direction in terms of its height/mass/density. There is clearly a lot of potential for the elevation treatment and the Panel encourage the applicant to think more about the users of the building and the sense of community, as this is what will make the development thrive.

## **6. SUMMARY OF MATTERS FOR CONSIDERATION**

- 6.2 The main matters for consideration in a future submission are as follows:
- Principle of Development
  - Design, Townscape and Heritage
  - Impact on Adjoining Occupiers Living Conditions
  - Mix and Quality of Accommodation Provided

- Highways
- Environment
- Other matters
- Mitigation

## **Principle of Development**

### **Residential Development**

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

## **Design, Townscape and Heritage**

### **General**

- 6.4 Croydon Local Plan 2018 states that a tall building is a building that is 6-storeys high (25 metres) or which is significantly taller than its surrounding buildings.
- 6.5 The development plan contains a plan-led approach to guiding the location of new tall buildings, which in the case of Croydon would be within the Opportunity Area Planning Framework (OAPF). The site lies within the defined Edge area of the OAPF. Policy DM38.4 of the Local Plan states that within the Edge Area of Croydon Opportunity Area tall buildings may be acceptable where it can be demonstrated that there will be limited negative impact on sensitive locations and that the form, height, design and treatment of a building are high quality.

### **Massing**

- 6.6 The principle of the lower 5-storey element addressing the Conservation Area, and the taller 18-storey element adjacent to the Centrale Centre is considered acceptable, subject to the requirements of Policy DM38.4.
- 6.7 Whilst the building would be visible from a number of viewpoints officers are comforted that its massing is appearing acceptable in townscape terms. This has been reviewed within VuCity from a number of vantage points.

### **Active frontage**

- 6.8 The reduction in the size of the existing basement allows for the removal of the plinth that current stretches along the Frith Road frontage. This allows for the ground floor of the proposed lower block to address the street directly making for a much improved townscape along Frith Road. This aligns with intentions of the Old Town Masterplan in this location.



*Images 11 and 12: Existing and proposed relationship to Frith Road*



6.9 Similarly the reduction in the size of the basement removes the existing basement plinth and ventilation ducts from along the Drummond Road frontage replacing a blank and unattractive wall at street level with an active frontage and allowing the pavement on this side of Drummond Road to be widened. This also aligns with intentions of the Old Town Masterplan in this location.

*Images 13 and 14: Existing and proposed relationship to Drummond Road*



### Layout

6.10 The layout of the building allows for ground and first floor duplex units to have front doors directly on to Frith Road creating a far more positive and legible relationship with the street than the existing building. Placing the main communal entrance for the taller block on the corner of Drummond Road and Keeley Road activates this corner which on the existing building is blank and uninviting. In response to suggestions from PRP a more generous entrance lobby has been introduced and communal internal amenity/meeting space has been introduced at ground floor. This allows for a much greater level of activation along Drummond Road.

*Images 14 and 15: Existing and proposed Drummond Road/Keeley Road corner*



6.11 Following the PRP's advice the applicants have replaced the main cycle storage with a repositioned communal entrance and lobby to the lower block, which better activates the elevation facing Keeley Road and creates a more positive and active relationship between this block and the internal courtyard.

*Images 16 and 17: GF Plan and visualisation of revised Keeley Road entrance*



6.12 Typical floor plans have been provided for the upper floors of the two blocks. In both blocks the number of flats accessed per floor from each core is six. This welcomed and is conformably below the maximum of eight units per floor generally considered acceptable.

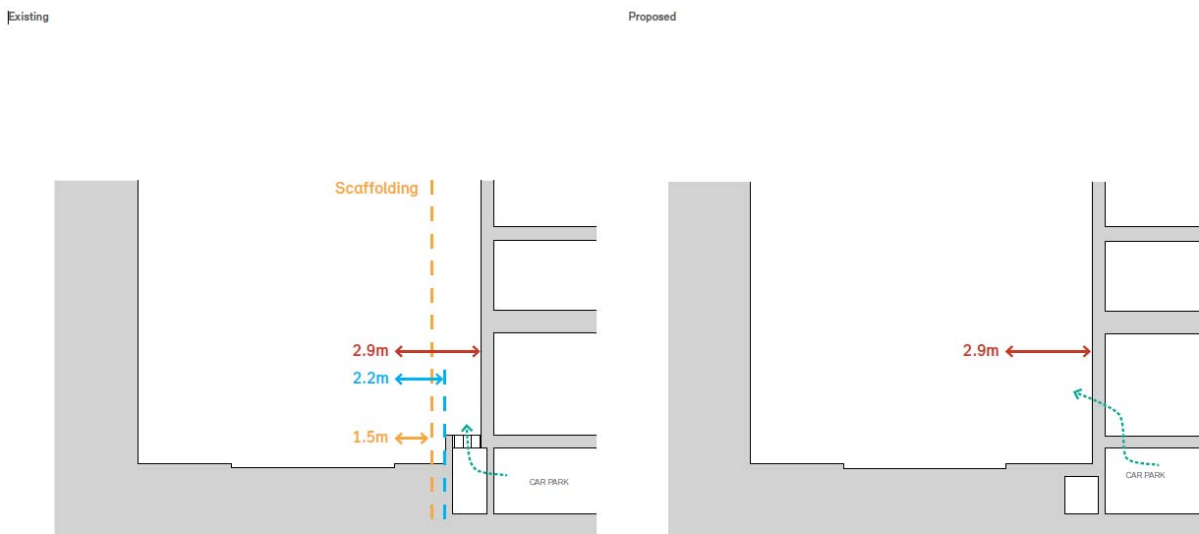
*Image 18 typical upper floor plan*



### Landscaping and Public Realm

6.13 The massing and layout of the proposal allows for greater activation of the development's various ground floor frontages creating a much better relationship with the street and improving the public realm around the site. This is welcomed, particularly so along Drummond Road which currently suffers from blank and inactive frontages along both sides of the street and which is one of the main pedestrian routes into the Town Centre. The removal of the existing basement plinth and ventilation ducts (discussed above) also allows for the pavement along this side of Drummond Road to be widened creating a more generous and, with the other improvements discussed above, attractive public realm. This is fully supported by the Old Town Masterplan which seeks enhancement to public realm, active frontages and greening to Drummond Road.

*Image 19: Pavement widening along Drummond Road, existing (l), proposed (r)*



6.14 Communal amenity space will be provided in the ground floor courtyard and in roof top gardens on both blocks. Initial indicative studies of how these spaces might be laid out are encouraging and shown below.

*Images 20 and 21: Indicative plan (l) and visualisation of the courtyard (r).*



*Image 22: Sketch proposal for the roof gardens.*



6.15 The scheme has been designed to allow for the planting of street trees which officers will be expecting the applicant to contribute to delivery.

*Image 23: Frith Road frontage showing street trees*



#### Architectural Expression

6.16 Both blocks are almost entirely brick structures. The architectural expression and materiality of the lower block is considered to work well. The PRP's suggestion that greater articulation and animation of the lower block's flank elevations through openings and detailing was required has been addressed. This has been achieved with the flank facing Keeley Road now containing the communal entrance to the lower block on this elevation. Officers still consider the flank elevation facing Drummond Road is less successful; whilst the upper floors have been better articulated through additional openings and balconies, the ground floor still requires greater articulation, shown below. It is important, however that this is considered in the context of improvements compared to existing and the

applicant retaining more of the basement to facilitate the cycle parking (responding to PRPs concerns), which causes this challenging aspect.

*Image 24: Flank elevation of the lower block facing Drummond Road*



6.17 Following the PRP's comments the taller block has been amended. More articulation and animation along the ground floor elevation also helps to create the sense of the building having a base. The shadow gap running vertically up the building has been made more substantial, further articulating this elevation and helping to break up its mass. However Officers are still not convinced that the base is substantial enough or that it addresses the PRP's view that the taller building should have a sense of a top, middle and bottom. Variations in detailing and materiality between the base mid-section and top of the building should be further explored. Notwithstanding these concerns the proposed taller building as currently presented has many positives compared to the existing building, a wider and more generous public realm along Drummond Road and active and animated ground floor frontages which are welcomed.

*Image 25: Base of the taller building.*



- 6.18 A public art strategy will need to be formed as part of any submission and the earlier that this is considered the more successful it will be.

#### Heritage

- 6.19 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance. Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets.
- 6.20 The existing building is generally considered by officers to be of poor quality. Its design, architectural form and materiality do not relate well with the conservation area opposite. The scheme has the potential to improve its relationship with Frith Road and the setting of the adjacent conservation area. The applicant's design team have carried out some initial visual impact assessment work on the impact on other heritage assets in Croydon Town Centre including the Grade 1 listed Minster and no concerns have been raised at this stage. The proposal would be seen from Surrey Street looking out of the Central Croydon CA but there is nothing to suggest at this stage that there would be any harm derived from this.

#### **Impact on Adjoining Occupiers Living Conditions**

- 6.21 Separation distances to residential properties on the opposite side of Frith Road are sufficient to avoid unacceptable levels of overlooking/loss of privacy and in any case are not materially different from the current situation. There are a number of windows to kitchens and bedrooms in the flats above Keeley House that face towards the proposed 18 storey block. These windows will be approximately 13.5 metres from directly facing windows and balconies in the proposed taller block. The existing 12 storey building and its balconies are approximately 14.5 metres from the same windows. Whilst the Council's Suburban Design Guide is not strictly relevant as this is an urban town centre location, it suggests that the minimum separation distance between directly facing habitable room windows in new and existing development should be 18 metres. However, this needs to be applied flexibly, particularly in a dense urban OAPF location with an existing relationship already less than the 18m. While the proposed building is 6 storeys taller than the one it will be replacing, it will not be introducing any new or more intrusive forms of overlooking than currently exists. Officers conclude that any impacts on privacy will be no more materially harmful than the current situation and is therefore likely to be acceptable, subject to consideration of any representation come application stage.
- 6.22 In terms of daylight/sunlight, information submitted to officers suggests that there will be some impact upon the surrounding context, in terms of daylight, but where transgressions occur they are in-line with those typically achieved in urban areas.

- 6.23 In terms of the proposals impact on houses in Frith Road (Nos. 22-36) changes to those property's visible sky component (VSC) are considered generally minor (between 20-30% reduction) with all windows with the exception of four retaining in excess of 15% VSC. These four remaining windows are smaller side windows in the houses front bays and partially obstructed by the protruding bay windows of their neighbours and given that the bay windows benefit from two additional window panes, the bay windows overall will retain in excess of 15% VSC.
- 6.24 In terms of the no-sky line (NSL) assessment (see appendix 1), 22 and 36 Frith Road remain compliant. The remaining properties will experience a mixture of minor, moderate and major change. The applicant states that the major changes are isolated to bedrooms, rather than living rooms, where the expectation for natural daylight is considered to be lower. This must be confirmed prior to submission of a planning application.
- 6.25 With respect to sunlight only 24 and 26 Frith Road experience a minor change to one window each. These windows are oriented at 84 and 82 degrees from due south and as a result they will only have an oblique access to sunlight and it would be difficult for these windows to meet the target values.
- 6.26 In respect of Keeley House a number of the windows affected already receive low levels of daylight with a VSC between 2-11%. Given the low level of existing daylight these windows receive, even the predicted modest reduction in absolute terms of 1-4% (with one exception at 8.1%) represents a disproportionately high percentage reduction of up to 58% in some cases on current daylight levels. Whilst in absolute terms this is still at a level considered too small to be noticeable, it does represent a major reduction compared to current levels to some habitable room windows in Keeley House. In terms of sunlight loss to windows within Keeley House, with the exception of two rooms that would see major reductions, the other windows and rooms would comply with guidance.
- 6.27 Based on the information to date the proposed development is expected to have an impact on the amenities of neighbouring residential properties that could be supported, subject to the positive aspects of the scheme to be brought forward, such as the level of affordable housing and any representation received at application stage.

### **Mix and Quality of Accommodation Provided**

- 6.28 The current proposal is to provide 129 homes. The six ground floor units of the lower block are duplexes with their own front doors on to Frith Road. All other flats are at first floor and above and are single level. The upper floor flats in each block are access via a single core with no more than six flats per core. The floor plans form part of a design pack and are not scalable (not unusual at this stage) so limited assessment can be made on the quality of the proposed units or the developments compliance with accessibility standards.
- 6.29 Croydon Local Plan 2018 (adopted February 2018) policy SP2.7 sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.

Policy DM1.1 allows for setting preferred mixes on individual sites via table 4.1. While the provision of 20% 3-bedroom or larger units is the policy target for sites with a PTAL of 4 or higher within in a 'Central' setting, Table 4.1 only requires a minimum of 5% for sites in the defined Retail Core area of the Croydon Opportunity Area. The site does lie within the defined retail core and therefore the proposal meets the 5% minimum Local Plan target for 3-bedroom or larger units for the sites location.

- 6.30 It has been made clear that minimum floor areas (London Plan and National Standards) must be complied with and the private amenity space must meet the minimum required size relevant to the unit.
- 6.31 Dual aspect units should be maximised and single aspect units should only be provided where they are considered a more appropriate design solution to meet the site optimisation requirements of London Plan Policy D3. The current proposal would provide 67% dual aspect units and 33% single aspect. The proportion of single aspect units may seem relatively high, but in the context of a dense scheme delivering mainly one and two bed units in line with the requirements of Table 4.1, and given the shape of the site which results in a relatively shallow depth of building with limited opportunity for set-backs, it is not unusual for the proportion of single aspect units to be higher than would be considered desirable. In this particular case none of the single aspect units are north facing and the applicant has worked hard by breaking the scheme into two blocks to seek to maximise dual aspect homes. The applicant will need to demonstrate that these units will have adequate passive ventilation, daylight and privacy, and avoid overheating. Overall, subject to the above, the proposed mix and layout of units is considered an appropriate design solution in meeting the site optimisation requirements of Policy D3 of the London Plan. It is also worth commenting that the existing building provides 55% of single aspect units, so would be a significant uplift.
- 6.32 Regardless of the final layout, daylight adequacy analysis must be submitted to illustrate that all habitable rooms within the development proposals will achieve the minimum target ADF values set by BRE Guidance.
- 6.33 Preliminary landscaping plans have been provided demonstrating that communal amenity space and playspace would be provided within the courtyard and on the roofs of both decks. Further detail is required and the final layout and quantum of external amenity space is yet to be confirmed, but an initial assessment indicates that if all these spaces are utilised to their full potential then the playspace standards set out in the Local Plan should be met.
- 6.34 The main communal entrances to the proposed blocks are well situated and clearly visible from the street. The number of entrances and communal courtyard space provides a good level of activity.
- 6.35 The applicant is aware that housing should cater for residents' changing needs over their lifetime and that 10% of units would need to be wheelchair accessible and 90% adaptable. It is noted that two lifts are included in the taller 18-storey block and one in the lower block. The applicant should note D5 of the London



Plan in relation to the need for a fire evacuation lift per core, and a fire statement will be required as part of any formal submission (D12 of the London Plan). A meeting has been provisionally reserved for a discussion on fire safety with Croydon's Building Control team to ensure this is resolved prior to submission.

- 6.36 The impact of noise and air quality on residential amenity will need to be considered, especially as the surrounding roads make up a busy part of the road network. The applicant will need to demonstrate how internal areas and balconies achieve an acceptable standard, accordingly noise and air quality assessments are expected with any future application.

#### Affordable Housing

- 6.37 The applicant has indicated that given the cladding and structural issues identified in section 4 above, the affordable housing offer should be based on uplift only. Therefore given 129 units are currently proposed with 95 existing units on site, this would mean delivery of 35% of the 34 units as affordable housing. For this to be Local Plan compliant, vacant building credit (VBC) (Policy DM3.1) could be utilised which allows for affordable housing to only apply to the net increase in floor space.
- 6.38 The applicants are still to submit their final affordable housing offer and to date no viability report has been submitted to interrogate inputs. A meeting is set up with the GLA to understand their position on the potential for applying flexibility.
- 6.39 Whatever the outcome the scheme will need to be viability tested (on the basis it will not meet 35% fast-track on site or potentially utilise VBC). Whilst officers acknowledge the special circumstances of this scheme, our current position is that the offer needs to be policy compliant, so a minimum of 30% with the correct tenure split, or by utilising VBC and being on uplift only.

#### Highways

- 6.40 The roads around the site (i.e. Drummond Road, Frith Road and Keeley Road) operate as a one-way road that loops around the site in a clockwise direction. All the roads around the site are within the Central Croydon Controlled Parking Zone.
- 6.41 The site is situated in an area with an excellent public transport accessibility level of 6b. The Centrale Shopping Centre is adjacent to the site along with its multi-storey car park, a 24-hour public car park with 397 spaces. There are a number of Tram stops within easy walking distance of the site. West Croydon Station is less than 400 metres from the site and East Croydon Station is within walking distance.

#### Trip generation

- 6.42 No trip generation data for the proposed scheme has been submitted to date, however as the number of car parking spaces within the site will be reduced from 72 to 8 or 9 spaces the scheme is expected to produce a high percentage of bus, rail and walking trips and as such a sustainable travel contribution would be

required. TfL would also provide further input into these matters, and are likely to also ask for a contribution.

#### Residential Parking

- 6.43 Given the sites highly accessible location and proximity to a major town centre the scheme would be expected to provide only blue badge parking within the site in line with London Plan and Local Plan policy. The applicants have complied with this requirement and only blue-badge parking are currently provided within the development. On the basis the site is within a CPZ, and the development is proposed to be car-free, the developer is happy to enter into a legal agreement that future residents will be prohibited from applying for on-street parking permits, thereby controlling parking availability and parking stress within the CPZ.

#### Car Clubs

- 6.44 Car club cars provide a convenient alternative to using a privately-owned vehicle. Zip Car operates in the Croydon area. There are six zip cars located within 900m (i.e. within 12 minutes' walk) of the site. A contribution will be required for the expansion of car club provision within the area.

#### Cycle parking

- 6.45 Based on the current number and mix of units proposed, the London Plan minimum cycle parking standards for the are as follows:

- 175 long-stay spaces for residents.
- 5 short-stay spaces for visitors.

- 6.46 A number of built in cycle storage spaces have been shown in the basement and at surface level. At this stage the storage capacity is not known, but the applicants have been made aware of the above requirements and have indicated their intention to meet them.

#### Access/Servicing

- 6.47 Access to the basement will remain in its existing location from Keeley Road. As per the existing arrangements for the current development, delivery and servicing vehicles will continue to serve the proposed development from the surrounding streets. It is not anticipated that there will be a significant increase in delivery and servicing trips associated with the uplift of 35 additional dwellings, with demand generally consolidated within the same vehicles that would otherwise service the 95 units in the existing development.

#### Mitigation

- 6.48 Contributions (starting point being £1,500 per unit) towards improvements in sustainable transport will be required, along with restriction of access to parking permits in the Central Croydon CPZ, car club provision / membership. Highway agreements will be required for all changes to the public highway and the adoption of widened footways. TfL may have further requirements and financial obligation requests.

#### **Environment**

### Building performance

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

### Flooding

- 6.52 The site is located within Flood Zone 1. Some parts of the site are identified as being at low risk of surface water flooding resulting from heavy rainfall and surface water runoff. In accordance with Policy DM25.1 and Table 8.1 of Croydon's Local Plan all development on sites at risk from other sources of flooding are required to run a sequential test.
- 6.53 All Major developments in Flood Zone 1 are required to provide a site specific Flood Risk Assessments proportionate with the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan.
- 6.54 Subject to satisfying the above requirements and priority given to the provision of Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate, the principle of residential development would be acceptable.
- 6.55 The applicants have been advised to undertake separate pre-application consultation with the Lead Local Flood Authority (LLFA).

### Air

- 6.56 The whole of Croydon Borough has been designated as an Air Quality Management Area (AQMA). As indicated above an air quality report will need to be submitted with any application. This must include how the ground floor residential units, amenity decks and balconies fronting the adjoining roads are suitable from an air quality perspective. Should the development increase air pollution or be located in an area subject to breaches then mitigation will be required.

### Microclimate

- 6.57 A wind mitigation report has been submitted that demonstrates that the impact of wind on the scheme and the streets around it would be acceptable with appropriate mitigation. The study identifies potentially stronger than desired winds on the pavement on the corner of Keeley and Drummond Roads and potentially on some of the corner balconies within the scheme and on any rooftop amenity spaces. However wind levels would not be severe and can be satisfactorily mitigated through measures that can be introduced into the scheme. These must be designed in pre-submission and not left as a retrofitted afterthought.

### Trees

- 6.58 There are no significant trees within the site and only limited areas of planting. There is one small and very young birch tree located on the sites Frith Road frontage within one of the limited planting areas. There are currently no street trees on any of the sites frontages. The current proposal affords the opportunity to significantly increase the existing sites landscaping and the opportunity to introduce new street trees along the sites frontages. The applicant has indicated their willingness to do so and initial landscaping proposals look positive but further detail is required.
- 6.59 It is understood why an 'Urban Greening Score' has not been produced at this stage, but evidence will be required showing how a future scheme meets the Urban Greening Factor minimum target to 0.4.
- 6.60 There are no street trees immediately adjacent to the site. The addition of new street trees to improve greening and biodiversity would be encouraged.. Dialogue with the TfL (as they are situated on a red route) would be required in relation to this matter.

### Other Matters

- 6.61 Both the NPPF and London Plan Policy seeks to create safe, secure and appropriately accessible environments where crime, disorder and fear of crime do not undermine the quality of environment. Any future application should be mindful of Secured by Design principles and improve natural surveillance / lighting of the area.
- 6.62 In line with Policy DM16 of the Croydon Local Plan (2018) a health impact assessment will need to be submitted with the planning application.

### Mitigation

- 6.63 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the Heads of Terms, but it is anticipated that these would include the following (this is not an exhaustive list):
- Affordable Housing (on-site)
  - Affordable housing review mechanisms (early and late stage)

- Employment and training (contributions and obligations)
- Air Quality contribution
- Zero carbon offset (if required)
- Future connect to District Heating Network
- Car parking permit restrictions
- Car club provision and membership (3 years free)
- Transport for London contributions
- Sustainable transport contributions (to include cycling enhancements)
- Travel Plan
- Public realm delivery and maintenance
- Street tree provision and maintenance
- Highway works
- Wind mitigation
- Television signal mitigation scheme
- Retention of scheme architects
- Relevant monitoring fees

## **7 SPECIFIC FEEDBACK REQUESTED**

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

1. The acceptability of redevelopment to provide an increased number of dwellings on the site.
2. The amount and distribution of scale/bulk/height across the site, particular in the context of adjoining heritage assets.
3. The design approach and elevational detail including materiality.
4. Any potential impacts on neighbouring residential amenities in terms of light, outlook and privacy.
5. The mix and standard of the accommodation provided.
6. The affordable housing provision, potential use of VBC and whether any weight should be given to these particular circumstances.
7. The importance of urban greening and biodiversity.

## **8 PROCEDURAL MATTERS**

8.1 The applicant has submitted a pre-application to the GLA for an opinion on the proposals. Meetings with the GLA are yet to take place, but LBS officers will be in attendance.

## **AP1: BRE Guidance Terms**

### Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as “the VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “daylight distribution” test.

### Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

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

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

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

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



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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 21/03083/FUL.  
 Location: 16D Highfield Hill, Upper Norwood, SE19 3PS.  
 Ward: Crystal Palace and Upper Norwood.  
 Description: Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.  
 Drawing Nos: 16DHH - 03/11/21 - 1 (revision level access to all houses) ; 531.25.PL.01 ; 531.50.PL.01 Rev A ; 531.50.PL.02 ; 531.50.PL.03 ; 531.50.PL.04 Rev A ; 531.50.PL.05 Rev A ; 531.50.PL.06 ; 531.50.PL.07 ; 531.50.PL.08 Rev A ; 531.50.PL.09 ; 531.50.PL.10 ; 531.100.PL.01 ; 531.100.PL.02 Rev D ; 531.100.PL.03 ; 531.200.PL.01 ; 531.500.PL.01.  
 Applicant: Montague (London) Ltd.  
 Case Officer: D Gibson.

**Residential Accommodation**

	3 bedroom	Total
Existing	1	1
Proposed Market Housing	6	6
Total Proposed	6	6

**Car Parking and Cycle Storage Provision**

Car Parking Spaces	6 (including 1 disabled space)
Cycle Spaces	12

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

**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:
- Sustainable transport contribution of £6,000
  - Monitoring fees as appropriate.
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives :-

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

#### Pre-Commencement Conditions

3. Submission of environmental and historical site review for contaminated land for approval prior to commencement of demolition/construction works and any remedial works to be undertaken as necessary.
4. Submission of detailed Construction Logistics Plan for approval prior to commencement of demolition/construction works.
5. Implementation of (prior to demolition and construction works) and adherence to actionable measures of arboricultural report and specified tree protection measures set out in submitted arboricultural report.
6. Submission of details for approval of the tree stem and buttress roots of tree T10 (as identified in the arboricultural report) be protected with fixed hoarding as additional protection as appropriate.

#### Pre-Commencement Conditions Except for Demolition and Below Slab Level Works.

7. Full details of external facing materials.
8. Full details of soft and hard landscaping, including green roof details and new tree planting details and biodiversity enhancements, and boundary treatment to be submitted for approval and retained as appropriate thereafter.
9. Finished Floor Levels.
10. Submission of SUDs scheme for approval.
11. Full details of design of the level access route from the car park.

#### Pre-Occupation Conditions

12. Following details to be submitted to Council for approval and prior to first occupation of dwellings : security lighting (siting/manufacturer) ; full details electric charging point/s for car parking ; cycle storage appearance ; details of 2 visitor cycle stands (siting/appearance). Once approved, items listed to be implemented and retained as such.
13. Refuse storage management plan. Once approved, refuse storage management plan to be implemented and retained as such.
14. Following to be provided as specified in application prior to first occupation of new dwellings : refuse storage areas.
15. Development to meet energy efficiency/carbon reduction targets as appropriate.
16. Submission of a full Delivery and Servicing plan.

#### Compliance Conditions

17. Implementation / adherence as appropriate to actionable measures of ecological report.
18. Development to meet 105 litre per person/day water use target.
19. No windows/openings to be provided to southern end and northern end flank elevations (including roof-top pods) of the end houses of the terrace.
20. Flat roof areas not to be used as balconies, terraces, etc.
21. Withdrawal of householder permitted development rights.
22. All dwellings to meet accessibility standards as appropriate.

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

2.3 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement to secure the sustainable transport contribution of £6000 has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

#### Informatives

1. Granted subject to a Legal Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
5. Compliance with Building/Fire Regulations
6. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.1 The proposal is an application for full planning permission:

3.2 The proposal includes the following:

- Demolition of the existing house garage, and outbuildings on site.
- Erection of a terrace of 6 two storey houses with third storey (second floor) set in roof pods. These are 3 bedroom / 5 person houses.
- Provision of 6 off-street parking spaces (includes 1 disabled space).
- Provision of associated covered cycle storage for residents and covered refuse storage for residents.
- Provision of associated tree planting and soft and hard landscaping.

3.3 Amended plans were submitted during the course of the application to modify the access route to the all the houses to provide a level threshold access to them to comply with M4(2) accessibility requirements.

#### **Site and Surroundings**

3.4 The site comprises a detached two storey three bedroom house and a detached single storey double-garage. There are also a couple of derelict shed buildings within the grounds which are further to the south of the garage. There is a private vehicle access road directly in front of the house. A public footpath (linking Highfield Hill to College Green) runs parallel with the private access road, but is separated from it by fences and a line of trees. The land slopes up towards the north-east and east. There are a number of trees on and around the perimeter to the site. Two trees to the south-west of the site are subject of Tree Preservation Orders (TPOs) – listed as '(37, 1988 & 25,1990) & (37, 1988 & 12,2017) at 16 Highfield Hill (Drive adj. to 16 leading to Homelands Old Persons Home)'.

3.5 The site is bounded to the north by the grounds of a detached dwellinghouse at 16E Highfield Hill.

- 3.6 The site is bounded to the south by a site which has recently been re-developed under planning permission 17/05867/FUL (Land rear of 16 Highfield Hill). It comprises 16a Highfield Hill, a two storey four bedroom house with an additional storey in the roofspace, and Podina House, a two storey block of four flats with an additional storey in the roofspace. The new development has a traditional form but a contemporary appearance. The new block of flats (Podina House) is located adjacent to the northern boundary of that site and new detached house is located adjacent to the southern boundary of that site. The site has a newly surfaced vehicle access and a car park area which is laid out with five parking spaces.
- 3.7 The site is bounded to the east/south-east (rear) by the rear gardens of two storey terraced houses at Hamlyn Gardens. These properties are set on a considerably higher ground level than the application site.
- 3.8 Directly opposite the site to the west is the flank and grounds of an end of terrace house at 54 College Green. This property is adjacent to the western boundary of the public footpath.

Transport and Accessibility

- 3.9 Transport for London Ptal Rating is 1b (poor).
- 3.10 There are nearby bus routes on Harold Road and Church Road.
- 3.11 The site is within 700 metres of the Crystal Palace (Triangle) District Centre.

Figure 1 - Site Location





## **Relevant Planning History**

### Application Site

- 3.12 21/00544/FUL - Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.  
Withdrawn 08/04/21.
- 3.13 20/04045/PRE – Pre-application enquiry for Re-development of site for 6 dwellings.

### Adjacent Site to South – Land Rear of 16 Highfield Hill

- 3.14 17/05867/FUL - Construction of 1 x 4 bedroom detached house and 4 x 2 bedroom flats, including associated car parking and landscaping.  
Granted Planning Permission 08/03/2018 (implemented and occupied).

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

- The principle of a residential development is acceptable given the national and local need for housing and the existing residential status of the land.
- The proposal is for all 6 houses to be three-bedroom family unit dwellings.
- The design and appearance of the development is appropriate. Whilst it is acknowledged that the development would be contemporary re-interpretation scheme, the form, height and massing of the building would take character references from the existing fabric of the site and from recent adjacent new residential development. Its overall form, massing and height be in context with the overall size of the site.
- The living conditions of adjacent occupiers would be protected from undue harm due to the layout and design of the building and subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The amount of off-street parking would be acceptable. The site is also within a short walk of local bus routes and is a short walk to local shops and services in the Crystal Palace (Triangle) District Centre.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning conditions.

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by way of 25 letters of notification to neighbouring properties in the vicinity of the application site and erection of a site notice.

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

No of individual responses: 13    Objecting: 13    Supporting: 0

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

**Summary of Objection Comments**

Objection	Officer Comment
<b>Housing</b>	
1. Loss of family housing. 2. Lack of affordable housing. 3. Overdevelopment.	See paragraphs 8.2 to 8.8 below.
<b>Townscape</b>	
4. Out of character. 5. Use of reclaimed brick should be secured by condition. 6. Gravel is a poor surfacing.	See paragraphs 8.9 to 8.16 below.
<b>Amenity of Adjacent Residents</b>	
7. Loss of outlook 8. Loss of privacy 9. Loss of light 10. Inaccuracies in submission with regard to ground levels of Hamlyn Gardens. 11. Impact on utilities. 12. Light pollution – details of lights should be secured by condition.	See paragraphs 8.22 to 8.31 below.
13. Increased noise during construction works.	See paragraph 8.30 below.
<b>Transport and Highways</b>	
14. Increased traffic 15. Increased parking 16. Highway safety. 17. Inadequate access. 18. Impact of construction traffic. 19. Impact on access fence. 20. Inadequate visitor cycle storage.	See paragraphs 8.32 to 8.39 below
<b>Trees and biodiversity</b>	
21. Impact on trees. 22. Trees removed prior to submission of application.	See paragraphs 8.44 to 8.46 below.

23. Landscaping should be secured by condition. 24. Trees should be planted along boundaries.	
<b>Other Matters</b>	
25. Request additional drainage for 16e Highfield Hill.	See paragraph 8.41 below.
26. Refuse storage	See paragraph 8.40 below.
27. Not sustainable development.	See paragraphs 8.42 and 8.43 below.
28. Request full structural survey of 16e Highfield Hill.	This is a civil matter and not a material planning consideration.

6.4 Councillor Stephen Mann has objected to the application and referred this application to Planning Committee on the following planning related grounds:

- Overdevelopment.
- Environmental grounds.

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

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

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

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

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

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

7.4 The small sites housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall (small sites) sites each year.

- 7.5 It is important to note that in the London Plan 2021, the overall housing target per annum of 2,079 new homes (2019 – 2029) as compared with 1,645 in the Croydon Local Plan 2018. Therefore, Croydon is required to deliver more new homes than our current Croydon Local Plan 2018.
- 7.6 For clarity, London Plan 2021, the Croydon Local Plan 2018, and South London Waste Plan 2012 are the primary consideration development plans when determining planning applications.
- 7.7 Policy H1 of the London Plan 2021 recognises the pressing need for more homes in London and Policy H10 promotes a varied housing mix to provide different sizes and types of dwellings in the highest quality environments. The impact of the London Plan 2021 is set out in paragraph 7.2 to 7.4 above.
- 7.8 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in 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:
- Achieving sustainable development;
  - Making effective use of land;
  - Delivering a sufficient supply of homes;
  - Promoting healthy and safe communities;
  - Promoting sustainable transport.
- 7.9 The main policy considerations raised by the application that the Committee are required to consider are:
- 7.10 London Plan 2021
- GG1 Building Strong and Inclusive Communities
  - GG2 Making the Best Use of Land
  - GG3 Creating a Healthy City
  - GG4 Delivering the Home London Needs
  - GG6 Increasing Efficiency and Resilience
  - D1 London's Form Character and Capacity for Growth
  - D2 Infrastructure 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
  - D11 Safety, Security, and Resilience to Emergency
  - D12 Fire Safety
  - D14 Noise
  - H1 Increasing Housing Supply

- H2 Small Sites
- H8 Loss of Existing Housing
- H10 Housing Size Mix
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodland
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 5 Water Infrastructure
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure
- DF1 Planning Obligations

#### 7.11 Croydon Local Plan 2018

- SP1 Place
- DM39 – Crystal Palace and Upper Norwood
- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban design and local character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- DM24 Land Contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

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

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

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

### **Principle of Development**

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan 2021 to deliver a number of residential units within a specified plan period. Croydon's overall housing target per annum is 2,079 new homes (2019 – 2029). The Croydon Local Plan 2018 states there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

8.3 This presumption includes the Place area of Crystal Palace and Upper Norwood, which is identified in the 'Places of Croydon' section of the CLP (2018) as being an area for '*Sustainable growth of the suburbs with some opportunity for windfall sites, and limited infilling, with dispersed integration of new homes will respect existing residential character and local distinctiveness*'. The Croydon Suburban Design Guide (2019) sets out how suburban re-development can be achieved to high quality outcomes and thinking creatively about how housing can be provided on existing residential sites. As is demonstrated above, the challenging targets will not be met without small windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.

- 8.4 The London Plan 2021 Policy D2 on Small Sites advises that for London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning. The density of the site would equate to 298 habitable rooms per hectare. The London Plan Policy D3 does not set out specific density ranges for new development. Instead, it requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.
- 8.5 The locality is formed of varied residential plots, but terraced houses are common and the locality is generally seen as an acceptable location in principle for intensive residential development of a minimum of three storeys height as sought by policy.
- 8.6 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site is located directly to the north of a recently constructed and occupied new build development (planning permission 17/05867/FUL) which comprises a detached 4 bedroom house as well as a block of 4 two bedroom flats. These buildings comprise two storeys and accommodation in the roofspaces, and provision for 5 off-street parking spaces is provided. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported and moreover the implementation of the planning permission 17/05867/P has established that the site would be suitable for an intensification scheme.

### **Family Housing**

- 8.7 Policy SP2.7 of the Croydon Local Plan seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes. It sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms and for the type of development proposed in this location Policy SP2.7 sets out a strategic target of 30% of the proposed accommodation to have 3 bedrooms or more. Policy DM1.2 states the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m<sup>2</sup>. In terms of character the Council's Suburban Design Guide (SDG) advises that *'The built character of an area is not defined by the people who live there, but rather the physical characteristics that it is composed of. Character can change over time and it should be acknowledged that well-designed proposals can have a positive effect on an area. This means that new types of dwelling can be integrated into an existing community'*. Therefore, the definition of character

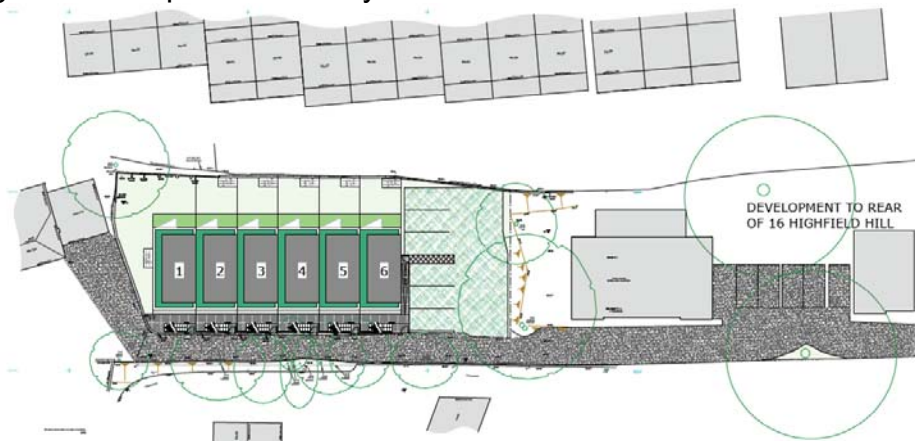
would not preclude new 'contemporary re-interpretation' housing development within a residential area.

- 8.8 The development would result in a net increase of 3 bedrooms dwellings on the site and the existing house has a floor area of 154 square metres. The development proposes 6 family dwellinghouses all laid out as 3 bedroom/5person houses. The proposal would make provision for 100% of the accommodation as family (3 bedroom) accommodation. This would exceed the strategic target of 30% for family homes set out in policy. Therefore, the amount of family accommodation proposed is considered acceptable and moreover would exceed the strategic target for family homes set out in policy. The development falls below the threshold for requiring affordable housing provision.

### **Townscape and Visual Impact**

- 8.9 The house, site and area is not subject to any heritage designations so there is no objection to its demolition. On optimising sites the Suburban Design Guide (SDG) advises that in order to make efficient use of sites new development should ensure they make the best use of the site. This may include the provision of higher density housing such as terraced houses. It further advises that new development should seek to evolve the character in a manner that enhances the neighbourhoods as enjoyable places to live, work and play in. This can be achieved through pursuing development that references and reinforces existing architectural styles or introduces new well-designed architectural styles that add interest to the area. This does not exclude increased building sizes.

Figure 2 – Proposed Site Layout



- 8.10 As advised above the site is located directly to the north of a recently constructed and occupied new build development (Planning Permission 17/05867/FUL) comprising a four bedroom house and a block of 4 two bedroom flats, and those buildings have two storeys and a further storey in the roofspaces. Elsewhere in the locality of the site terraced houses are prevalent in Hamlyn Gardens and College Green, so it is considered that a linear layout of terraced houses as proposed would be in keeping with the surrounding area, while the implemented adjacent new development (17/05867/FUL) has clearly established the principle of intensification on the site.

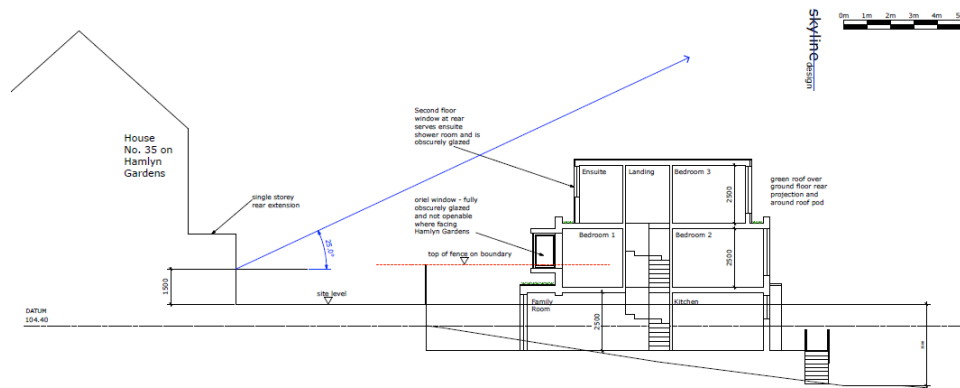


Figure 3 – Front Elevation



- 8.11 The proposed development would provide broad character approach that would follow a ‘contemporary re-interpretation’ of the terraced housing found in the vicinity. As with the adjacent site recently developed under planning permission 17/05867/FUL, the proposal uses the gradient of the site to create the new dwellings. In line with the principles set out by policy the new development would be three storeys in height. The ground and first floors would be formed of a buff coloured brick (reclaimed bricks) and this would be acceptable subject to full detail of it being secured as a condition of planning permission. The second storey of each house would have a pod form formed of seamed zinc cladding and would be flat roofed. The pods would be set back from the front and rear elevations and would not be full width and so there would be subservience and consistent gaps across the roof form of the terrace as whole. This would allow views across the site and assist with providing space between and around the built form particularly at the second storey. The proposal means that a material transition would occur (between brick and zinc) between the first and second floors of each house and it is considered these type of change in materials can work well with setbacks, as proposed. The detailing of the parapets (i.e. how they are topped/capped) will be critical to ensure a good transition between the materials and this would be acceptable subject to full detail of it being secured as a condition. There is no in principle objection to a flat roof, principally because of the location of the site is set well away from the main highway of Highfield Hill and so it is considered a location where a more contemporary roof form can be provided. Also, there are several built forms in the locality, for example facing onto Highfield Hill and in Homelands Drive where flat roofs are evident. A recently approved new build three storey residential development (planning permission Ref: 20/03448/FUL) at the rear of 57-59 Highfield Hill also has a flat roof design.

Figure 4 – Site Section (House 6)



- 8.12 Therefore, the overall massing and height of the proposed development would sit well in the surrounding townscape and the architectural expression of the proposed building and its contemporary re-interpretation approach to character is acceptable and would result in a high quality finish to the building.
- 8.13 The siting of the terrace of houses would provide a proportionate footprint of built form in relation to the land itself. A good amount of space would remain to the front, rear, and flanks of the terrace of houses and it would enable the provision of good sized family gardens and off-street parking for each of the new houses.
- 8.14 The scheme proposes a hardstanding parking area adjacent to the southern flank of the proposed terrace. As such, the position of the hardstanding would not dominate the areas around the proposed terrace. Soft landscaping would be provided predominantly in the form of lawn areas, but a number of trees and shrubs and wall climbing plants are also provided, as well as extensive areas of green roofs, not only to the houses themselves, but also to the cycle stores. Therefore, the proposed landscaping scheme would offer a variety of different planting as well as practical and pleasant private amenity spaces for the occupiers of each new house.
- 8.15 Overall it is considered that the proposed development site layout, mass, height and scale of the proposed development would respond well to the circumstances of the site and would make efficient use of the land in line with guidance set out by the CLP 2018 and the SDG. The application site is within an established residential area and one in which there has been recent intensification schemes developed. The individual and cumulative impact of the development on the local character is considered to be acceptable as assessed above. The impact of the development on the neighbouring highway network (including car parking capacity) is acceptable, as considered in detail further on in this report. The proposal would make a more effective use the site and it would accord with the national and local requirements to intensify the development potential of sites, particularly small sites, and to optimise the delivery of additional housing in a sustainable manner.

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

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

- 8.17 All of the proposed new houses would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and London Plan and all of the habitable rooms would have acceptable outlooks and natural light. All of the new houses would have private external amenity spaces in the form of private garden areas.
- 8.18 The London Plan Policy D7 states that new development must ensure that 10% of new dwellings within a scheme (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4 (3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.19 The access to the houses has been designed in line with Part M of the Building Regulations for an external stepped approach to a private dwelling. Access into each house is via level thresholds, and level thresholds are also provided into the private courtyard gardens. A level access route to all the houses would be provided from the car park, allowing for the external steps to be by-passed, and all the houses would have a level threshold. A private wheelchair user compliant car parking space has been provided and will be allocated to the end house in the terrace (house 6). As such the houses are fully accessible to wheelchair users or anyone else who uses mobility aids.
- 8.20 The changes to the access from the car park means that all units can achieve M4(2) compliance. Policy D7 requires 10% of units to be M4(3) compliant, which for this 6 unit scheme would equate to 0.6 of a unit. Whilst an M4(3) unit is not proposed, a disabled parking space has been provided in addition to the M4(2) requirements and on balance, this is acceptable.
- 8.21 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers.

#### **Residential Amenity for Neighbours**

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

### Privacy

- 8.23 The site is adjacent to residential plots to the north, south and east. There are no windows proposed to the southern end flank or northern end flank of the terrace. So no adverse loss of privacy would occur to adjacent properties at 16e Highfield Hill and Podina House (Highfield Hill) and this matter can be further secured as a condition of planning permission. With regard to a house at 54 College Green there is a row of high mature trees in front of the application site which screens it from the application site, so no adverse loss of privacy would result to that particular property.
- 8.24 The windows proposed on the rear elevation at first floor would have an oriel design with the largest side obscure-glazed, and at second floor the rear windows would serve bathrooms, which would have obscure-glazing. Therefore, no direct overlooking would occur to the rear of houses in Hamlyn Gardens. The provision of the oriel windows and obscure-glazing would be further secured as a condition of planning permission.

The Council would seek to further ensure the privacy of adjacent residents by attaching a condition to a planning permission to prevent any roof areas being used as balconies, terraces, etc, by future occupiers of the houses.

### Outlook

- 8.25 No adverse loss of outlook would result from the proposed development to the properties at 16e Highfield Hill and Podina House. The proposal shows that the distances between the rear elevation of the proposed terrace and the first floor rear elevations of the nearest houses on Hamlyn Gardens would be 15.89 metres, 15.92 metres, 16.39 metres, 16.50 metres, and 17.60 metres. The variation in distances is due to the varied rear building line of the houses in Hamlyn Gardens. These distances are closer than the 18 metre back-to-back distance advocated in the Council's Suburban Design Guide. However, that part of the guidance is primarily concerned with managing privacy and in that respect, as considered above, the effect on the privacy of occupiers in Hamlyn Gardens would be acceptable. Moreover, the distances achieved are comparable to the scheme which was approved for the adjacent Podina House scheme (planning permission 17/05867/FUL.
- 8.26 The ground floor level of houses at 33 to 41 Hamlyn Gardens, which are the closest rear houses, is 3.5 metres height above the access road level of the application site. This means that effectively the second floor level of the proposed development would equate to the first floor level of those Hamlyn Gardens houses. The applicant has demonstrated on plans that the siting, massing and height of the proposed terrace would not incur within 25 vertical degree lines of the rear windows of the nearest houses in Hamlyn Gardens.

### Light

- 8.27 The applicant has submitted a daylight/sunlight report with the application and it details the effects of the proposed development on the adjacent house at 16E Highfield Hill, directly to the north of the site. Of the 6 windows surveyed the results show that the windows achieve a Vertical Sky Component (VSC) daylight retention of above 96%. BRE guidance states that only southern facing

windows should be assessed in terms of sunlight hours, an only 2 windows at 16E Highfield Hill face south. In terms of Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH) the windows in question show an APSH retention of above 91% and WPSH retention of above 84%. This would respectively exceed BRE guidance for daylight and for sunlight hour values.

- 8.28 The daylight and sunlight analysis did not survey other properties adjacent to the site, however, the Council would agree with the applicant that the other properties are further in distance from the application site than 16E Highfield Hill and this, in addition to their position relative to the position of the sun, means that it is considered that there is no requirement for a specific daylight/sunlight technical assessment to be undertaken for them. In this case officers concur with the outcomes of the daylight/sunlight analysis that no adverse loss of light would result to adjacent residential occupiers from the proposed siting and massing of the proposed development.

#### Other Amenity Issues

- 8.29 The Council would seek to further protect the amenities of adjacent properties by attaching a condition to a planning permission to withdraw householder permitted rights for the occupiers of the new houses.
- 8.30 In terms of noise and general disturbance it is considered that some noise and general disturbance result from demolition and construction works. A Construction Method Statement and Traffic Management Plan has been submitted with the application. The Council are satisfied that it demonstrates that works can be undertaken in a considerate manner. However, a more detailed construction logistics plan, with for example specific detail of construction hours and delivery hours and a specific details of unloading/loading and storage areas, would be required in order to ensure that the proposed demolition and construction works can be carried out in a considerate manner. It is not considered that the development would result in any adverse increased noise from the number of dwellings proposed on the site given the detached form of the proposed development.
- 8.31 In terms of safety and security it is considered that increased natural passive surveillance would result from the proposed development, so it is likely to provide a safer environment than the arrangement. Details of security lighting to the external access, and external circulation areas, and parking area will be secured as a condition of planning permission.

#### Parking and Highway Safety

- 8.32 The site has a PTAL rating of 1 which means that it has poor access to public transport links. A total of 6 off-street parking spaces (including one compatible with disabled parking with step free access from it to the proposed dwellings) is proposed. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels for 3 bedroom units no more than 1.5 spaces per unit should be provided. Taking all this into account the maximum provision for this development could be 9 parking spaces. A Transport Statement was submitted with the application and

it shows that the expected demand for parking spaces, based on census data, would be 5 car parking spaces. It is considered the proposed level of car parking at a total of 6 spaces (one space per dwelling) is appropriate, as it is above local car ownership demand but still accords with the maximum car parking standards set out in the London Plan. Furthermore, the TRICs data submitted with the application demonstrates that demonstrates the number of vehicle trips that the proposal is likely to generate, is small, being no more than 1 vehicle trip during each morning and evening rush-hour .

- 8.33 The site is also located approximately 400 metres from bus routes on Church Road and Harold Road and approximately 800 metres from a District Centre (Crystal Palace Triangle). Therefore, given this circumstance and the proposed amount of off-street parking it is considered the surrounding roads would be able to comfortably accommodate the potential additional demand.
- 8.34 The car park area would be accessed from the private access road off Highfield Hill. While vehicular movements would increase along this private access road, as advised above, the number of additional vehicle trips would be low in number. The private access road is also already in use by existing residential properties located on the access and surface improvements have recently been implemented as a consequence of the new development of 1 detached house (16a Highfield Hill) and 4 flats (Podina House). The surface area of the parking would provide a step-free access route to the proposed houses. It should be noted that the pedestrian public footpath running alongside the private access road is not affected by the development proposal. Given that the vehicle access is private, and separated from the public footpath, and given the relatively low number of properties facing onto the private access road then it is considered that highway safety would not be adversely effected and the same conclusion was arrived at for the implemented planning permission 17/0587/FUL (16a Highfield Hill & Podina House).
- 8.35 A total of 12 bicycle spaces would be provided (2 covered cycle spaces for each house) in each garden area of each house. A further 2 cycle stands would be required for visitor storage and details of this will be secured as a condition of planning permission. As visitor cycle storage only needs to consist of stands (rather than an enclosure) than it is considered 2 cycle stands can be provided within the extent of the site.
- 8.36 Notwithstanding the acceptability of the car parking provision and cycle provision, to further encourage sustainable transport methods and discourage car ownership, it is recommended that a financial contribution of £6,000 is sought through a legal agreement. This would assist provision of a car club bay and would assist in improving walking and cycle routes in the vicinity of the site. The applicant has agreed to enter into a legal agreement as such.
- 8.37 Taking into account the sites location, amount and layout of off-street parking and cycle storage, alongside the sustainable transport contribution proposed to be secured via legal agreement overall the proposal is not considered to have an unacceptable impact upon traffic generation, parking capacity, and road safety to warrant refusal.

- 8.38 As advised in paragraph 8.30 above a detailed Construction Logistics Plan can be secured as a condition of planning permission. Details of a Delivery and Servicing Plan can also be secured as a condition of planning permission.

### **Fire Safety**

- 8.39 The applicant has submitted a fire safety statement with the application. It clarifies that the proposed houses would be fitted with sprinkler systems and would have internal room doors with 30 minutes fire resistance, while the walls separating each house would have 60 minutes resistance. London Fire Brigade guidance states that all areas of a dwellinghouse should be accessible within 45 metres of a fire appliance. However, this distance may be extended to 75 metres where a sprinkler system is provided throughout the premises. In this instance all areas of the site would be accessible within 75 metre of a vehicle access point (measured along a route suitable for laying hose) ; this takes into account that a secondary hose route can be provided from College Green.

### **Refuse Storage**

- 8.40 The refuse storage for the houses would be incorporated within/below the external staircases leading up to the ground level of the houses. The storage areas would have perforated metal gates. Their siting and appearance would be acceptable, however, as the distance of the site is more than 30 metres from the public highway then the developer would need to make arrangements for a private contractor to collect the refuse storage. The Council would therefore require the submission of a Refuse Management Plan for approval and this can be secured as a condition of planning permission.

### **Flood Risk**

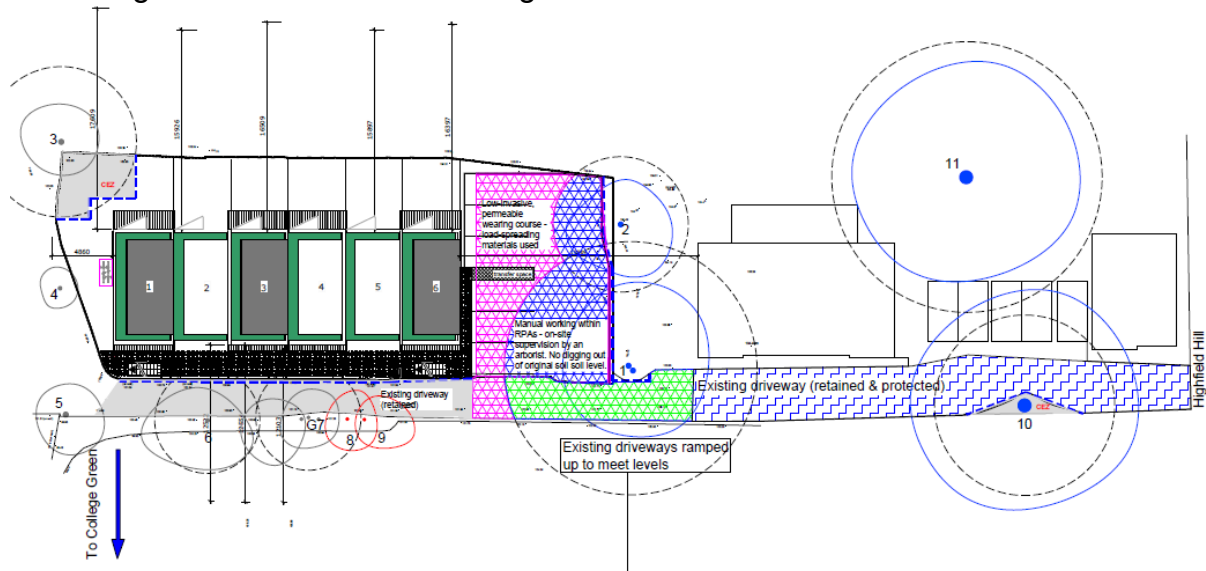
- 8.41 The site is within an area with only a low risk of surface water and fluvial flooding. A Sustainable Urban Drainage System (SUDs) would be required, but details can be secured by condition to ensure that an acceptable sustainable urban drainage system would be implemented and retained.

### **Sustainability**

- 8.42 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets.
- 8.43 Conditions can be used to ensure CO2 target reduction compliance and to ensure water use targets have been met following construction. Therefore, the development could comply with the CO2 reduction and water consumption targets requirements as outlined within the policies from both Croydon Council and The London Plan.

## Trees, Landscaping, Ecology and Biodiversity

Figure 5 – Location of Existing Trees



8.44 An arboricultural report, landscaping scheme, and an ecology assessment were submitted with the application. The proposal would not involve the loss of any trees from the site or surroundings. Two mature trees, including a Holm Oak protected by a Tree Preservation Order (TPO) and numbered T1 in the submitted arboricultural report, grow to the south of the site in neighbouring land. The arboricultural assessment considers their root systems are expected to grow into the site to some extent. Consequently, in order to ensure that such roots are afforded effective protection and preservation, the applicant advises that no reduction in the original soil level will occur within their root spreads. All working within the root protection areas of the trees will occur manually under specialist supervision. Another TPO tree numbered T11 is sited further away behind the parking area of the new development to the south (16a Highfield Hill and Podina House) and will not be effected by the proposed development. Another TPO tree numbered T10 is sited within the access way leading up to the site. The applicant advises that as construction traffic will pass by the trees T1 and T10 that the rooting systems of these trees will be afforded protection by installing suitable ground plates e.g. MegaDeck or SignaRoad over the existing and constructed driveway surfacing, leading from Highfield Hill into the site. Tree protection measures would also be put into place for trees on and adjacent to the site and such protection will be secured as a condition of planning permission. However, whilst the TPO tree numbered T10 appears to have existing ground protection in place and the proposal also sets out additional ground protection measures on top of the exiting arrangement. T10 is situated just off from the boundary fence line on the access road leading to the subject site, during previous development activity on the adjacent site large plant machinery and delivery lorries had difficulty navigating the subject tree stems and lower canopy. Therefore, the Council's tree officer also recommends that the tree stem and buttress roots of tree T10 be protected with fixed hoarding as additional protection. This matter can be dealt with by a specific condition. Several trees appear to have been removed from site prior to the



submission of the current planning application, however, none of the trees removed were subject to specific tree protection and therefore could have been removed from the site at any time without the prior consent of the Council.

- 8.45 The landscaping and ecology scheme includes new native species tree planting of 8 birch trees, and 6 evergreen trees. The planting would also include a variety of flowers, box planting, hedging, and shrubs and a wall climbing plants. Lawn areas and green roof areas to the houses and to the cycle stores are also proposed. The proposed planting would provide habitat for small mammals and pollinating insects and the habitat formed would be supplemented by bat boxes and would include the provision of birds boxes targeted to London Priority species, the creation of a bee lawn, the creation of deadwood habitat piles, the provision of a hedgehog dome, and the inclusion of green roofs and/ green walls within the final development. The inclusion of such features would contribute to ensuring a sustainable development to promote ecology and a biodiversity. The implementation and retention of the proposed ecology and biodiversity enhancements can be secured by condition.
- 8.46 Some trees were removed prior to the formal submission of the planning application, however, the subject trees were not protected ones and so the Council had no jurisdiction to prevent their removal. Nevertheless, it is considered the proposed landscaping strategy coming forward as part of the development proposal would represent a significant uplift in the greenery of the site, including additional native tree planting. It would bring about additional planting and this would assist in tackling climate change and promoting a net gain in biodiversity as required by the London Plan. The implementation of the proposed landscaping scheme including full details of the tree planting can be secured by condition.

### **Other Matters**

#### **Contaminated Land**

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

#### **CIL**

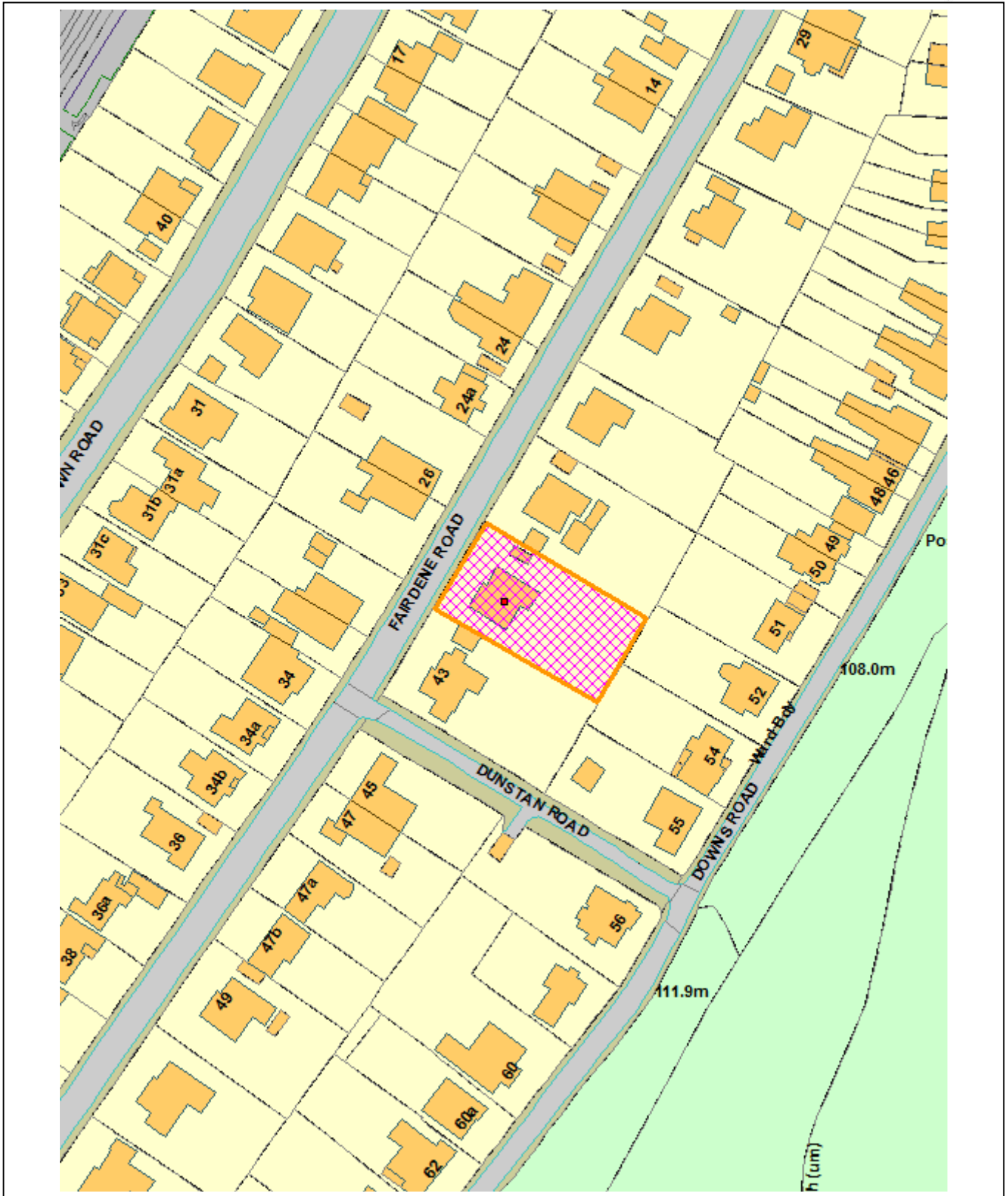
- 8.48 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions**

- 8.49 Given the significant need for housing within the Borough and the existing residential status of the site, and occurrence of new intensive residential on an adjacent site, the principle of this more intensive residential development is considered acceptable within this area. The proposed design would bring forward a contemporary re-interpretation design of development on a

residential site in a residential area and would represent a sensitive and sustainable re-development of the site and would place particular emphasis on providing family friendly accommodation. Whilst it is acknowledged that the mass of built form would be greater than the existing house currently on site, the proposal would be in context with its discreet location and surroundings. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission and would deliver a high quality residential development as sought by policy.

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



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**1.0 APPLICATION DETAILS**

Ref: 21/02846/FUL  
 Location: 41 Fairdene Road, Coulsdon, CR5 1RD  
 Ward: Coulsdon Town  
 Description: Demolition of existing dwellinghouse and the construction of a three storey plus lower ground floor level building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.  
 Drawing Nos: 2103/18/AIA, 344 - OBA - 00 - ZZ - DR - A – 0455, 344 - OBA - 00 - ZZ - DR - A – 0102, 23/07/2021, 344 - OBA - 00 - ZZ - DR - A – 0250, 344 - OBA - 00 - ZZ - DR - A – 0100, 344 - OBA - 00 - ZZ - DR - A – 0101, 344 - OBA - 00 - ZZ - DR - A – 0350, 344 - OBA - 00 - ZZ - DR - A – 0351, 344 - OBA - 00 - ZZ - DR - A – 0451, 344 - OBA - 00 - ZZ - DR - A – 0200, 344 - OBA - 00 - ZZ - DR - A – 0450, 344 - OBA - 00 - ZZ - DR - A – 0400, 344 - OBA - 00 - ZZ - DR - A – 0452, 344 - OBA - 00 - ZZ - DR - A – 0401, 344 - OBA - 00 - ZZ - DR - A – 0402, 344 - OBA - 00 - ZZ - DR - A – 0453, 344 - OBA - 00 - ZZ - DR - A – 0454, 344 - OBA - 00 - ZZ - DR - A – 0250, 344 - OBA - 00 - ZZ - DR - A – 0251, 344 - OBA - 00 - ZZ - DR - A – 0455, 344 - OBA - 00 - ZZ - DR - A – 0253, 344 - OBA - 00 - ZZ - DR - A – 0252, 344 - OBA - 00 - ZZ - DR - A – 0254, 2103/18/TCP  
 Agent: Arjun Singh  
 Applicant: New Place Associates  
 Case Officer: Muhammad Saleem

	1 bed	2 beds	3 bed	4-bed	5-bed	TOTAL
<b>Existing</b>	0	0	0	0	1	1
<b>Proposed</b> (all market housing)	2	4	3 (1x3bed/4person unit and 2x3bed/5person units)	0		9

Number of car parking spaces	Number of cycle parking spaces
8	20 (18 plus 2 visitor spaces)

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

## **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.

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
9. Submission of Tree protection plan and method statement

#### Pre-Occupation Conditions

10. Submission and approval of details of EVCPs
11. Submission and approval of details of semi-mature planting on both side boundaries (including tree replanting if necessary) and a management plan for the hard and soft landscaping, sedum roof, child play and communal amenity space (details in accordance with plans)
12. Submission and approval of a wildlife sensitive lighting design scheme
13. Submission and approval of details of refuse and recycling store
14. Submission of privacy screening to projecting rear balcony at first floor level

#### Compliance Conditions

15. Implementation of cycle storage as shown on plans prior to occupation
16. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
17. Development in accordance with accessible homes requirements; one unit to be M4(3) and others M4(2)
18. Obscure glazing of all windows on proposed east and west side elevations

19. Submission of Biodiversity Enhancement Strategy in accordance with Ecological Appraisal Recommendations
20. Compliance with energy and water efficiency requirements
21. 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 9 flats
- 8 parking spaces within a lower ground floor level car park, 2 short-term cycle parking spaces, and 18 long-term cycle parking spaces
- Relocation of the vehicular access more centrally fronting Fairdene Road
- Communal and private amenity space, play space and hard and soft landscaping

3.2 During the assessment of the application additional plans have been received on 04/08/2021 and 13/08/2021 and uploaded to the website on 04/08/2021 and 19/08/2021. Neighbours have been re-consulted on the additional information received. The additional information included:

- Swept Path Analysis Plan
- Visibility Splay Plan – Lower ground floor plan
- Arboricultural Impact Assessment
- Planning Statement Addendum – Fire Safety

### **Site and Surroundings**

3.3 The site is a rectangular shaped plot located on the south eastern side of Fairdene Road which currently contains a two storey detached house with a large rear garden and a detached garage to the side. The property on the site is a traditional postwar suburban style property finished in render with a hipped roof. The property contains front bay windows and has a front gable feature. There is

a large front garden which slopes up from the road. The driveway in front of the garage is sloping and from this there is stepped access to the front door. There is a soft landscaped bank to the front with a retaining front wall adjacent to the back edge of the pavement. Land levels slopes upwards from the front to the rear of the site. The street also slopes upwards towards the west.



*Figure 1 - Visualisation of proposed building – view from Fairdene Road*

- 3.4 The area is suburban and residential in character, with most surrounding properties being detached dwellings of varying styles and materials. Dwellings have low level brick walls at the front with hedgerows, trees and shrubs.
- 3.5 There is a significant difference in design/age of dwellings in the surrounding area and topography between the application side of the street and properties facing the application site. Properties on the same side of the road are set higher than the road, whilst those opposite are lower. The neighbouring dwellings are also set behind banking with landscaped front gardens / driveways. The rear boundary benefits from trees and 4x trees are situated along the eastern side boundary. There are shrubs within the front garden adjacent to the western side boundary.
- 3.6 The site has a PTAL of 3 which means that there is moderate access to public transport. However, it is located in close proximity to Coulsdon South train station (approximately 6 minute walk) and Coulsdon Town train station (approximately 20 minute walk).
- 3.7 Fairdene Road is part covered by a Controlled Parking Zone (CPZ) operational Mon-Fri 11am-Noon with all bays in the controlled area being otherwise unrestricted.
- 3.8 The site is at low/medium risk of surface water flooding.





Aerial view of site

## Planning History

3.9 Site history is set out below.

Reference	Description	Decision	Date
15/02065/LP	Use of land at side to station a mobile home (annexe to be used by Granny)	Approved	06.07.2015
19/01329/HSE	Erection of ground floor and lower ground floor side/rear extension to include lower ground garage	Approved	13.05.2019

## 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 sustainable transport improvements and enhancements will be secured via legal agreement.

## 5.0 CONSULTATIONS

5.1 None.

## 6.0 LOCAL REPRESENTATION

- 6.1 The application was publicised by 49 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: 266; Objecting: 262; Supporting: 4
- 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
<b><i>Principle of Development</i></b>	
Coulston is not designated as an area of intensification. Furthermore, residential growth in Coulston should be focused within the District Centre rather than quiet side streets such as Fairdene Road.	According to local policy on focussed intensification (Croydon Local Plan -- Policy DM10.11), new development may be significantly larger than the existing development. As the proposed development is considered to be in keeping with the local scale of development, the fact that Coulston is not an area of intensification is irrelevant. Furthermore, Paragraph 11.64 of the Croydon Local Plan (2018) states that residential growth in Coulston should be focused in the District Centre but that does not mean it should be limited to such areas.
There is no need for additional flats in the area.	This comment is not supported by any empirical evidence demonstrating that there is a

	saturation of self-contained flats either within the local area, or at a borough-wide level. In contrast, a key strategic policy in the London Plan (2021) is the delivery of the homes Londoners needs (Policy GG4). The proposed development would assist with the delivery of these homes, as well as providing family-sized homes noted as being in high demand but short supply locally in the Croydon Local Plan (2018).	
<b><i>Character and design</i></b>		
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		
Flatted development out of keeping with houses along Fairdene Road		
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.		
Front balcony out of keeping with character of existing houses		Addressed in paragraph 8.19 and 8.20
The proposed building design does not reflect those of the existing properties		
<b><i>Impacts on neighbouring amenity</i></b>		
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	
<b><i>Transport and highways impacts</i></b>	
Inadequate car parking provision. The street is already congested	Addressed in paragraphs 8.54-8.57 of this report
This road is often used by traffic trying to cut through from the A23 to Marlpit Lane and already parking on one side which makes it a one lane street and further concerns raised with parking stress.	This development was refused planning permission under planning ref: 20/01397/FUL and therefore not included.  Addressed in Paragraph 8.59
Traffic will cause congestion, noise and pollution and damage to the roads	
<b><i>Quality of accommodation</i></b>	
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.
The proposed building does not appear to be of the same standard as the solidly built homes along Fairdale Road that have stood for over a century.	There is no evidence to demonstrate that the proposed building would be of a lower standard than the existing buildings in the area. Additionally, the materials conditions included in this recommendation will provide the Council with an appropriate opportunity to ensure the durability and quality of the materials to be used in the construction of any development permitted. In addition, should planning permission be granted and the development implemented, it will be required to comply with current Building Regulations.

<b>Trees, Landscaping and Ecology</b>	
Detrimental impact on trees – loss of mature trees and risk to retained trees	Addressed in Paragraph 8.39 – 8.42
Paved parking area does not have provision for drainage so will increase flood risk	Permeable paving would be used on the parking forecourt.
Loss of garden space with concreting of this space results in loss of vegetation	
There is wealth of ecological gems in gardens some of which are protected species	No evidence provided by objector and there is no evidence of protected species.
Housing targets reduce in new London Plan so no justification for site intensification	
The works to improve/add sewer connections necessary for the implementation of the development could traverse root protection areas of existing trees.	As such works would likely not constitute development, they are outside the scope of Development Management and would not constitute material planning considerations.
<b>Flood Risk</b>	
No mention of surface water drainage	See Paragraph 8.66 – 8.69
<b>Density</b>	
The local area cannot support the proposed level of intensification.	As the proposed development is not a major development, it does not meet the various thresholds of the London Plan (2021) that would require the scheme to mitigate any significant impacts on soft and hard infrastructure in the local community. In contrast, the reasonably accessible location of the development site would lead to the provision of much needed housing in a part of the borough that is a practical location for increases in infrastructure that the Council will utilise CIL and capital investment funding to meets its obligation to provide more housing.

<b>Other Matters</b>	
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
There are restrictive covenants on the houses including no. 41	This is not a material planning consideration and considered to be a civil matter
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 and too many flats already approved or being constructed in local area	Flats would contribute to providing a mix of different types of housing to facilitate mixed and balanced communities.
There are errors in some of the Applicant's submissions.	The errors have been noted but the submissions are considered sufficient to allow the Council to complete a thorough and accurate assessment of the proposed development.
<b>Procedural Matters</b>	
As proposed drawings and supporting information were submitted by the Applicant well after the initial consultation period, members of the public may not be aware of changes to the proposal.	Neighbouring properties that were initially notified of the application and members of the public that commented on the application were re-notified of the application and provided with fourteen (14) days to provide additional representations.
The proposed drawings and supporting information that were submitted by the Applicant were not clearly labelled.	Prior to the re-consultation period, the additional submissions were clearly labelled.
Objections from the public regarding material planning considerations have not been addressed and this is	Concerns regarding material planning considerations have been acknowledged and addressed within this report. While it is noted

evidence of an incomplete assessment of the application by the Council.	that the Case Officer and objectors have drawn different conclusions on various material considerations, agreement on these matters is not an indicator of a complete assessment. In contrast, the acknowledgement of these matters in this report is evidence of the complete and robust assessment of this application.
A re-consultation period of fourteen (14) days is insufficient and twenty-one (21) days should have been provided.	There is no statutory time period for the re-consultation of an application. Nevertheless, members of the public will have twenty-one (21) days to provide comments between the commencement of the re-consultation process on the 27 <sup>th</sup> of October and the presentation of the application at the 18 <sup>th</sup> of November meeting of the Planning Committee.
<b>Support</b>	<b>Comments</b>
Fairdene Road has needed a facelift for quite some time. The properties already being developed have enhanced the road.	Noted
This proposal looks beautiful and so much nicer than some of the existing properties that have deteriorated over the years.	Noted

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

- Out of keeping with the area
- Fails to respect local character and heritage
- Excessive scale and massing in comparison to neighbouring properties
- Overall impact on community infrastructure of site intensification along Fairdene Road with other similar flattened schemes has not been considered

## 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 6 bed family house, so the proposal would not result in the loss of a small family home and results in a net uplift of 2 x 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 3 x 3b4p unit so the proportion of 3 bed units (33%) meets the strategic target. In addition the proposal would result in an uplift of 3 bed units in comparison to the current 1x family sized unit on site. Therefore the proposal would provide an appropriate level of family sized units.

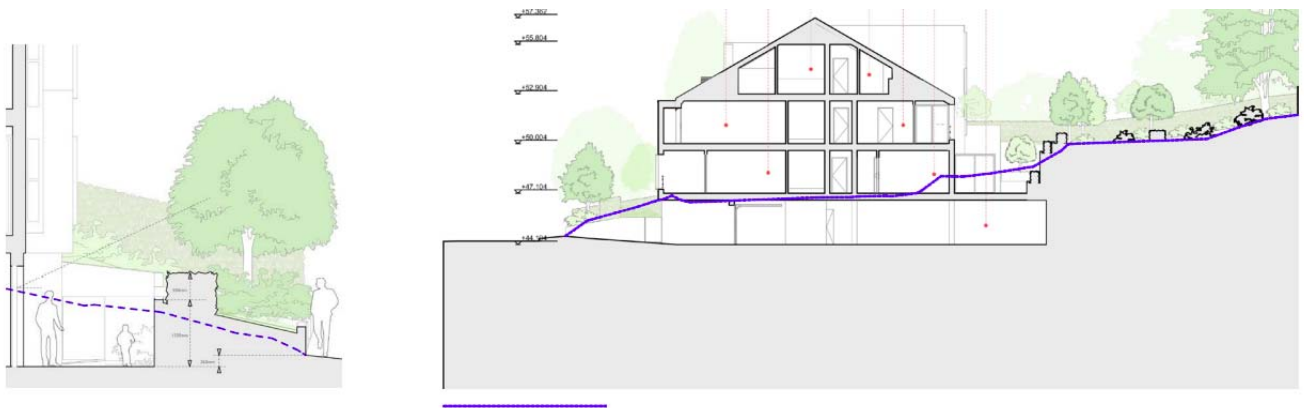
### **Design and Impact on the character of the area**

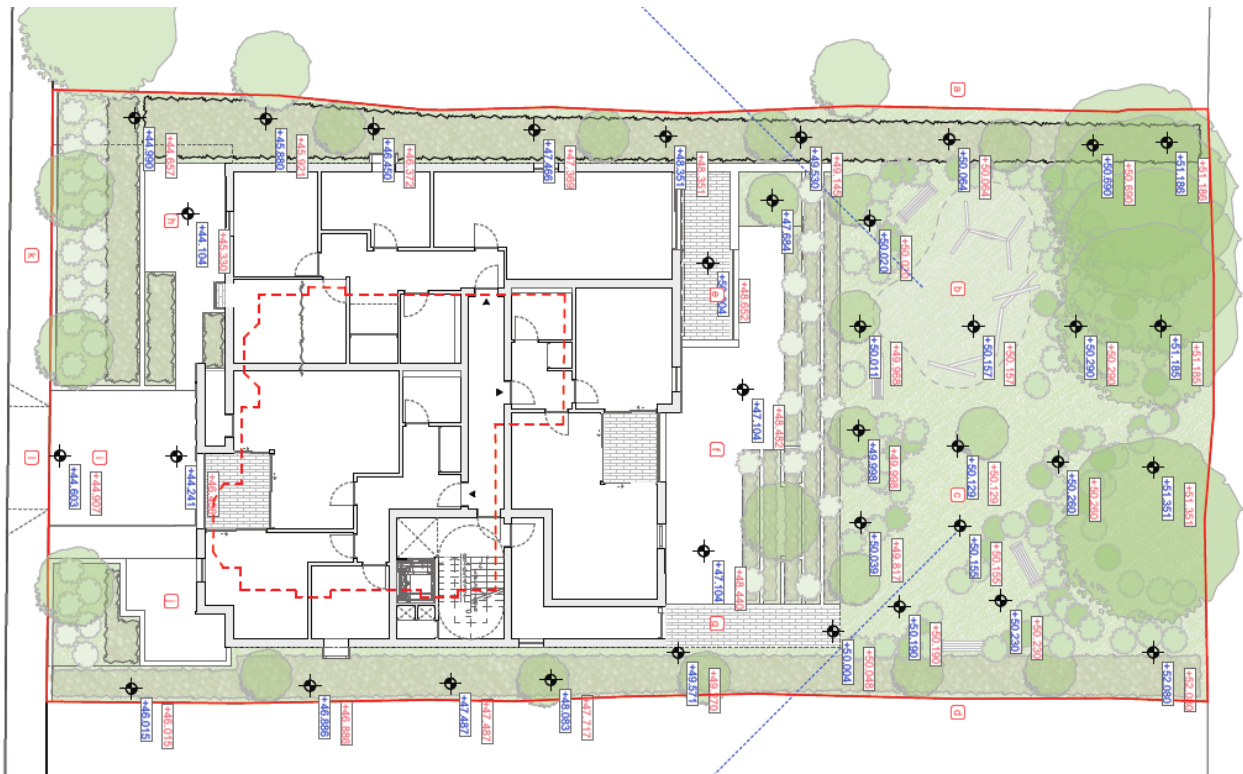
- 8.5 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek 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 render with a brown clay pitched roof and tiled bay features. It does not hold any significant architectural merit and there is no in principle objection to its demolition. The property benefits from a vehicular access to the eastern side fronting Fairdene Road. The property also benefits from a raised landscaped bank to the front of the site.
- 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 Fairdene Road. The proposal includes 8 car parking spaces within the lower ground floor area, accessed via the proposed crossover fronting Fairdene Road.
- 8.9 Houses along this side of Fairdene Road are typically set above the level of the road. The proposal would carry out some excavation to the front to create a level access to the front of the site and provide access to the lower ground floor level car park, with a separate pedestrian pathway for communal access to the building. A front sunken garden is proposed for unit 01 with a separate access to its front door, whilst maintaining an element of banking to the front of the site which is considered to appropriately integrate the proposed development into the topography of the site in accordance with Section 2.20 of the SDG.
- 8.10 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 access.

- 8.11 The application submission includes a site plan which outlines the level changes. Excavation will be required to accommodate the proposed development.
- 8.12 The proposed land level change to the front and rear of the site creates a gentle downward sloping level to the front communal access door, adjacent to the semi subterranean parking area and a separate front door within the front elevation for unit 01 at lower ground floor level with a front private garden screened by the front banking with landscaping. The proposal would also provide a sunken private rear garden for unit 03 at first floor level.
- 8.13 There would be a land level change of 1.15m at the front and 1.2m at the rear. The most significant change to the land level would be to the front of the site and where the new building would be sited, where land is excavated to create the access to the parking area and unit 1 along with a sunken front garden and the footprint of the building to have the subterranean parking area.
- 8.14 The side area to the property would maintain the existing levels with shared boundary fences with nos. 39 and 43 Fairdene Road. As mentioned the most significant land level change would be to the front with partial removal of the landscaped bank to allow for the access to the subterranean car parking and access to the lower ground floor unit and its private sunken front garden area.
- 8.15 The side area between the fence and building would be soft landscaped. The front and rear private sunken gardens would have retaining walls and the area between these would be soft and hard landscaped. The details of these would be secured via condition.





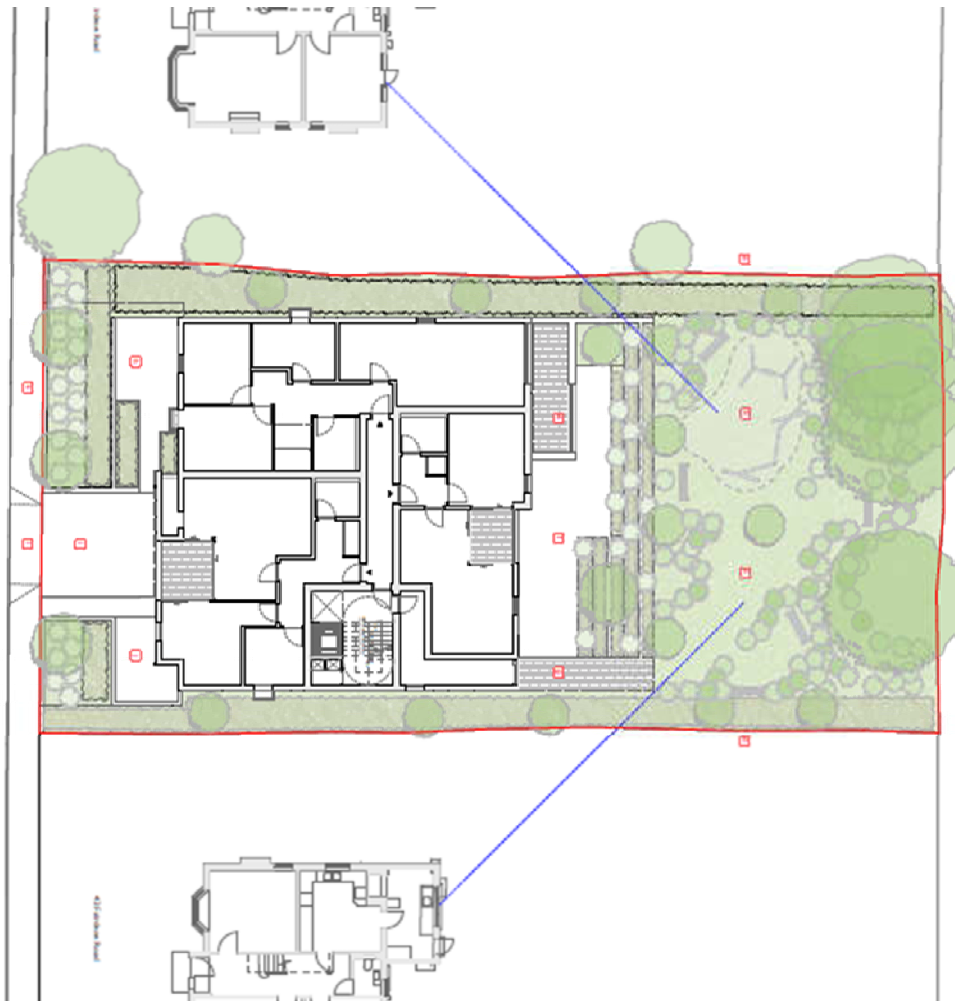
*Land level changes outlined in section and site plan*

- 8.16 The position of the proposed building is considered to maintain the existing established front building line with nos. 39 and 43 Fardene Road.
- 8.17 The footprint of the proposed building would be larger than the neighbours however the rear depth of the proposed building would not breach a 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 15m in comparison to the existing width of 8m which includes the adjoining garage. It is considered that the proposal would maintain an acceptable setback from the shared site boundaries in accordance with the relevant SDG guidance respond to the shape of the site.
- 8.18 On the basis of the above assessment, the site layout is considered appropriate on this plot.

#### Scale, Height and Massing

- 8.19 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.
- 8.20 In terms of height, the proposed building would replicate the two-storey appearance of the detached buildings located on the adjoining sites as its “third-storey” would essentially be within the roof space and the lower ground floor is largely hidden from view. Therefore, the height building is supported as it would

be in accordance with policy DM10.1 of the Croydon Local Plan (CLP) (2018) and paragraph 2.10 of Croydon's Suburban Design Guide (SDG) SPD (2019).



*Proposed site plan*

8.21 The acceptability of the height proposed for the building is reflected in the fact that the proposed three-storey building would only be 0.9m higher than the existing two-storey building located on the application site. Furthermore, the visibility of the lower ground floor level, which makes the building a four-storey structure, would be partially obscured by the existing land levels. In this regard, the upper ground floor level would be at a similar level to the ground floors of the neighbouring buildings. As such, the proposal is a scheme that is expected to sit well within the existing local context and be an appropriate addition to the local street scene.



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*

- 8.22 The proposed footprint and massing maintains adequate gaps from the shared side boundaries and maintains the established front building line. The part hipped and part gable ended 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 sit comfortably on this site whilst maintaining appropriate gaps from the adjacent properties and references the design to the existing neighbouring detached houses which feature double bay features with hipped roofs.
- 8.23 The land slopes upwards from the front of the site to the rear and the street slopes upwards towards no. 43 to the west. Whilst the excavation to create the ground floor level would result in a four storey building when viewed from the front of the site it is considered that the rear elevation with a hipped roof along with the land level stepping upwards to the rear of the site helps reduce the overall dominance of the building. The soft landscaping and banking to the front of the site would help enhance the street frontage and also reduce the visibility of the lower ground floor level from street level.
- 8.24 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.

- 8.25 In regards to the topography and land levels, the existing land levels to the side and rear would be maintained with only part the excavation of the front landscaped bank to allow for the access to the lower ground floor level and sunken front and rear private gardens. The brick retaining walls of the lightwell/sunken private gardens would be positioned adjacent to the front raised bank and rear communal gardens.
- 8.26 The retaining walls would be considered acceptable given their minimal visual impact in the streetscene. However a condition shall be imposed to ensure detailed drawings of the retaining walls are provided. The front boundary would maintain the front retaining wall and banking and would have a minimal visual impact in the streetscene.



*Rear elevation of proposed building*

### Appearance and Materials

- 8.27 The proposed design approach is contemporary reinterpretation which is considered acceptable given the detailed contextual analysis which informs the overall design of the building in relation to its 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.

- 8.28 The proposed 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.
- 8.29 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 hipped roof form, 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**

- 8.30 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. Majority (6 flats) of the proposed units are dual aspect with adequate sized sunken rear gardens are considered to receive good levels of light and outlook. The lower ground floor unit would benefit from two high level windows and an adequate sized front private garden with an excavated frontage allowing ample light and outlook.
- 8.31 In regards to the lower ground floor unit the high level windows are proposed on the side elevations and 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.
- 8.32 The proposal would provide 3x single aspect units (units 6, 8 and 9) situated on the first and second floor levels of the building. Unit 6 (1bed) and Unit 8 (2bed) are south east facing and benefit from a large balconies/terrace which would allow adequate levels of light and outlook into the habitable areas of the unit. Unit 9 is north west facing and also benefits from a generous sized front terrace which would allow adequate levels of light and outlook into the unit. Therefore it would be unreasonable to warrant a refusal on the basis of the single aspect nature of these units.
- 8.33 It is considered that the overall scheme with secondary bedroom windows 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 projecting windows. The units on the upper floor levels would benefit from inset rear terraces and a first floor terrace to the flat roofed area of the projecting rear element. Officers recommending screening along the sides of the projecting balcony which would be secured via condition.
- 8.34 London Plan Policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. Unit 07 (2-



bed) on the first floor (the applicant refers to this as second floor level) 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 communal and private front entrance of the dwellings within the building. A lift is provided internally and land level alterations are proposed at the front to provide access to the ground floor level of the building and parking area. Step-free access to the amenity space is provided from the units, via the lift. The proposal complies with accessibility requirements.

- 8.35 Policy DM10.4 of the Local Plan requires the 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 front and rear balconies or private rear gardens for the units which measure between 5.12sqm and 42.37sqm which is considered appropriate for the 1bed, 2bed and 3 bed units. The private amenity spaces are screened sunken at lower ground floor level with raised walls and defensible planting would ensure adequate levels of privacy are maintained for future occupiers. The inset balconies for the upper floor level units have views only directed to the rear communal garden. The front private garden for the lower ground floor unit would be appropriately screened by landscaping and the banking to the front of the site to allow privacy for its occupiers.
- 8.36 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.
- 8.37 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.
- 8.38 Communal amenity space of approximately 240sqm is also provided (including the space at the very rear of the garden which is occupied by large trees). According to the proposed plans, the communal amenity space would be comprised of formal and informal areas including lawns, plantings, seating and approximately 20.0sqm of play space. The final design and details of these spaces including the type of play equipment to be installed would be secured via condition.
- 8.39 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**

- 8.40 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 adjoining occupiers are properties to the east (no.39) and west (no.43). Whilst the depth of the building would project beyond the rear elevations of both these neighbouring properties at nos. 39 and 41 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. 39 and 43.
- 8.42 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.
- 8.43 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. 39 and 43 Fairdene Road. The vertical sky component (VSC) analysis, which measures the amount of sky visible from a centre point of a window indicates that all (7) windows of 39 and 43 Fairdene Road retain over 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.
- 8.44 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 4 windows of nos. 39 and 43 which face within 90 degrees of due south have been assessed. These 4 windows 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 41-56%, and in winter the guideline is 5% and the windows will receive 13-17%, so the development would not have an unacceptable impact on sunlight levels to these windows.



*Proposed site plan showing relationship with neighbouring properties*

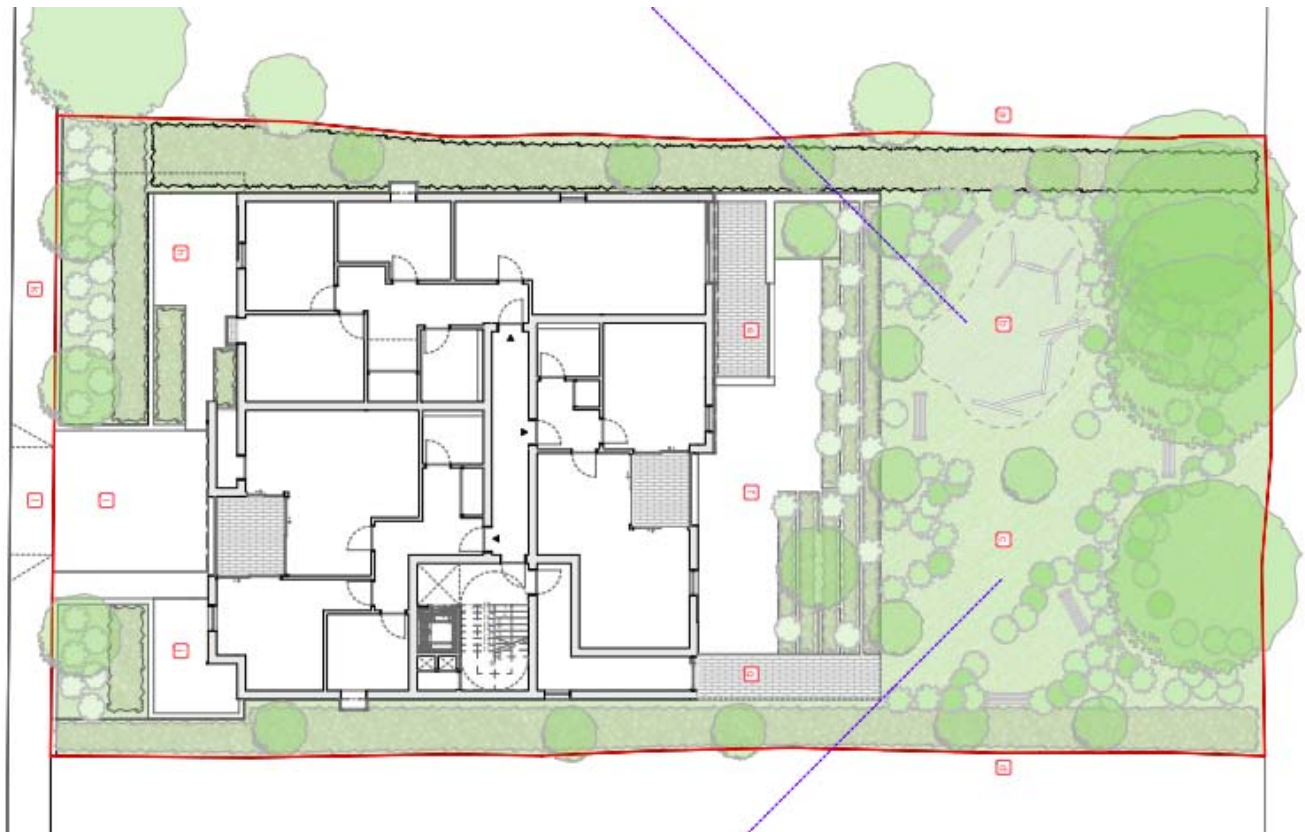
- 8.45 The property at no. 39 features a window at ground floor, first and second floor level within the side flank wall facing the application site. The windows at ground floor level serve the front and rear habitable rooms which also benefit from larger openings within the front and rear elevations and the first floor and second floor window serves the hallway. In addition this property is set back a sufficient distance of 4.5m from the shared boundary. Therefore the proposed building would not result in any overlooking or loss of light of habitable areas.
- 8.46 The property at no. 43 features side windows at ground floor level and first floor level. The side window serves the kitchen and dining area. Given the set back of the house at no. 43 from the shared boundary by approximately 5m it is considered that the proposal would not result in any significant harmful impact in terms of loss of light and outlook. The first floor window within the side elevation facing the application site serves a hallway.
- 8.47 The side openings featured within the side elevations of the proposed building would serve hallways, bedrooms and living rooms at lower ground, ground, first and second 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.
- 8.48 On both boundaries, existing trees are to be retained to further assist with screening between the properties. The proposal also seeks to provide tree planting along the side boundaries which would be secured as part of the landscaping and planting condition.

- 8.49 There are inset terraces with one projecting terrace at first floor level on the rear elevation of the proposed building wall however the terraces do not raise overlooking concerns towards neighbouring properties or the first 10m of neighbouring gardens. A condition shall be imposed to ensure that the projecting terrace is fitted with screening to safeguard any potential overlooking and loss of privacy of neighbours. Outlook would be over the rear amenity space of the site and towards the trees which provide screening form the rear properties at nos. 52 – 56 Downs Road which are also sufficiently set back from the rear of the proposed building.
- 8.50 It is considered that any potential amenity impacts have been adequately mitigated and the proposal complies with policy DM10.6.

### **Trees and landscaping**

- 8.51 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are 8 trees on or around the site and the trees range in classification as Category U to C. The proposal would retain the trees within the rear garden ( G5 – Beech Tree, T6 – Sycamore tree and T7 – Beech tree and T9 – Beech tree) which are all adjacent to the rear boundary of the site. The proposal seeks to retain these trees which are classified as category A to C trees.
- 8.52 The 4x trees situated within the site curtilage of no. 39 are within close proximity of the shared side boundary (T1 – Goat Willow, T2 – Lawson Cypress, T3 – Goat Willow, T4 – Yew tree) these are all classified as category U trees. The Council's Tree Officer agrees that these are of low quality and provide partial screening between properties.
- 8.53 The proposal to retain the trees outlined above which have been illustrated on the site layout and Arboricultural Impact Assessment. The tree protection plan and associated method statement shall be conditioned to ensure these trees are protected during construction which has been recommended by the Council's Tree Officer. The Council's Tree Officer has also recommended that any potential loss of the tree within the site curtilage of no. 39 which is agreed to be of low quality should be replaced if trees require removal as a result of the construction works to reinstate privacy screening. The proposal involves the planting of trees to the sides and front of the site. The soft landscaping condition will encompass this detail of tree planting.
- 8.54 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.
- 8.55 The proposal would provide soft landscaping along the front and side boundaries with a landscaped bank being maintained to the front of the site. The front banking and boundary maintains and enhances the green frontage. The rear garden areas would be soft landscaped along with the communal garden. To the rear are pathways with stepped and ramp access which would be paved.

8.56 The play space provision would be integrated into the communal garden which measures approximately 240sqm. Policy DM10.4 (table 6.2) would require 19.2sqm 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 with an integrated play area within the large communal garden. 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**

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

8.58 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**

8.59 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.

8.60 Fairdene Road does not have a bus route and is not a classified road. The site is within a CPZ which is operational Mon-Fri 11am-Noon with all bays in the controlled area being unrestricted.

#### Access arrangements

8.61 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.

8.62 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. There is a separate pedestrian walkway to the main building communal entrance via the lower ground floor car park and future occupiers of the lower ground floor flat would have to use the vehicular access to reach the pedestrian pathway to the eastern side leading to the separate access door for this unit. On balance, it is accepted that there a segregated pedestrian path on this site would reduce the soft landscaped banking and given the number of parking spaces it is considered that the proposed arrangements would not result in an unacceptable impact on safety.

8.63 In an areas 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 7.25 or 8 car parking spaces in policy terms. It is often not desirable to deliver the maximum amount of parking on site as this can, amongst other things, promote unsustainable travel patterns.

#### Car Parking

8.64 The Council normally requires 1:1 parking on sites such as this, (which would mean a requirement for 9 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 also results in a total of 8 car parking spaces being required. The proposal would provide lower ground floor level car parking for 8 cars which meets this parking requirement and can fully accommodate the potential car parking demand generated by the development.

8.65 The site is within a Controlled Parking Zone (CPZ) which means that residents would require a parking permit to park on the street during the daytime on weekdays and the applicant has agreed to enter into a legal agreement to restricted for all future occupants from obtaining on-street car parking permits.

8.66 The site is within a 6 minute walking distance of Coulsdon South railway station and 4 minutes walking distance to the nearest bus top on Brighton Road which means that residents may be inclined to use public transport rather than drive cars, which would be supported.

8.67 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.

8.68 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 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.

8.69 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.

#### 8.70 Cycle parking

8.71 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 17 cycle parking spaces for residents and 2 short stay cycle parking for visitors.

8.72 The lower ground floor level of the proposed building would provide 18 cycle storage spaces including 1 accessible space. According to the proposed plans, 2 visitor spaces would be provided via a cycle stand forward of the building's entrance, 8 spaces including the accessible space would be provided via cycle stands located in a cycle store, and 10 spaces would be provided via a two-tier cycle stand in an additional storage room. This provision would exceed the requirements prescribed in the London Plan (2021) and be accessible from street level via the pedestrian and vehicle ramps. It would be secured via the cycle storage condition included with this recommendation.

#### **Waste / Recycling Facilities**

8.73 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.

8.74 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

- 8.75 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.
- 8.76 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.
- 8.77 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.
- 8.78 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

- 8.79 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**

- 8.80 9 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 and this would be secured via condition. Tree planting and soft landscaping is proposed. Amenity impacts on neighbouring properties have been successfully mitigated. 8 car parking spaces are proposed which meet the maximum requirements outlined and the location is close to a train station and may encourage people to use sustainable modes of transport. The proposal is also acceptable on ecology, flooding and sustainability grounds.



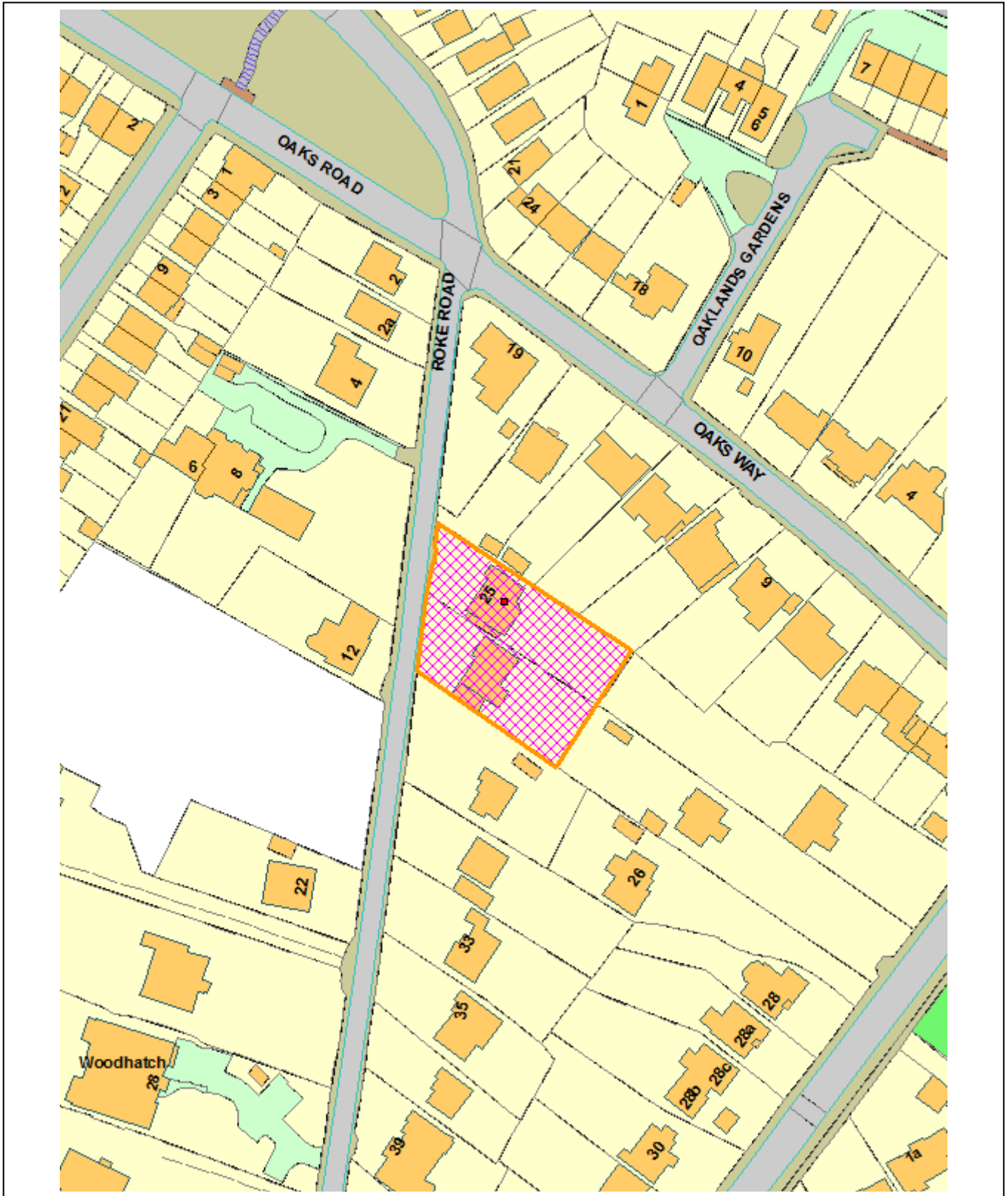
8.81 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable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

Other matters

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

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

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**1.0 APPLICATION DETAILS**

Ref: 21/01912/FUL  
 Location: 25-27 Roke Road, Kenley, CR8 5DZ  
 Ward: Kenley  
 Description: Demolition of two existing detached bungalows and replacement with 6 x3 storey townhouses and one 1.5 storey detached house with 7 car parking spaces.  
 Drawing Nos: PL\_001\_00 location plan, PL\_005\_00 topographical survey, PL\_050\_04 proposed site plan, PL\_100\_04 proposed ground floor plan, PL\_101\_04 proposed first floor plan, PL\_102\_03 proposed second floor plan, PL\_103\_03 proposed roof plan, PL\_200\_03 proposed west elevation, PL\_201\_03 proposed north elevation, PL\_202\_03 proposed east elevation, PL\_203\_03 proposed south elevation, PL\_204\_03 proposed detached dwelling elevations, PL\_300\_01 proposed cross section, PL\_410\_01 refuse stores, DAS - dated - 07:21  
 Agent: Mr Lewis, Altham Lewis Architects  
 Applicant: Novo Homes  
 Case Officer: Shanali Counsell

	<b>1 bed</b>	<b>2 beds</b>	<b>3 bed</b>	<b>TOTAL</b>
<b>Existing</b>	0	0	2	1
<b>Proposed</b> (all market housing)	0	1 (2b3p)	6 (3x3b5p)	7

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
7	14

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
- Kenley and District Residents' Association referral

**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 £14,000 for sustainable transport improvements and enhancements.

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

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

#### CONDITIONS

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

#### Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan
4. Materials / details to be submitted
5. Submission of landscaping, details
6. Tree Survey and details of construction method for parking space
7. Submission of SUDS details
8. Construction environmental plan for biodiversity
9. Biodiversity enhancement strategy

#### Pre-Occupation Conditions

10. Compliance with Arboricultural Assessment and Tree Protection Plan
11. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
12. Installation of EVCPs at 20% active and 80% passive
13. Development in accordance with accessible homes requirements
14. Compliance with Ecological appraisal
15. Compliance with energy and water efficiency requirements
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

#### INFORMATIVES

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

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

#### **Proposal**

- 3.1 The proposal is for the demolition of two single family dwellinghouses (bungalows) and the comprehensive redevelopment of both sites to provide 7 properties, 6 of which would be arranged into a three storey, stepped terrace with the 7<sup>th</sup>, a 1.5 storey, property located to the rear of the site. The proposal would

provide 7, off street, car parking spaces to the front of the site, 14 cycle parking spaces with associated landscaping. Each property would have private amenity to the rear. The site would be accessed via Roke Road.



### **Site and Surroundings**

- 3.2 The pre-application site comprises 2 plots on the eastern side of Roke Road, approximately 0.14ha in size. Each plot is occupied by a bungalow with a substantial rear garden and generous defensible space to the front of site with a staggered building line. Each property has off street parking and a dropped kerb. The surrounding area is predominately residential, suburban with a verdant character. Roke Road has an incline going from north to south with only one pavement on the western side of the road. Both sites are not subject to any designations, however are within a PTAL rating of 2 and are within The Kenley Transport Study Area. The sites are not within a CPZ.



*Aerial view of site*

## Planning History

3.3 Site history is set out below.

Reference	Description	Decision	Date
20/05060/PRE	Demolition of existing pair of detached bungalows and replacement with 21 apartments with 19 car parking spaces	N/A	16.02.2021
21/00532/PRE	Demolition of existing pair of detached bungalows; erection of seven dwellinghouses and provision of associated car parking.	N/A	31.03.2021

## 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 good quality accommodation for future residents.
- The design and appearance of the development 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 quantity of parking provision and impact upon highway safety and efficiency would be acceptable.

## 5.0 CONSULTATIONS

5.1 The views of the planning service are set out below in material considerations

### PLACE SERVICES (Council's ecological advisor)

5.2 Originally objected to the proposal but on receipt of further information confirmed no objection subject to conditions [Officer Comment: the conditions are recommended be attached to the planning permission]

## 6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 19 letters of notification to neighbouring properties. The number of representations received in response to the consultation are as follows.

6.2 No of individual responses: 110; Objecting: 104; Supporting: 6

6.3 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

<b>Objection</b>	<b>Officer comment</b>
<b><i>Character and design</i></b>	
Overdevelopment of the site	Addressed in paragraphs 8.7-8.17
Building is overbearing, too tall, out of character / not in keeping with the area/loss of garden/ internal layout	
<b><i>Neighbouring amenity impacts</i></b>	
Overlooking and privacy concerns	Addressed in paragraphs 8.25-8.30
Impact on daylight/sunlight/loss of light to gardens	
Noise	
<b><i>Parking</i></b>	
Insufficient parking will lead to overspill parking on Roke Road	Addressed in paragraphs 8.38-8.45
Insufficient turning space on the site so vehicles will have to reverse onto the which is dangerous	
<b><i>Other</i></b>	
Safety to children going to and from school on foot.	Addressed in paragraph 8.43

No improvement to supporting infrastructure or public transport is proposed	A CIL contribution will be provided.
Flats not welcome	The proposed development is for 7 single family dwelling houses
Increased fire risk	Addressed in paragraph 8.52-8.55
Surface water flooding	Addressed in paragraph 8.48-8.50
Impact on wildlife/biodiversity	Addressed in Paragraph 8.37
Impact on trees	Addressed in Paragraph 8.31-8.35

### Kenley & District Residents' Association (KENDRA)

Following consultation KENDRA objected on the following grounds and referred the application to Planning Committee:

- Size and Character: plot width small with dominant massing and size of 3 storey buildings. (Paragraph 8.7-8.17)
- Rear dwelling: small long access route, access to emergency services, proximity to terrace. (Paragraph 8.16-8.17 and 8.52-8.55)
- Parking: not enough parking in PTAL 2, inadequate manoeuvring, visibility splays, dangerous, no EV's, no disabled parking bays. (Paragraph 8.38-8.45)
- Soakaways not viable. (Paragraph 8.48-8.50)
- Refuse storage not adequate. (Paragraph 8.47)
- Trees: impact on identified trees and RPA incursion. (Paragraph 8.31-8.35)

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

7.2 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.

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)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

### Principle of Development

- 8.2 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H2 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 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 and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. The proposed scheme would provide 3b homes and so these policy requirements are met.
- 8.4 The Croydon Local Plan has identified that some existing residential areas have the capacity to accommodate growth without significant change to its character. Several approaches have been outlined within the Suburban design Guide SPD (SDG). The proposal takes a 'Regeneration' approach by encompassing a holistic approach across two sites. This would see the replacement of single family dwelling housings with a terraced development that would increase the existing density, massing and footprint.
- 8.5 This approach optimises the development potential across the sites, allows for better layout and appreciation of the site context and allows for a considered response. Therefore, the principle of development in terms of *land use* is acceptable and would be support in policy terms.
- 8.6 The proposed scheme on the site for 7 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

## **Design and impact on the character of the area**

### Height, scale, massing

- 8.7 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.
- 8.8 The SDG states that new developments may be 3 storeys with an additional storey contained within the roof space (as illustrated below). The application proposes 6x 3 storey terraced houses to the front of the site with a staggered building line, to respond to the established rhythm of the street and to break up the mass of the development along with a single family dwellinghouse to the rear of the site. The height, scale and massing are considered appropriate as the built form does not appear overly dominant, nor does the proposal have an excessively large foot print. Considering that the aim of the proposed scheme and the SDG is to intensify the site, it is reasonable to expect that the typology would change to introduce new elements as a considered evolution of the suburbs.
- 8.9 Concerns have been raised about the replacement of bungalows with three storey buildings and the proximity to other neighbouring bungalows on Oaks Way. No. 25 and No. 27 Roke Road are seen as one development site for the purposes of this application and so its immediate neighbour would be a two storey, detached dwelling. It is therefore considered that an additional storey on the application site would not appear overly dominant and would align with the guidance within the Suburban Design Guide (as seen below).
- 8.10 Oaks Way has a predominance of bungalows, on the southwestern side of the road, of which 5 such properties are directly adjoining the application site (numbers 11-19). When assessing the acceptability of the proposed scheme this was taken into consideration. The separation distances range from approximately 24m-35m from the rear of the properties on Oaks Road to the proposed development, which is in accordance with, and excess of, guidance. It is considered that the height would not appear excessively dominant nor overbearing from these distances. Furthermore, providing homes of a different types (ie a terrace of smaller family homes) adds to the variety of the housing stock in the area, promoting a mixed and balanced community.
- 8.11 Given that the proposed property to the rear would only be 1.5 storeys in height and would be approximately 24m away from the adjoining site on Oaks Way, the impact on this neighbour would be minimal.

8.12 Roke Road has a staggered building line, which the proposal is in line with and so would not have undue prominence and follows the predominant location of built form in the area. As such, it's impact on the streetscene is acceptable.



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 (surrounding buildings 2 storey detached)*



*Proposed streetscene elevation – Roke Road*

### Detailed design

8.13 The architectural expression follows a “contemporary reinterpretation” approach to character (SPD2 2.8), which is acceptable. The proposed terrace would appear taller and more slender than the existing property and the adjacent properties. Although the introduction of this type of terrace is a new typology along Roke Road, the detailed design aims to tie key elements of the existing architectural aesthetic to the scheme to enable the buildings to meld into its surroundings successfully.

8.14 The front elevation has a distinct red brick base and integrated entrance canopy, brick string course with lighter tone brick to the upper floors leading up to a gable roof. The window detailing is purposefully different on each of the buildings to add interest and identity to the 6 properties to the front of the site.

8.15 The proposal to the rear takes on a more subdued design approach to read as a backland development and to reduce its impact on the proposed and surrounding properties. The roof would be asymmetric to minimise its bulk but to also allow for roof accommodation. The base of the property is entirely in red brick to echo the brick base of the row of terraces to the front, along with picking up key details such as the entrance canopy and large ground floor window openings. This approach is considered acceptable.

8.16 It is considered that the proposal is of high quality design which is considered to respect and enhance the character of the area and contribute positively to the streetscene.

### **Quality of Accommodation**

8.17 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 comply with the minimum space standards and internal layouts provide hallways and adequate storage space.

8.18 Given the site constraints the terrace follows a deep plan layout, therefore the floorplans are relatively narrow however the layout had been arrange so that the circulation areas are within the middle of the buildings to allow maximum access to light from the east and west of the site into habitable rooms. Each property would be dual aspect, which will improve cross ventilation, greater flexibility in the use of rooms and be better equipped for future adaptability.

8.19 The properties are arranges to that the kitchen/dining and study are at groundfloor level with the main living area on the first floor along with a bedroom and two further bedrooms on the second floor. Whilst this is uncommon to have a living area on the first floor, it is not unacceptable to have this type of arrangement.

8.20 The rear unit is located at a sufficient distance from the properties to the front and there would be no overlooking which would be so detrimental to privacy as to warrant refusal. There are no upper floor windows which face towards the main properties and the ground floor windows can be adequately screened with boundary treatment. It is acknowledged that whilst rooflights alone are not ideal for bedroom accommodation, given that it was advised that the rear property should be subservient as possible this compromise, in this instance, is acceptable. The unit has acceptable outlook, amenity space and internal floorspace of 81sqm.

8.21 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. The properties all have expansive rear gardens that are characteristic to the area and provide over and above the required private amenity for each property. The front of the properties will be landscaped and will house the refuse area for each property. Given the generous set back from the street the refuse will not be readily visible from the street scene.

8.22 The proposed houses are wheelchair *adaptable* (by meeting standard M4(2)) and one unit meets M4(3) standard; House 4. Policy D7 requires that at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. In this case it would be 1 house (0.7 rounded up to 1). Planning Practice Guidance states that Local Plan policies for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling,

otherwise M4(3) dwellings should be wheelchair adaptable. In this case, the dwellings will be market housing. There would be step free access to all three properties and so would fulfil the requirements of Policy D7 of the London Plan.

- 8.23 The proposal would provide good quality accommodation for future occupiers in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

### **Impacts on neighbouring residential amenity**

- 8.24 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.
- 8.25 Representations have been made by the neighbours from adjoining and surrounding properties, with regard to impact on overlooking, impact on light and appearing overbearing. Officers have assessed the impact on directly affected neighbours on Oaks Way, Roke Road and Park Road. As stated above there is generous separation distance between all the properties on Oaks Way and Park Road for Officers to be satisfied that there will not be any direct overlooking issues and a material impact on privacy on these neighbouring occupiers.
- 8.26 The proposed development would have one first floor, side elevation window facing the northern and southern boundaries with the adjacent neighbours. The windows would serve circulation areas and would be obscurely glazed, as annotated on the plans. Given this, it is not considered that there would be any material impact on overlooking into the adjoining sites, nor would these windows prejudice the development potential of either neighbouring site
- 8.27 The proposed development would project approximately 6000mm beyond the front elevation of No. 29 Roke Road with a separation of approximately 5400mm. It is considered that the depth coupled with the separation distance would not result in a development that would appear overly dominant or unneighbourly from the side elevation. The development does not breach the 45 degree line.
- 8.28 The rear elevation windows would offer oblique views into the neighbouring gardens, which is not uncommon of suburban locations, it not anticipated that the views offered from the first and second floor level would have a detrimental impact to neighbouring privacy, coupled with a separation of over 40m from No. 24 Park Road and over 70m from No.22 Park Road this relationship is acceptable.
- 8.29 Given the scale of development, the noise from residential occupiers would not be out of the ordinary in this residential location so is not a cause for concern. Overall it is considered that the proposal complies with the requirements of Policy DM10.6 of the Local Plan.





*Neighbouring property to the south*

### **Trees and landscaping**

8.30 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. An Arboricultural report has been submitted to assess impacts on trees on and adjacent to the site.

- 8.31 The property frontages are generally level with driveways and an area of lawn and flower beds. No. 27 is bound by trees on the southern side whilst No.25 is bound by evergreen and deciduous trees to the rear. Both rear gardens are largely laid to lawn with occasional beds and a mix of shrubs and small garden trees.
- 8.32 To facilitate the development 5 category C trees of low quality are proposed to be removed. More significantly there are potential impacts on RPA's of 7 individual trees and 1 group of trees, notably T10, T21 and T22. Furthermore there are TPO's on T22 and T23 located to the front of No. 29 Roke Road.
- 8.33 T10; Common Lime, will have a potential impact of around 10% incursion to its root protection area (RPA). Following consultation it was recommended that traditional forms of foundation methods were not supported given this incursion. Therefore if approved alternative methods of engineering will be required such as screw piles/floating floor to minimise the impact on the rooting system. This would allow the construction method to be more sympathetic to the root system of T10. A pre-commencement condition would be required in order to ensure the protection of this large specimen.
- 8.34 One of the parking spaces at the front would have some impact on the RPA of T22 (Copper Beech) during excavation. A condition is recommended to secure the detailed design and construction methods of this space to minimise impact.
- 8.35 Further details on landscaping and tree protection will be required by condition for the proposal to be considered to comply with Local Plan policy DM10.8.

### **Ecology**

- 8.36 Updated documents were received with regard to biodiversity mitigation and enhancement measures. Following consultation no objections were received however conditions have been recommended. The information within the Preliminary Ecological Appraisal (Arbtech, October 2021) is supported in terms of the mitigation measures that have been proposed for reptiles, amphibian, birds (including owls) and hedgehogs. The documents go further to ensure connectivity for hedgehogs, provision of bird box and bat boxes, the creation of log/brush piles for reptiles and a wildlife friendly planting scheme.

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

- 8.37 The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. The road itself is quite narrow however there is a footway on the western side of the road that connects with Oaks Road and Oaks Way to the north and Foxley Road to the south. The road has a speed limit of 20mph. The site is approximately 100m away from bus stops to the north and Kenley Railway Station is approximately 550m to the east of the site. The London Plan requires *up to* 1 space per dwelling for outer London location with a PTAL of 2 with properties with 3+ bedrooms.

### Access arrangements and car parking

- 8.38 The existing and proposed access to the site would be from Roke Road. Three new vehicular crossovers are proposed to facilitate 7 car parking spaces, each measuring 2.4 metres by 4.8 meters wide, swept path assessments have been undertaken using 5m long cars. Concerns were raised that disabled parking spaces were not provided. Updated plans show that one space can be provided; PL\_100 REV 04.
- 8.39 The maximum requirement within the London Plan for a PTAL 2 area would be 1 space per dwelling and so, the proposed provision meets policy requirements. Representation raised concerned over inadequate provision of parking spaces for 7 family dwellings, however as stated, the proposal meets the London Plan requirements. Furthermore as a response to climate change and sustainable development, new developments should not provide excessive car parking for single family use, especially given that there is public transport provision. Kenley Railway Station is approximately 550 metres east of the site and there bus stops approximately 100m away on oaks Road.
- 8.40 The applicant does not require planning permission to introduce a new crossover on to an unclassified road. In general terms having three parking spaces in a row can give rise to concerns over pedestrian visibility, however given that the pavement is on the opposite side of the road and low vehicle speeds, this is considered acceptable. Given the constraints of the site the parking arrangements are acceptable in this instance.
- 8.41 A condition will be attached to ensure 20% active vehicle charging points would be provided in line with policy DM30 and Policy T6.1 of the London Plan. The appropriate pedestrian and vehicular sightlines are shown on the site plan.
- 8.42 Concerns have been raised regarding pedestrian safety, with particular concern for children walking to and from school. The existing pavement along Roke Road is on the opposite (western) side of the road, therefore Officers envisage that children would have been and would continue to use this side of the road to walk to and from school, coupled with the 20mph speed limit it is considered that pedestrian safety would not be compromised.
- 8.43 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.
- 8.44 A Construction Logistics Plan has been submitted however the information that has been submitted is incomplete and so a condition will be recommended.

### Cycle parking

- 8.45 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 14 cycle parking spaces for residents and given the scale of development, there is no requirement for visitor parking. Cycle parking has been

located to the rear of the property, whilst this is not ideal, given that the application is for single family dwelling houses, this arrangement is acceptable.

#### Refuse / Recycling Facilities

- 8.46 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 located to the front of the development and is of an appropriate size to accommodate the required bins and in an appropriate location for collection by operatives. The location of bulky waste storage has not been provided however this can be included within a landscape plan and will be conditioned.

#### SuDS, Flood Risk and Energy Efficiency

- 8.47 The site is within flood zone 1 and is at very low risk of surface water flooding. A Surface Water Drainage Strategy has been submitted in accordance with Local Plan policy DM25 and London Plan policy SI13.
- 8.48 All surface water arising from roofed areas would be controlled by direct infiltration through soakaways. Water butts will reduce potable water demand and provide additional SuDS on site. All area of hardstanding on the site will be constructed using permeable paving. Exceedance flows and flows arising from system failure can be accommodated on site within areas of landscaping, soakaway crates and the sub-base hard standing. This will be an improvement to the existing condition.
- 8.49 Final SUDS details will be required by condition.

#### Energy efficiency

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

#### Fire Safety

- 8.51 London Plan Policy D12 required that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*
- 8.52 The fire safety statement has been prepared with the level of detail that is appropriate and reasonable to the scale of development. The statement indicates that fire appliances can be located to the front of the property on Roke Road, further to this the properties benefit from extensive rear gardens and to the front that would offer easily accessible refuge for occupiers.

- 8.53 The buildings have been designed in such a way to minimise the spread of fire as outlined in points a)-d) in the Fire Strategy Statement. The rear building would be 27m from Roke Road, this is within the 45m distance that fire service vehicles should be able to access a property and so would be acceptable.
- 8.54 The proposed development will ensure that there will be viable access for firefighting equipment appropriate for the size of development. It is considered that the statement that has been submitted is sufficient to fulfil the requirements of D12.

### **Conclusion**

- 8.55 The proposed redevelopment of No. 25-27 Roke Road to provide 7 x family houses has been considered accepted in principle, height, scale and massing. It is considered that the scale of development is befitting of a considered approach to intensification in a suburban location.
- 8.56 The development have been designed in such a way as to mitigate, insofar as possible, the impact of the development on neighbouring properties. It is acknowledged that with any new development a level of impact will occur to existing properties however as the proposed development does not breach 45 degree lines, is staggered and is stepped away from the boundary by 1000mm on either common boundary it is considered that the proposal has made the necessary intervention to protect neighbour amenity.
- 8.57 Further information would be required with regard to tree protection measures, however this can be ensured by way of condition. 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

- 8.58 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.59 All other planning considerations including equalities have been taken into account.

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## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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# Agenda Item 8.1

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA

DEVELOPMENT MANAGEMENT - Sustainable Communities, Regeneration and Economic  
Recovery 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.

25/10/2021 to 05/11/2021

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](http://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. :	21/03409/HSE	Ward :	<b>Addiscombe East</b>
Location :	68 Selwood Road Croydon CR0 7JR	Type:	Householder Application
Proposal :	Single Storey Rear Extension		
Date Decision:	05.11.21		

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/03681/HSE  
Location : 17 Sherwood Road  
Croydon  
CR0 7DL  
Proposal : Erection of single storey rear extension  
Date Decision: 05.11.21  
Ward : **Addiscombe East**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04223/FUL  
Location : 55A Elgin Road  
Croydon  
CR0 6XD  
Proposal : Alterations and erection of a single-storey rear/side extension (following demolition of existing rear addition)  
Date Decision: 04.11.21  
Ward : **Addiscombe East**  
Type: Full planning permission

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04302/HSE  
Location : 49 Parkview Road  
Croydon  
CR0 7DF  
Proposal : Erection of single storey rear extension with 2 x rooflights  
Date Decision: 26.10.21  
Ward : **Addiscombe East**  
Type: Householder Application

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04310/LP  
Location : 77 Dalmally Road  
Croydon  
CR0 6LY  
Proposal : Erection of L-shaped Rear dormer Extension with 2 no. Velux windows in the front roof.  
Date Decision: 26.10.21  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations edged

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



## Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : Development Site Former Site Of Type: Discharge of Conditions  
30 - 38 Addiscombe Road  
Croydon  
CR0 5PE

Proposal : Discharge of Conditions 10 (vehicular access enforcement strategy) and 11 (delivery and service management plan) attached to planning permission 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements.

Date Decision: 02.11.21

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 21/04327/DISC Ward : **Addiscombe West**  
Location : 40-60, 42 & 42A Cherry Orchard Road Type: Discharge of Conditions  
Croydon  
CR0 6BA

Proposal : Discharge of Conditions 19 and 20 attached to planning permission 18/03320/FUL for Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.

Date Decision: 28.10.21

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 21/04488/HSE Ward : **Addiscombe West**  
Location : 27 Rymer Road Type: Householder Application  
Croydon  
CR0 6EF

Proposal : Alterations, erection of single-storey rear/side extension and removal of existing front porch extension.

Date Decision: 03.11.21

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 21/04808/LE Ward : **Addiscombe West**  
Location : 86 Alexandra Road Type: LDC (Existing) Operations  
Croydon edged  
CR0 6EW

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Continued use of attached garage as habitable room (Lawful Development Certificate - Existing)

Date Decision: 05.11.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/04938/CAT  
Location : 100A Clyde Road  
Croydon  
CR0 6SW

**Ward : Addiscombe West**  
Type: Works to Trees in a  
Conservation Area

Proposal : Felling of 4 conifer trees

Date Decision: 27.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00146/LE  
Location : 1A Lyndhurst Road  
Thornton Heath  
CR7 7PY

**Ward : Bensham Manor**  
Type: LDC (Existing) Use edged

Proposal : Certificate of lawfulness (Existing) for use of premises within Class E(a) (formerly Class A1)

Date Decision: 02.11.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/02999/DISC  
Location : 216 - 220 Brigstock Road  
Thornton Heath  
CR7 7JD

**Ward : Bensham Manor**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3, 5, 11 and 18 of Planning Permission 18/04811/FUL for Removal of existing structures, demolition of existing building, alterations erection of part three storey / part four storey building, provision of retail use (A1 Use Class) at lower ground floor and ground floor, provision of 8 flats comprising 1 x 1 bedroom flat at rear lower ground floor, 2 x 1 bedroom flats at rear ground floor, 2 x 1 bedroom flats, 1 studio flat, and 1 x 3 bedroom flat at first floor, and 1 x 3 bedroom flat at second floor (in roofspace), provision of associated refuse storage and cycle storage, provision of one off-street parking space at rear.

Date Decision: 26.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/04251/LP **Ward : Bensham Manor**  
Location : 3 Penshurst Road Type: LDC (Proposed) Operations  
Thornton Heath edged  
CR7 7EE  
Proposal : Erection of dormer extensions on rear of main roofslope and over outrigger building  
(following removal of a chimney), and Installation of two (2) rooflights on front roofslope  
Date Decision: 25.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04568/LP **Ward : Bensham Manor**  
Location : 97 Melfort Road Type: LDC (Proposed) Use edged  
Thornton Heath  
CR7 7RT  
Proposal : Change of use of existing residential dwelling (Class C3a) to residential dwelling for 4  
children requiring 24 hour care and support (Class C3b)  
Date Decision: 25.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04584/PA8 **Ward : Bensham Manor**  
Location : O/S Warwick Gardens Type: Telecommunications Code  
London Road System operator  
Thornton Heath  
CR7 7NA  
Proposal : Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated  
ancillary works.  
Date Decision: 27.10.21

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04670/FUL **Ward : Bensham Manor**  
Location : 30 Bensham Manor Road Type: Full planning permission  
Thornton Heath  
CR7 7AA

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Change of use of property from day nursery (Use Class E(f)) within outbuilding and ground floor of main building, as well as, self-contained flat (Use Class C3) on first floor and loft levels of main building to single dwellinghouse (Use Class C3), and Associated alterations and private amenity space

Date Decision: 05.11.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04745/HSE  
Location : 45 Richmond Road  
Thornton Heath  
CR7 7QE  
Proposal : Erection of single storey rear extension  
Ward : **Bensham Manor**  
Type: Householder Application

Date Decision: 05.11.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04774/GPDO  
Location : 7 Nutfield Road  
Thornton Heath  
CR7 7DP  
Proposal : Erection of single storey rear extension projecting out 4.05 metres with a maximum height of 2.95 metres  
Ward : **Bensham Manor**  
Type: Prior Appvl - Class A Larger House Extns

Date Decision: 27.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/04888/GPDO  
Location : 30 Norman Road  
Thornton Heath  
CR7 7ED  
Proposal : Erection of a single storey rear extension projecting out 4 metres with a maximum height of 3 metre  
Ward : **Bensham Manor**  
Type: Prior Appvl - Class A Larger House Extns

Date Decision: 05.11.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/05285/LP  
Ward : **Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 72 Warwick Road  
Thornton Heath  
CR7 7NE  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a single storey rear extension.

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/02347/HSE  
Location : 165 Mitcham Road  
Croydon  
CR0 3NB  
Type: **Ward : Broad Green**  
Householder Application  
Proposal : Erection of single/two-storey side extension

Date Decision: 26.10.21

**Permission Refused**

Level: Planning Committee

---

Ref. No. : 21/03890/FUL  
Location : 234B London Road  
Croydon  
CR0 2TF  
Type: **Ward : Broad Green**  
Full planning permission  
Proposal : Proposed new roof extension with rear dormer window to create third floor level and accommodate 1x self contained unit

Date Decision: 25.10.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/04015/FUL  
Location : 86 Sumner Road  
Croydon  
CR0 3LJ  
Type: **Ward : Broad Green**  
Full planning permission  
Proposal : Demolition of existing house and associated outbuildings. Erection of 2-storey block with roof space accommodation comprising of 2 x one bed, 1 x two bed and 1 x three bed flats with associated amenity space, cycle and refuse stores. Renewal of existing planning permission ref: 18/03050/FUL granted 17.08.2018.

Date Decision: 01.11.21

**Permission Granted**





**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00779/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 19 Downsview Road  
Upper Norwood  
London  
SE19 3XD  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Samples) of LPA ref: 20/01303/FUL (Demolition of existing dwelling and garage, erection of two storey building (with lower ground and roofspace accommodation) comprising 9 flats with associated parking, amenity space and waste and cycle stores).

Date Decision: 05.11.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/03995/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 11 Turkey Oak Close  
Upper Norwood  
London  
SE19 3PJ  
Type: Householder Application

Proposal : Retrospective planning application for conversion of garage into habitable room.

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04500/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 15 Shelford Rise  
Upper Norwood  
London  
SE19 2PX  
Type: Householder Application

Proposal : Erection of single storey rear extension, alterations to the rear garden levels to allow for more seating area and garden.

Date Decision: 05.11.21





Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 40 Harold Road  
Upper Norwood  
London  
SE19 3PL  
Type: Works to Trees in a  
Conservation Area  
Proposal : T1 Oak tree - Cut back 5m lateral branches over garden of No 42 by 2m to fence line.

Date Decision: 28.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04847/NMA  
Ward : **Crystal Palace And Upper Norwood**  
Location : 106 Grecian Crescent  
Upper Norwood  
London  
SE19 3HJ  
Type: Non-material amendment  
Proposal : Non material application to planning permission 21/02555/HSE to change the dormer from being clad in tiles to balck timber larch

Date Decision: 25.10.21

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/05013/CAT  
Ward : **Crystal Palace And Upper Norwood**  
Location : 134 Church Road  
Upper Norwood  
London  
SE19 2NT  
Type: Works to Trees in a  
Conservation Area  
Proposal : T1 Goat willow, pollard, removing lengths up to 4.5m

Date Decision: 27.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/05056/LP  
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 2 Orleans Road  
Upper Norwood  
London  
SE19 3TA  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a hip to gable loft conversion with a rear dormer, insertion of 2 velux windows  
in front elevation.

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/05220/PDO  
Ward : **Crystal Palace And Upper  
Norwood**  
Location : Telecommunication Mast Rear Of 9 Central  
Hill  
Upper Norwood  
London  
SE19 1BG  
Type: Observations on permitted  
development  
Proposal : Replace 3no. antenna with 3no. antenna and install ancillary equipment. Existing  
equipment cabin to be internally upgraded.

Date Decision: 28.10.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/05300/LP  
Ward : **Crystal Palace And Upper  
Norwood**  
Location : 12 Kitley Gardens  
Upper Norwood  
London  
SE19 2RY  
Type: LDC (Proposed) Operations  
edged  
Proposal : Single storey rear extension with roof light.

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05266/DISC  
Ward : **Coulsdon Town**

## Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : Cane Hill Park Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

Type: Discharge of Conditions

Proposal : Partial discharge of condition 75 for Phase 4 only attached to planning permission 13/02527/P and Condition 3 for Phase 4 attached to the reserved matters application 16/01768/RES. (Amendments to details approved under application ref. 17/03995/DISC).

Date Decision: 05.11.21

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

---

Ref. No. : 21/01883/TRE  
Location : 13 Woodfield Hill  
Coulsdon  
CR5 3EL

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

Proposal : T1 Horse Chestnut - 2-3m removal of 3 of the smaller lower branches  
T2 Horse Chestnut - 2-3m removal of 3 of the smaller lower branches  
T3 Horse Chestnut - removal of 4 of the lowest branches  
T5 Sycamore - 3-4m removal of the 3 lowest branches on the North side of the canopy (TPO no.14, 1990)

Date Decision: 28.10.21

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

---

Ref. No. : 21/03582/DISC  
Location : 1 Smitham Downs Road  
Purley  
CR8 4NH

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

Proposal : Discharge of condition 6 (various matters) attached to planning permission 19/04500/FUL for demolition of existing three storey house and detached garage and erection of a five storey building including basement accommodation and within the roof space to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping

Date Decision: 25.10.21

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 21/03755/FUL

Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : Land Adjacent To 185 Brighton Road                      Type: Full planning permission  
              Coulsdon  
              CR5 2NH

Proposal : Erection of 4 storey building to provide a mixed-use development comprising 5no.  
              residential units and 92sqm of commercial area with associated refuse and cycle storage.

Date Decision: 01.11.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04613/HSE    **Ward : Coulsdon Town**  
Location : 1 Clifton Road    Type: Householder Application  
              Coulsdon  
              CR5 2DW

Proposal : Alterations including erection of a part single, part two storey side extension and single  
              storey rear extension with raised terrace.

Date Decision: 29.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04661/HSE    **Ward : Coulsdon Town**  
Location : 19 The Netherlands    Type: Householder Application  
              Coulsdon  
              CR5 1NJ

Proposal : Proposed loft conversion, insertion of rooflights, internal alterations and other associated  
              works.

Date Decision: 01.11.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04681/HSE    **Ward : Coulsdon Town**  
Location : 15 Olave Close    Type: Householder Application  
              Coulsdon  
              Croydon  
              CR5 3FW

Proposal : Erection of a single storey rear conservatory. [Retrospective application].

Date Decision: 26.10.21

**Permission Granted**





Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 3 Chatsworth Road  
Croydon  
CR0 1HE  
Type: Removal of Condition

Proposal : Variation of Condition 1 - approved drawings - of Planning Permission 19/04158/FUL for Change of use of 6 person HMO (Use Class C4) to larger HMO (Sui Generis), provision of associated refuse storage and cycle storage and partial hardstanding to rear.

Date Decision: 05.11.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/03676/FUL  
Location : 28 George Street  
Croydon  
CR0 1PB  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Change of use of ground floor and basement from stationary shop (Use Class E) to drinking establishment (Use Class Sui Generis) facilitated by shopfront alterations and installation of extractors to ground floor rear elevation

Date Decision: 03.11.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04318/LE  
Location : Ground Floor Flat  
21A West Street  
Croydon  
CR0 1DG  
Ward : **Fairfield**  
Type: LDC (Existing) Use edged

Proposal : Use of the property as a 3 bedroom HMO (Use Class C4).

Date Decision: 27.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04581/DISC  
Location : 28 Dingwall Road  
Croydon  
CR0 2NE  
Ward : **Fairfield**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 01.11.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/02095/HSE **Ward : Kenley**  
Location : 8 Leacroft Close **Type: Householder Application**  
Kenley  
CR8 5EX

Proposal : Alterations including raising existing retaining walls and to terrace the rear garden to create a level lawn.

Date Decision: 28.10.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/03707/FUL **Ward : Kenley**  
Location : 2 Kearton Close **Type: Full planning permission**  
Kenley  
CR8 5EN

Proposal : Proposed flatted development within the rear of no. 2 Kearton Close to comprise of three units including landscaping, cycle and refuse store.

Date Decision: 28.10.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/03774/HSE **Ward : Kenley**  
Location : 148 Hayes Lane **Type: Householder Application**  
Kenley  
CR8 5HQ

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

Date Decision: 26.10.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04123/TRE **Ward : Kenley**  
Location : 9 Ravenswold **Type: Consent for works to protected trees**  
Kenley  
CR8 5LL

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : 1 BEECH. FELL TO GROUND LEVEL.  
T2 BEECH THIN CANOPY BY 10%.  
(TPO 110)

Date Decision: 27.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/04275/DISC **Ward : Kenley**  
Location : Little Hayes Nursing Home **Type: Discharge of Conditions**  
29 Hayes Lane  
Kenley  
CR8 5LF

Proposal : Discharge of condition 1 - surface water drainage scheme, 5 - construction logistics plan, 6 - ground protection, 7 - hard/soft landscaping, 8 - external facing materials attached to planning permission 17/04594/FUL for demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Date Decision: 27.10.21

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/04551/HSE **Ward : Kenley**  
Location : 11 Oaks Road **Type: Householder Application**  
Kenley  
CR8 5NY

Proposal : Demolition of existing detached garage at rear and erection of detached single storey outbuilding for use as home office/store

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04577/HSE **Ward : Kenley**  
Location : 36 Hillcrest Road **Type: Householder Application**  
Whyteleafe  
CR3 0DJ

Proposal : Alterations, erection of single storey front, single/two storey side and single storey rear extension.

Date Decision: 25.10.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/04857/TRE  
Location : St Winifreds  
Kenley  
CR8 5HZ

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

Proposal : G1 and G2 Boundary trees: To reduce the lateral branches of the trees back to the boundary/Give the buildings a 4 metre clearance.  
(TPO 23, 1970)

Date Decision: 27.10.21

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 21/04936/TRE  
Location : 2 Hadley Wood Rise  
Kenley  
CR8 5LY

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

Proposal : Ash (T1) - To re pollard self sown Ash sapling located in the rear garden to approximately 3.0m in height.

Sycamore (T2) - To re pollard mature Sycamore located in the rear garden to previous pollard points (Approx. 3.0m in height).

Norway Maple (T3) - To re pollard mature Norway Maple located in the rear garden to previous pollard points (Approx. 3.0m in height).

Conifer (T4) - To reduce mature Conifer located on the right hand rear boundary to 1.0m in height and trim sides.  
(TPO 100)

Date Decision: 27.10.21

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 21/05100/LP  
Location : 138 Old Lodge Lane  
Purley  
CR8 4DH

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

Proposal : Hip to gable loft conversion with rear dormer, roof lights and Installation of new door, window to ground floor rear elevation.

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 01.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/05437/LP

**Ward : Kenley**

Location : 10 Hadley Wood Rise  
Kenley  
CR8 5LY

Type: LDC (Proposed) Operations  
edged

Proposal : The removal of a small green house lean-to to build a small utility room. All external materials are to match the existing house. The roof drainage will be connected onto the existing drainage system.

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04911/PDO

**Ward : New Addington North**

Location : 197-199 Lodge Lane  
Croydon  
CR0 0QA

Type: Observations on permitted  
development

Proposal : Replacement of 6 antennas and ancillary works

Date Decision: 29.10.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/05048/LP

**Ward : New Addington North**

Location : 125 Oak Bank  
Field Way  
Croydon  
CR0 9EE

Type: LDC (Proposed) Use edged

Proposal : Use as supported living accommodation for up to 3 adults (Use Class C3b)

Date Decision: 28.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/05409/LP

**Ward : New Addington North**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 47 Thursley Crescent  
Croydon  
CR0 0PR  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a single storey side extension.

Date Decision: 02.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03475/HSE  
Location : 72 Arnhem Drive  
Croydon  
CR0 0EB  
Type: **Ward : New Addington South**  
Householder Application  
Proposal : Alterations, proposed front, rear and side extension

Date Decision: 02.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03793/HSE  
Location : 76 Windham Avenue  
Croydon  
CR0 0HW  
Type: **Ward : New Addington South**  
Householder Application  
Proposal : Alterations, erection of a single storey side and front extension

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04263/NMA  
Location : 25 Salcot Crescent  
Croydon  
CR0 0JJ  
Type: **Ward : New Addington South**  
Non-material amendment  
Proposal : Non-material amendment to planning permission 19/03153/HSE for Construction of a single storey front extension and conversion of garage into a habitable room

Date Decision: 03.11.21



**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04530/HSE **Ward : New Addington South**  
Location : 215 King Henry's Drive **Type: Householder Application**  
Croydon  
CR0 0HP  
Proposal : Erection of single/two storey front/side/rear extensions

Date Decision: 03.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04625/HSE **Ward : New Addington South**  
Location : 375 King Henry's Drive **Type: Householder Application**  
Croydon  
CR0 0AG  
Proposal : Erection of single storey side extension

Date Decision: 02.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04845/GPDO **Ward : New Addington South**  
Location : 6 Salcot Crescent **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 0JH  
Proposal : Erection of a single storey rear extension projecting out a total of 6 metres from the original dwelling with a maximum height of 3.52 metres

Date Decision: 01.11.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/00298/LP **Ward : Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 191 Green Lane  
Norbury  
London  
SW16 3LZ  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of dormer window and front rooflights

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03631/LP  
Location : 41 The Chase  
Norbury  
London  
SW16 3AE  
Type: LDC (Proposed) Operations  
edged  
Ward : **Norbury Park**

Proposal : Erection of hip to gable roof extension to side roofslope and dormer extension on rear roofslope, and Installation of three (3) rooflights to front roofslope

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03813/LP  
Location : 31 Maryland Road  
Thornton Heath  
CR7 8DG  
Type: LDC (Proposed) Operations  
edged  
Ward : **Norbury Park**

Proposal : Erection of hip to gable roof extension, a rear dormer roof extension and 2 rooflights to the front roofslope

Date Decision: 25.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04024/LP  
Location : 107 Briar Avenue  
Norbury  
London  
SW16 3AG  
Type: LDC (Proposed) Operations  
edged  
Ward : **Norbury Park**

Proposal : Alterations to the roof to create a hip to gable roof extension and rear dormer

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 02.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04340/LP  
Location : 75 Briar Avenue  
Norbury  
London  
SW16 3AG  
Proposal : Erection of a rear dormer loft conversion.

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

Date Decision: 25.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04407/HSE  
Location : 27 Georgia Road  
Thornton Heath  
CR7 8DU  
Proposal : Alterations, erection of hip to gable and rear dormer extension, single-storey rear extension, first-floor side/rear extension, outbuilding in rear garden and installation of 3 rooflights in front roofslope.

**Ward : Norbury Park**  
Type: Householder Application

Date Decision: 02.11.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04540/HSE  
Location : 186 Green Lane  
Norbury  
London  
SW16 3NE  
Proposal : Conversion of part of an existing rear outbuilding into additional bedroom for main house with en-suite

**Ward : Norbury Park**  
Type: Householder Application

Date Decision: 26.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04656/HSE  
**Ward : Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 14 Carolina Road  
Thornton Heath  
CR7 8DT  
Type: Householder Application  
Proposal : Erection of a single storey rear conservatory

Date Decision: 29.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04725/CAT  
Location : 31 Ryecroft Road  
Norbury  
London  
SW16 3EW  
Type: **Ward : Norbury Park**  
Works to Trees in a  
Conservation Area  
Proposal : T1 Lime, pollard due to cavity at base and proximiity to residential home to rear. Reduce height by 7metres.

Date Decision: 27.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04787/GPDO  
Location : 15 Maryland Road  
Thornton Heath  
CR7 8DG  
Type: **Ward : Norbury Park**  
Prior Appvl - Class A Larger  
House Extns  
Proposal : Erection of a single storey rear extension projecting out 6 metres with a maximum height of 3.69 metres

Date Decision: 27.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04851/LP  
Location : 50 Norbury Hill  
Norbury  
London  
SW16 3LB  
Type: **Ward : Norbury Park**  
LDC (Proposed) Operations  
edged  
Proposal : Erection of hip to gable and rear dormer extension and installation of 3 rooflights in front roofslope

Date Decision: 03.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/01037/DISC  
Location : Thickets House  
97 Pollards Hill South  
Norbury  
London  
SW16 4LS

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

Proposal : Discharge of Condition 3 (Boundary fencing and Electric charging points), 5 (details of visibility/sight lines), 8 (full Drainage Mitigation Strategy) and 11 (existing and proposed layout of the public highway (footway and verge)) attached to permission 19/00490/FUL for 'Demolition of the existing dwelling; Erection of building comprising of 3 x one bed flats and 1 x two bed flat and 4 x four bed semi-detached dwellings to the rear of the site with associated parking, landscaping, cycle and refuse storage (8 total).'

Date Decision: 05.11.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02324/HSE  
Location : 115 Pollards Hill South  
Norbury  
London  
SW16 4LS

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

Proposal : Alterations, erection of first-floor rear extension.

Date Decision: 25.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03539/HSE  
Location : 1C Pollards Hill East  
Norbury  
London  
SW16 4UX

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

Proposal : Alterations, erection of replacement roof with increased ridge height and installation of 6 rooflights in side roofslopes.

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 29.10.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/03541/HSE  
Location : 1C Pollards Hill East  
Norbury  
London  
SW16 4UX  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application  
Proposal : Alterations, erection of two-storey rear extension and front porch extension and installation of window in side elevation.

Date Decision: 02.11.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04092/LP  
Location : 27 Ederline Avenue  
Norbury  
London  
SW16 4RZ  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged  
Proposal : Certificate of Lawfulness (Proposed) is sought conversion incorporating a hip-to-gable, a rear dormer roof extension and 2x roof windows to the front slope

Date Decision: 25.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04185/HSE  
Location : 39 Pollards Hill South  
Norbury  
London  
SW16 4LW  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application  
Proposal : Erection of ground floor rear extension

Date Decision: 03.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04503/FUL  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 8A St Helen's Road  
Norbury  
London  
SW16 4LB  
Type: Full planning permission

Proposal : Demolition of the existing building and erection of a four storey building containing 6x flats, with associated site alterations

Date Decision: 28.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03566/HSE  
Location : 1 Coulsdon Road  
Coulsdon  
CR5 2LG  
Ward : Old Coulsdon  
Type: Householder Application

Proposal : Proposed partial demolition of existing detached Garage, and extension and conversion of the existing detached garage to create a new annex associated with the existing dwelling house.

Date Decision: 28.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/02876/FUL  
Location : 24 Coulsdon Court Road  
Coulsdon  
CR5 2LL  
Ward : Old Coulsdon  
Type: Full planning permission

Proposal : Demolition of existing building, erection of a terrace of 6 three/four bedroom houses of two-storeys with roofspace accommodation, provision of 6 car parking spaces and refuse storage structures.

Date Decision: 28.10.21

**Permission Refused**

Level: Planning Committee

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Ref. No. : 21/03712/CONR  
Location : 8 Thornton Crescent  
Coulsdon  
CR5 1LH  
Ward : Old Coulsdon  
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : SECTION 73 APPLICATION: Seeking to vary conditions 2 (Drawings) and 4 (Flat roof) attached to planning permission 21/01045/HSE seeking to amend the single-storey rear extension.

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04585/LP  
Location : 111 Tollers Lane  
Coulson  
CR5 1BG  
Proposal : Erection of single storey rear extension.

**Ward : Old Coulsdon**  
Type: LDC (Proposed) Operations edged

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04597/HSE  
Location : 168 Coulsdon Road  
Coulson  
CR5 2LF  
Proposal : Alterations including the erection of a 1.5 storey side extension with front dormer window, single storey rear extension and roof alterations to existing single storey rear addition.

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

Date Decision: 28.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04647/FUL  
Location : 102 Ellis Road  
Coulson  
CR5 1BZ  
Proposal : Demolition of outbuilding: Erection of two storey detached 3-bed dwelling with provision of bin, cycle stores, associated parking, boundary treatments and formation of vehicular access.

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

Date Decision: 03.11.21

**Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Level: Delegated Business Meeting

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Ref. No. : 21/04832/TRE  
Location : 10 Coulsdon Road  
Coulsdon  
CR5 2LA  
Proposal : T1 Yew - 2 metre lateral reduction to north facing branches, up to a max cut size of 25mm.  
(TPO 2, 1980)

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

Date Decision: 27.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/05090/DISC  
Location : 48 Homefield Road  
Coulsdon  
CR5 1ES  
Proposal : Discharge of Condition 6 (Materials) attached to planning permission ref. 19/05202/FUL for the demolition of existing house and erection of 1 x 4 bedroom dwelling and 3 x 3 bedroom dwellings with associated car parking, PV panels, cycle parking, refuse storage and landscaping.

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

Date Decision: 26.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03390/HSE  
Location : 12 Weaver Close  
Croydon  
CR0 5TS  
Proposal : Loft Conversion, erection of Juliette balcony, erection of skylights and new windows on the 1st floor, increasing roof height, new patio and associated works (amended description)

Ward : **Park Hill And Whitgift**  
Type: Householder Application

Date Decision: 26.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Ref. No. : 21/03931/HSE **Ward : Park Hill And Whitgift**  
Location : 12 Crusader Gardens **Type: Householder Application**  
Croydon  
CR0 5UJ  
Proposal : Alterations, erection of a infill side extension, front porch and conversion of garage into a habitable room

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05031/CAT **Ward : Park Hill And Whitgift**  
Location : St Bernard's **Type: Works to Trees in a**  
Chichester Road **Conservation Area**  
Croydon  
CR0 5UL  
Proposal : T52 - Japanese Maple - To prune away from Building by 1m and raise to 2.5m over footpath.  
T53 - Yew - To reduce to 0.5m below roof height and shape  
T44 - Oak - To shorten westerly lateral branches by 2.5 - 3m in length, back to a point in line with the wooden boundary fence and remove major dead wood.

Date Decision: 27.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/00381/HSE **Ward : Purley Oaks And**  
**Riddlesdown**  
Location : 18 Derwent Drive **Type: Householder Application**  
Purley  
CR8 1EQ  
Proposal : Alterations and erection of two storey side extension and single storey front and rear extension and replacement garage

Date Decision: 29.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/02325/HSE **Ward : Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

**Riddlesdown**

Location : 46 Mitchley Avenue  
Purley  
CR8 1DN  
Type: Householder Application

Proposal : Erection of two storey side extension, erection of single storey rear/side extension, excavation of part rear garden and erection of rear platform, new vehicular parking and landscaping

Date Decision: 26.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03069/FUL  
Ward : **Purley Oaks And Riddlesdown**

Location : 23 Kendall Avenue South  
South Croydon  
CR2 0QR  
Type: Full planning permission

Proposal : Erection of a two-storey wrap around extension and sub division of the property into a semi-detached building of 2x 4-bedroom dwellings.

Date Decision: 27.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03441/NMA  
Ward : **Purley Oaks And Riddlesdown**

Location : 54 Glenn Avenue  
Purley  
CR8 2AG  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 18/04219/FUL for Demolition of the existing garage and side extension, and erection of a new dwellinghouse to the side of 54 Glenn Avenue, along with a new dropped kerb servicing the existing dwelling.

Date Decision: 03.11.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04199/HSE  
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 55 Mount Park Avenue  
South Croydon  
CR2 6DW  
Type: Householder Application  
Proposal : Erection of two storey side and rear extension and raised terrace.

Date Decision: 26.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04332/HSE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 118 Mount Park Avenue  
South Croydon  
CR2 6DJ  
Type: Householder Application  
Proposal : Erection of two storey side extension.

Date Decision: 05.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04532/LP  
Ward : **Purley Oaks And Riddlesdown**  
Location : 40 Montpelier Road  
Purley  
CR8 2QA  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of hip to gable loft conversion, with dormer in the rear roof slope and roof lights in the front.

Date Decision: 28.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04587/HSE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 57 Mount Park Avenue  
South Croydon  
CR2 6DW  
Type: Householder Application  
Proposal : Double storey side extension and part double/part single-storey rear extension.  
Installation of three rooflights and alterations to fenestration.

Date Decision: 28.10.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/04664/DISC **Ward : Purley Oaks And Riddlesdown**

Location : 443A Brighton Road **Type: Discharge of Conditions**  
South Croydon  
CR2 6EU

Proposal : Discharge of Condition 4 (Phase 2 Intrusive Site Investigation Remediation Strategy) Parts (a) and (b) of planning permission 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 05.11.21

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 21/04739/DISC **Ward : Purley Oaks And Riddlesdown**

Location : 443A Brighton Road **Type: Discharge of Conditions**  
South Croydon  
CR2 6EU

Proposal : Discharge of Condition 3 (Construction Logistics Plan) of planning permission 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 05.11.21

### Approved

Level: Delegated Business Meeting

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Ref. No. : 21/05145/PDO **Ward : Purley Oaks And Riddlesdown**

Location : Purley Oaks Railway Station **Type: Observations on permitted development**  
South Croydon  
CR2 0ND

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Removal of existing 15m monopole to be replaced by a 22.5m pole, installation of 3no. antennas, 1no. 300mm dish and 1no. 600mm dish, upgrade of 3no. antennas and ancillary works thereto.

Date Decision: 04.11.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/05208/DISC

**Ward : Purley Oaks And  
Riddlesdown**

Location : 443A Brighton Road  
South Croydon  
CR2 6EU

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Evidence of correspondence from Thames Water to demonstrate their agreement to the proposed point of connection and discharge rates) of 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 05.11.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05814/DISC

**Ward : Purley And Woodcote**

Location : 59-63 Higher Drive  
Purley  
CR8 2HR

Type: Discharge of Conditions

Proposal : Discharge of condition number 21 (car park management plan) attached to planning permission ref. 19/03282/FUL. (Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage.)

Date Decision: 05.11.21

**Not approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 26.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03640/DISC **Ward : Purley And Woodcote**  
Location : 18A Woodland Way **Type: Discharge of Conditions**  
Purley  
CR8 2HU  
Proposal : Discharge of conditions 3 (tree protection measures) attached to planning permission ref.19/05525/HSE for the Demolition of existing garage, proposed two storey rear extension with part single storey rear extension; two storey side extension; two storey front extension, loft conversion with increase to the existing ridge height and internal alterations; proposed dropped kerb to provide vehicular access.

Date Decision: 28.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03770/HSE **Ward : Purley And Woodcote**  
Location : 24 Hereward Avenue **Type: Householder Application**  
Purley  
CR8 2NN  
Proposal : The removal of the existing single storey side extension, erection of two storey side extension with a pitched roof, erection of a porch

Date Decision: 01.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03937/HSE **Ward : Purley And Woodcote**  
Location : 82 Hartley Down **Type: Householder Application**  
Purley  
CR8 4EB  
Proposal : Retrospective permission for the construction of a first floor, single/two storey front/side extensions with terrace area to form a two-storey dwelling. Construction of a rear roof extension with balcony and installation of 4 front and 2 rooflights to each side roof slope and associated alterations.

Date Decision: 28.10.21

**Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Level: Delegated Business Meeting

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Ref. No. : 21/04184/HSE  
Location : 19 Verulam Avenue  
Purley  
CR8 3NR  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Alterations, including erection of part two storey, part single storey side and rear extension with the construction of first floor rear terraces, roof alterations including dormer in the rear roof slope and roof lights in the front roof slope, and the construction of front boundary gates. (Amended description).

Date Decision: 04.11.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04480/LP  
Location : 9 Roke Lodge Road  
Kenley  
CR8 5NA  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of outbuilding

Date Decision: 26.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04543/HSE  
Location : 18 Wyvern Road  
Purley  
CR8 2NP  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Alterations to roof including front mansard gabled extension, hip to gable and rear dormer, erection of single storey rear extension, alteration of garage into a habitable room, hardstanding area, front boundary treatments and vehicular crossover.

Date Decision: 29.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04579/LP  
Location : 50 Green Lane  
Purley  
CR8 3PJ  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

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

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04639/TRE  
Location : 14B Smitham Bottom Lane  
Purley  
CR8 3DA

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

Proposal : G3 on TPO  
1 x Horse Chestnut Tree - Reduce and reshape by 2 metres, thin by 10%, remove the deadwood and crown lift to 5 metres.  
1 x Lime Tree - Reduce and reshape by 2 metres, thin by 10%, remove the deadwood and crown lift to 5 metres.  
The work is required to reduce the overhang to the front garden, pavement and road.  
(TPO 26, 2004)

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04698/GPDO  
Location : 38A Smitham Bottom Lane  
Purley  
CR8 3DA

Ward : **Purley And Woodcote**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 8 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 3.81 metres

Date Decision: 27.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/04814/TRE  
Location : 50 Hartley Old Road  
Purley  
CR8 4HG

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

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Oak (T1) - To reduce mature Oak tree located in the front garden by approximately 1.5m (Back to previous reduction points).

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01208/FUL  
Location : High Trees  
Beech Avenue  
South Croydon  
CR2 0NL  
**Ward : Sanderstead**  
Type: Full planning permission

Proposal : The demolition of a single family bungalow and separate garage, the erection of one 3 storey block containing six 2 bedroom flats along with three detached, 3 storey, four bedroom family homes with associated parking spaces, cycle storage and refuse store

Date Decision: 28.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/02056/FUL  
Location : Red Gables  
2 Beech Avenue  
South Croydon  
CR2 0NL  
**Ward : Sanderstead**  
Type: Full planning permission

Proposal : Demolition of property on the site and erection of a part three/part four-storey building comprising 31 flats, widening of the existing access, provision of vehicular parking and hard and soft landscaping.

Date Decision: 25.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/02513/DISC  
Location : 89 Hyde Road  
South Croydon  
CR2 9NS  
**Ward : Sanderstead**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Discharge of Condition 5 (Construction Logistics Plan) pursuant to application reference: 20/00108/FUL dated 22.02.2021  
Demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 02.11.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02637/HSE **Ward : Sanderstead**  
Location : 14 Mitchley Grove **Type: Householder Application**  
South Croydon  
CR2 9HS  
Proposal : Alterations, erection of a ground floor single-storey rear extension and dormer extension

Date Decision: 26.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03723/HSE **Ward : Sanderstead**  
Location : 36 Downsway **Type: Householder Application**  
South Croydon  
CR2 0JA  
Proposal : Alterations, erection a single storey side and front extension

Date Decision: 26.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03927/HSE **Ward : Sanderstead**  
Location : 13 Ellenbridge Way **Type: Householder Application**  
South Croydon  
CR2 0EW  
Proposal : Alterations including single storey rear extension, bay window to front elevation and use of garage as study.

Date Decision: 02.11.21

**Permission Granted**



Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 1B Heathhurst Road  
South Croydon  
CR2 0BB  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (construction logistics plan), 6 (various) and 7 (hard/soft landscaping) attached to planning permission 20/02881/FUL for demolition of the redundant garages and construction of a three-storey 3 bedroom 6 person detached dwelling

Date Decision: 25.10.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04701/TRE  
Location : 4 Peartree Close  
South Croydon  
CR2 9BR  
Ward : **Sanderstead**  
Type: Consent for works to protected trees  
Proposal : T3 Hornbeam - 2 metre crown reduction up to a 25mm cut size.  
T4 Oak - 2 metre crown reduction up to a 25mm cut size.  
(TPO 2, 1982)

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04770/TRE  
Location : 148 Ridge Langley  
South Croydon  
CR2 0AS  
Ward : **Sanderstead**  
Type: Consent for works to protected trees  
Proposal : T1: Mature Sycamore Tree - Reduce height by 5m.  
(TPO no. 11, 1969)

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04839/TRE  
Location : 44 Tindale Close  
South Croydon  
CR2 0RT  
Ward : **Sanderstead**  
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : T1 Hornbeam - 3 Metre crown Reduction up to a max cut size of 25mm.  
(TPO 145)

Date Decision: 27.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/05022/DISC

**Ward : Sanderstead**

Location : 45 Kingswood Lane  
Warlingham  
CR6 9AB

Type: Discharge of Conditions

Proposal : Discharge of Conditions 6 (Materials and Details) and 10 (Cycle and Refuse Storage) attached to planning permission ref. 20/03242/FUL for the demolition of the existing property and the erection of 6 x 3 Bedroom houses, with associated access and parking.

Date Decision: 01.11.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05079/NMA

**Ward : Sanderstead**

Location : 8 Barnfield Road  
South Croydon  
CR2 0EY

Type: Non-material amendment

Proposal : Non-material amendment (alterations to the proposed front extension/porch) linked to planning application 20/03627/HSE and 20/06265/NMA for the Removal of a garage door, alterations, single storey front extension, single storey rear extension and a part first storey rear infill extension.

Date Decision: 29.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06710/FUL

**Ward : Selsdon And Addington  
Village**

Location : 55 Crest Road  
South Croydon  
CR2 7JR

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Erection of a terrace of 4 two storey three bedroom houses with accommodation within the roof space at rear fronting Croham Valley Road, with associated refuse and cycle provision and landscaping.

Date Decision: 04.11.21

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 21/02712/HSE **Ward : Selsdon And Addington Village**

Location : Rest Harrow  
130 Coombe Lane  
Croydon  
CR0 5RF

Type: Householder Application

Proposal : Erection of first floor side extension.

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04074/HSE **Ward : Selsdon And Addington Village**

Location : 76 Edgecoombe  
South Croydon  
CR2 8AB

Type: Householder Application

Proposal : Hip to gable roof alteration, rear roof extension and installation of two rooflights to front roof slope

Date Decision: 26.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04328/HSE **Ward : Selsdon And Addington Village**

Location : 54 Crossways  
South Croydon  
CR2 8JN

Type: Householder Application

Proposal : Alterations, erection of single and two storey front and side extensions, hip to gable roof extension and rear dormer, raised deck at rear

Date Decision: 05.11.21





Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : T1 Beech - 2 metre overall crown reduction up to a max cut size of 25mm.  
(TPO 11, 1978)

I refer to the previous application 21/00457/TRE and decision dated 31/03/2021. This is a revised application as discussed with Robert Goode, Tree Officer (03/09/2021).

The trunk is 17ft from garage and 23ft from the house.

Excessive shading from the canopy which is overhanging the glass lantern of Orangery extension.

Large tree roots were found in rain water 'down pipes' and drainage during the Orangery building works requiring the drains to be rerouted (see photos).

Significant root upheaval affecting garden and distortion of concrete fence posts (rear of property).

Garden upheaval - horizontal at 7 inches (see photos).

Concrete fence post significantly off vertical (see photos).

Excessive fall of beech nuts.

Ivy will be removed from trunk as recommended by Robert Goode.

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/03492/HSE  
Location : 15A Woodland Gardens  
South Croydon  
CR2 8PH

**Ward : Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04727/TRE  
Location : 6 Kersey Drive  
South Croydon  
CR2 8SX

**Ward : Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : T1 Cherry - Reduce crown by 2m and thin crown by 10%.  
T2 Elder Flower - Reduce back to previous cut points by approx 2-3m, leaving privacy screen.  
(TPO 104)

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	21/04730/TRE	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	9 Suffield Close South Croydon CR2 8SZ	Type:	Consent for works to protected trees
Proposal :	G2 - 3 x Acacia - Reduce tops of trees back to previous cut points, by approx 3-4m (TPO 104)		

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	21/04827/TRE	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	38 Kingswood Way South Croydon CR2 8QQ	Type:	Consent for works to protected trees
Proposal :	T1 _ T2 Hawthorn - Reduce by 4 meters back to previous pruning points. (TPO 21, 1972)		

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	21/04861/HSE	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	11 Endsleigh Close South Croydon CR2 8RT	Type:	Householder Application
Proposal :	Demolition of existing garage and erection of part single, part two-storey side and rear extension.		

Date Decision: 29.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	21/01018/FUL	<b>Ward :</b>	<b>Selhurst</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 87A And 87B St James's Road Type: Full planning permission  
Croydon  
CR0 2US

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

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03153/DISC Ward : Selhurst  
Location : Land To The East Of 22 - 32 Northbrook Type: Discharge of Conditions  
Road  
Croydon  
CR0 2QL

Proposal : Details pursuant to the discharge of Condition 9 (disabled parking) from planning permission 16/06024/FUL for 'Erection of a three/ four storey building comprising 6 one bedroom and 5 two bedroom flats with provision of car parking, landscaping and associated works.'

Date Decision: 29.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03439/FUL Ward : Selhurst  
Location : Noel Court Type: Full planning permission  
23 Grenaby Road  
Croydon  
CR0 2EJ

Proposal : Erection of two storey extension to form new 2 bedroom flat adjacent to existing block of flats, provision of associated refuse and cycle storage.

Date Decision: 25.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03601/FUL Ward : Selhurst  
Location : 125 Windmill Road Type: Full planning permission  
Croydon  
CR0 2XS

Proposal : Front and side roof and first floor rear extensions to facilitate the conversion of the building into four flats, with other associated site alterations

Date Decision: 01.11.21

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 21/04767/LP  
Location : 5 Windmill Road  
Croydon  
CR0 2XR  
Proposal : Erection of porch  
Date Decision: 03.11.21

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

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

Level: Delegated Business Meeting

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Ref. No. : 21/05117/PDO  
Location : Fitzroy Court, 6 Whitehorse Road  
Croydon  
CR0 2AX  
Proposal : Removal and replacement of 3no. antennas at the same height of 38.5m and the installation of associated small remote radio units (RRU's) to be installed onto 3no. proposed support poles on the existing steel grillage and existing handrailing. Installation of 1no. GPS module on existing antenna pole. Internal upgrading works within the existing equipment cabin.  
Date Decision: 03.11.21

**Ward : Selhurst**  
Type: Observations on permitted development

### No Objection

Level: Delegated Business Meeting

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Ref. No. : 21/00108/FUL  
Location : 81 The Glade  
Croydon  
CR0 7QN  
Proposal : Demolition of existing dwelling and erection of a 4 storey building comprising 9 flats with associated landscaping and amenity space, and relocation of vehicular crossover.  
Date Decision: 28.10.21

**Ward : Shirley North**  
Type: Full planning permission

### Permission Refused

Level: Planning Committee

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Ref. No. : 21/03998/FUL  
**Ward : Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 23A Wickham Road  
Croydon  
CR0 8TA  
Type: Full planning permission  
Proposal : Alterations, erection of a single storey rear extension with a flat roof and canopy

Date Decision: 27.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04021/HSE  
Location : 22 Fairway Close  
Croydon  
CR0 7SH  
Type: **Ward : Shirley North**  
Householder Application  
Proposal : Erection of single storey rear extension

Date Decision: 03.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04162/HSE  
Location : 15 Burrell Close  
Croydon  
CR0 7QL  
Type: **Ward : Shirley North**  
Householder Application  
Proposal : Erection of a single storey side/front extension.

Date Decision: 26.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04638/TRE  
Location : 1 Cheston Avenue  
Croydon  
CR0 8DE  
Type: **Ward : Shirley North**  
Consent for works to protected trees  
Proposal : T6 (T1 on TPO) - Cedar - To crown clean and remove Ivy  
T10 (T2 on TPO) - Birch - To fell  
Reason - Bacterial Canker - Tree in-decline  
T11 (T4 on TPO) - Birch - To crown reduce by 2.5m from height and 1.5m from radial spread.  
Reason - To maintain size of tree as very close to the house.  
T12 (T3 on TPO) - Cedar - To crown raise to 5.2m over the road  
Reason - To allow clearance for high sided vehicles  
(TPO 12, 1970)

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 28.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04653/GPDO  
Location : 76 Coleridge Road  
Croydon  
CR0 7BQ

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

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

Date Decision: 27.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04668/HSE  
Location : 113 The Glade  
Croydon  
CR0 7QP

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

Proposal : Alterations, erection of first floor side extension

Date Decision: 05.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04684/LP  
Location : 23 Shirley Park Road  
Croydon  
CR0 7EW

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

Proposal : Erection of a single storey rear extension

Date Decision: 03.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04849/GPDO

**Ward :** Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Location : 38 Coleridge Road  
Croydon  
CR0 7BQ  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out a total of 6 metres from the original dwelling with a maximum height of 3.52 metres

Date Decision: 05.11.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/05110/LP  
Location : 19 Valley Walk  
Croydon  
CR0 8SR  
Type: LDC (Proposed) Operations  
edged  
Ward : Shirley North  
Proposal : Erection of a single storey extension to the front of the existing garage

Date Decision: 26.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/05214/LP  
Location : 179 The Glade  
Croydon  
CR0 7UL  
Type: LDC (Proposed) Operations  
edged  
Ward : Shirley North  
Proposal : Erection of a front and rear dormer under lawful development

Date Decision: 05.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/05380/LP  
Location : 34 Wickham Avenue  
Croydon  
CR0 8TY  
Type: LDC (Proposed) Operations  
edged  
Ward : Shirley North  
Proposal : Proposed outbuilding to create a recreational room / gym

Date Decision: 04.11.21

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

Level: Delegated Business Meeting







Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Erection of a first floor side extension, alterations to roof and side dormer to facilitate loft conversion. Alterations to location of windows/doors.

Date Decision: 26.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04677/PA8  
Location : Verge At Amenity Land Greenway Gardens  
Croydon  
CR0 8QQ

**Ward : Shirley South**  
Type: Telecommunications Code  
System operator

Proposal : Proposed 16.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Date Decision: 05.11.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03039/DISC  
Location : 27 Haling Park Road  
South Croydon  
CR2 6NJ

**Ward : South Croydon**  
Type: Discharge of Conditions

Proposal : Discharge of condition number 5 (landscaping) attached to planning permission ref. 20/05973/CONR (Variation of condition 1 attached to planning permission ref. 19/01254/FUL (Demolition of existing dwelling and the erection of 9 flats. Provision of associated parking, landscaping and refuse store).

Date Decision: 05.11.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04612/GPDO  
Location : 5 Brighton Road  
South Croydon  
CR2 6EA

**Ward : South Croydon**  
Type: Prior Appvl - Class E to  
(dwellings) C3

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Part change of use from offices (Use Class E) to residential (Use Class C3) comprising 16 flats

Date Decision: 26.10.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04615/HSE  
Location : 39 South Park Hill Road  
South Croydon  
CR2 7DZ  
Ward : **South Croydon**  
Type: Householder Application  
Proposal : Alterations single storey rear and side extension and first floor side extension

Date Decision: 02.11.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05102/PDO  
Location : Former Site Of BMW House 375 - 401  
Brighton Road  
South Croydon  
CR2 6ES  
Ward : **South Croydon**  
Type: Observations on permitted development  
Proposal : Proposed upgrade of an existing base station consisting of the removal and replacement of the existing 3 no. antennas together with ancillary development thereto.

Date Decision: 01.11.21

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/05351/LP  
Location : 42 Bynes Road  
South Croydon  
CR2 0PR  
Ward : **South Croydon**  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of single storey rear extensions.

Date Decision: 03.11.21

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

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

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Ref. No. : 21/03189/HSE  
Location : 19 Charnwood Road  
South Norwood  
London  
SE25 6NT

**Ward :** South Norwood  
**Type:** Householder Application

Proposal : Single storey side/rear extension (retrospective application)

Date Decision: 26.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04164/LP  
Location : 288 Whitehorse Lane  
South Norwood  
London  
SE25 6UF

**Ward :** South Norwood  
**Type:** LDC (Proposed) Operations edged

Proposal : Loft conversion incorporating rear dormer roof extension and 2no. skylights to the front slope

Date Decision: 25.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04190/LP  
Location : 56 Warminster Road  
South Norwood  
London  
SE25 4DZ

**Ward :** South Norwood  
**Type:** LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension; Loft conversion incorporating rear dormer roof extension.

Date Decision: 25.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04643/DISC  
Location : 10 Chalfont Road  
South Norwood  
London  
SE25 4AA

**Ward :** South Norwood  
**Type:** Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Proposal : Details pursuant to the discharge of condition 6 (CLP) from planning permission 20/03131/FUL for 'The construction of a basement to provide a new two bedroom flat with associated lightwells, cycle and refuse storage'

Date Decision: 29.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04850/GPDO  
Location : 18 Woodvale Avenue  
South Norwood  
London  
SE25 4AE

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

Proposal : Erection of single storey rear extension projecting out 3.5 metres with a maximum height of 3.72 metres

Date Decision: 05.11.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04858/LP  
Location : 9 Clifton Road  
South Norwood  
London  
SE25 6NJ

**Ward : South Norwood**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer extension, provision of 3 rooflights in front roofslope and replacement windows in side elevation.

Date Decision: 04.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04908/GPDO  
Location : 9 Clifton Road  
South Norwood  
London  
SE25 6NJ

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

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 1.87 metres

Date Decision: 04.11.21

**(Approval) refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Level: Delegated Business Meeting

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Ref. No. : 21/04976/CAT  
Location : 5 St Dunstan's Road  
South Norwood  
London  
SE25 6EU  
Proposal : T1 Sycamore - Fell  
Date Decision: 27.10.21

**Ward : South Norwood**  
Type: Works to Trees in a  
Conservation Area

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

Level: Delegated Business Meeting

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Ref. No. : 21/05229/LP  
Location : 92 South Norwood Hill  
South Norwood  
London  
SE25 6AQ  
Proposal : Erection of a rear dormer and provision of roof lights within front roof slope.  
Date Decision: 28.10.21

**Ward : South Norwood**  
Type: LDC (Proposed) Operations  
edged

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

Level: Delegated Business Meeting

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Ref. No. : 20/05317/FUL  
Location : 12A Cotford Road  
Thornton Heath  
CR7 8RB  
Proposal : Alterations, erection of single-storey side/rear extension.  
Date Decision: 25.10.21

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

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/02797/FUL  
Location : 1 Norwich Road  
Thornton Heath  
CR7 8NA  
Proposal : Alterations, erection of external side access ramp.  
Date Decision: 28.10.21

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

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03502/DISC **Ward : Thornton Heath**  
Location : Denia Court **Type: Discharge of Conditions**  
55A Bensham Grove  
Thornton Heath  
CR7 8FY

Proposal : Details pursuant to the discharge of condition 13 (waste management) from planning permission 18/00806/FUL for 'Demolition of existing buildings: erection of three storey building comprising 6 x two bedroom flats and 3 x 1 bedroom formation of vehicular access and provision of associated off-street parking in the basement ; provision of traffic-light system to vehicle access ; provision of refuse storage and cycle storage ; provision of associated landscaping and boundary treatment'

Date Decision: 29.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04474/HSE **Ward : Thornton Heath**  
Location : 87B Burlington Road **Type: Householder Application**  
Thornton Heath  
CR7 8PJ

Proposal : Erection of single storey rear extension

Date Decision: 29.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04641/DISC **Ward : Thornton Heath**  
Location : 18-19 Nursery Road And Land To R/O 18-19 **Type: Discharge of Conditions**  
Nursery Road  
Thornton Heath  
CR7 8RE

Proposal : Discharge of Condition 12 - Contaminated Land - attached to Planning Permission 18/03144/FUL for Demolition of existing buildings at rear, erection of a three storey building at rear comprising 4 x 3 bedroom duplex flats and 4 x 1 bedroom flats, Conversion of No.19 Nursery Road to 2 bedroom house, provision of associated cycle and refuse stores.

Date Decision: 28.10.21

**Not approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Level: Delegated Business Meeting

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Ref. No. : 21/04733/LP  
Location : 13 Hobart Gardens  
Thornton Heath  
CR7 8LR  
Proposal : Erection of rear dormer extension and installation of 2 rooflights in front roofslope  
Date Decision: 26.10.21

**Ward : Thornton Heath**  
Type: LDC (Proposed) Operations edged

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

Level: Delegated Business Meeting

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Ref. No. : 21/04735/GPDO  
Location : 13 Hobart Gardens  
Thornton Heath  
CR7 8LR  
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 2.5 metres and a maximum height of 3.2 metres  
Date Decision: 25.10.21

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

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04781/LP  
Location : 32 Foulsham Road  
Thornton Heath  
CR7 8LQ  
Proposal : Erection of hip to gable and rear dormer extensions and provision of 3 rooflights in front roofslope.  
Date Decision: 03.11.21

**Ward : Thornton Heath**  
Type: LDC (Proposed) Operations edged

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

Level: Delegated Business Meeting

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Ref. No. : 21/04796/GPDO  
Location : 1 Camden Way  
Thornton Heath  
CR7 8AX  
Proposal : Erection of a single storey rear extension projecting out 6 metres with a maximum height of 3.3 metres

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

Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 27.10.21

**Prior approval not required**

Level: Delegated Business Meeting

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Ref. No. : 21/04194/ADV  
Location : 330 Purley Way  
Croydon  
CR0 4XJ  
Ward : **Waddon**  
Type: Consent to display  
advertisements  
Proposal : Installation of 1 x illuminated fascia, 2 x illuminated projecting signs and 1 x illuminated sign

Date Decision: 01.11.21

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/04353/DISC  
Location : 2 Barham Road  
South Croydon  
CR2 6LD  
Ward : **Waddon**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 4 (SUDS) attached to permission 20/00534/FUL for Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 03.11.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05119/DISC  
Location : Garage Blocks Rear Of 38 - 40  
Thorneloe Gardens  
Croydon  
CR0 4EN  
Ward : **Waddon**  
Type: Discharge of Conditions  
Proposal : Details pursuant to the discharge of condition 23 (CO2) from planning permission 19/01850/CONR 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. (without compliance with condition 1- built in accordance with approved plans - attached to planning permission 16/06337/FUL)

## Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Date Decision: 28.10.21

### Approved

Level: Delegated Business Meeting

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Ref. No. : 21/05218/NMA

Ward : **Waddon**

Location : Units 4, & 7-8 Commerce Park  
19 Commerce Way  
Croydon  
CR0 4YL

Type: Non-material amendment

Proposal : Non-material amendment to Planning Permission 21/03260/FUL (Construction of windows, doors, external stairwell and installation of mezzanine floor for Units 7 and 8, construction of windows, doors and installation of mezzanine floor for Unit 4.).

Date Decision: 05.11.21

### Approved

Level: Delegated Business Meeting

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Ref. No. : 21/04044/LP

Ward : **Woodside**

Location : 113 Cobden Road  
South Norwood  
London  
SE25 5NU

Type: LDC (Proposed) Operations edged

Proposal : Erection of hip-to-gable roof enlargement to side roofslope and dormer extension on rear roofslope (following removal of two (2) chimneys), and Installation of single rooflight on existing front roofslope

Date Decision: 25.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04356/HSE

Ward : **Woodside**

Location : 26 Rees Gardens  
Croydon  
CR0 6HR

Type: Householder Application

Proposal : Alterations, erection of part single/two-storey rear extension, hip to gable and L-shaped rear dormer extension and installation of 1 rooflight in front roofslope.

Date Decision: 02.11.21

### Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04610/LP  
Location : 17 Stroud Road  
South Norwood  
London  
SE25 5DR  
Proposal : Installation of 3 x rooflights on the front roof slope, erection of gable end roof extension and dormer extension at rear

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

Date Decision: 02.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/02337/FUL  
Location : Car Park Adjoining 93 Bensham Lane  
Thornton Heath  
CR7 7EU

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

Proposal : Redevelopment of existing former hospital car park including relocation of electrical substation. Erection of buildings ranging from two to five storeys to provide temporary accommodation, with associated communal facilities and ground floor cafe/community use. Formation of vehicular access, landscaping/playspace and other associated works.

Date Decision: 27.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03848/DISC  
Location : Best Western Plus  
2 Dunheved Road South  
Thornton Heath  
CR7 6AD

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

Proposal : Discharge of condition 6 (Construction Logistics Plan) attached to planning permission ref 18/04403/FUL for the erection of three storey rear extension and fourth floor roof extension plus internal alterations to create 10 duplex units for existing bedrooms no overall increase in bedroom numbers over previously consented.

Date Decision: 28.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 8th November 2021

Ref. No. : 21/04552/LP **Ward : West Thornton**  
Location : 142 Canterbury Road **Type: LDC (Proposed) Operations**  
Croydon **edged**  
CR0 3HD  
Proposal : Erection of dormer extension in rear roofslope; installation of rooflights in front roofslope.  
Date Decision: 05.11.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04589/FUL **Ward : West Thornton**  
Location : Kingfisher House Meeting Hall **Type: Full planning permission**  
Galpins Road  
Thornton Heath  
CR7 6EL  
Proposal : Alterations, erection of single-storey front extension, side dormer extension and first-floor side extension and installation of 4 rooflights in side roofslapes.  
Date Decision: 01.11.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04621/CONR **Ward : West Thornton**  
Location : Irvine Court **Type: Removal of Condition**  
3 Dunheved Road North  
Thornton Heath  
CR7 6AX  
Proposal : Variation of Conditions 1, 2, 3, 9, and 10 of Planning Permission Ref 17/03574/FUL for construction of lower ground floor and third floors and first and second floor side extensions to provide an additional 4 one bedroom, 3 two bedroom and 2 three bedroom flats, recladding of building, relocation of bin store plus the creation of 15no. car parking spaces, 35no. cycle parking spaces and hard and soft landscaping measures (by association with Non-Material Amendment approvals Refs 20/03479/NMA, 20/03480/NMA, and 21/04105/NMA which respectively approved amended description of development to add a prefix to its wording of 'demolition of detached rear building and removal of storage structures at the rear of the site', and CIL Phasing Plan, and amended description of development to change to its wording to 'Construction of extensions to existing building to provide additional residential accommodation, recladding of building, relocation of bin store plus the creation of car parking spaces, cycle parking spaces and hard and soft landscaping measures').  
Date Decision: 02.11.21

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 21/04696/GPDO  
Location : 49 Mayfield Road  
Thornton Heath  
CR7 6DN

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

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.2 metres

Date Decision: 27.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04909/GPDO  
Location : 101 Leander Road  
Thornton Heath  
CR7 6JZ

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

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.15 metres

Date Decision: 04.11.21

**Withdrawn application**

Level: Delegated Business Meeting