

Planning Sub-Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Clive Fraser (Vice-Chair)
Councillors Ian Parker, Lara Fish, Sean Fitzsimons and Humayun Kabir

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 9 November 2023 at 6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Tariq Aniemeka-Bailey
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www.croydon.gov.uk/meetings
Wednesday, 1 November 2023

Members of the public are welcome to attend this meeting

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

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

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

If you require any assistance, please contact Tariq Aniemeka-Bailey 020 8726 6000
x64109 as detailed above

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of the previous meeting (Pages 5 - 6)

To approve the minutes of the meeting held on Thursday, 28 September 2023 as an accurate record.

3. Disclosure of Interest

Members are invited to declare any disclosable pecuniary interests (DPIs) and other registrable and non-registrable interests they may have in relation to any item(s) of business on today's agenda.

4. Urgent Business (if any)

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

5. Planning applications for decision (Pages 7 - 10)

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

5.1 23/00010/FUL - 30 Riddlesdown Avenue, Purley, CR8 1JG
(Pages 11 - 40)

Demolition of existing garage and shed fronting Riddlesdown Road, alterations to land levels, erection of dwellinghouse (over two floors) and associated parking, cycle storage and refuse storage.

Ward: Purley Oaks and Riddlesdown

Recommendation: Grant permission

6. Other planning matters

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

6.1 Weekly Planning Decisions (Pages 41 - 90)

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 16 October 2023 and 27 October 2023.

7. 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."

Planning Sub-Committee

Meeting of held on Thursday, 28 September 2023 at 7.00 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Clive Fraser (Vice-Chair);
Councillors Ian Parker, Sean Fitzsimons and Humayun Kabir

Also Present: Councillors Danielle Denton and Simon Brew as substitute

Apologies: Councillor Lara Fish

PART A

12/23 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday 3 August 2023 be signed as a correct record.

13/23 **Disclosure of Interest**

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

14/23 **Urgent Business (if any)**

There was none.

15/23 **Planning applications for decision**

16/23 **22/03921/FUL - Kickers House, 172A Selsdon Road, South Croydon, CR2 6PJ**

Ward: South Croydon

Chris Stacey gave a presentation on the development and answered questions from the members. He provided points of clarification on the omission of a window in a neighbouring property, and the distances between the development and the neighbouring property.

Jason Sam spoke in objection to the application; Miheer Mehta spoke in support of the application, and Councillor Denton as the substitute for the ward Member Councillor Maria Gatland, addressed the Committee with her view on the application. After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- The development was now detached from the neighbouring property and allowed access to a rear garden.
- One parking space was provided which addressed the previous reason for refusal.
- The design was improved and more in keeping with the character of the area.
- The main concern was the impact on 172 A Selsdon Road, however, considering whether the harm was significant enough to refuse the application, this was not strong enough.
- The two reasons for refusal previously had been addressed by removing a car parking space and changing the shape of the development.

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

The motion to grant the application was taken to a vote and carried with 6 Members voting in favour. The Committee RESOLVED to GRANT the application for Kickers House, 172A Selsdon Road, South Croydon, CR2 6PJ.

The meeting ended at 9.36 pm

Signed:

Date:

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.....

PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (2021)
 - the Croydon Local Plan (2018)
 - the South London Waste Plan (2022)
- 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

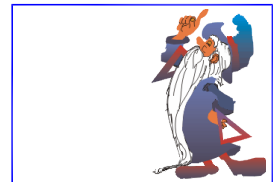
- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application 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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Agenda Item 5.1



WIZARCH

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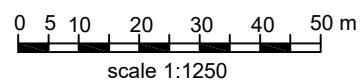
30 Riddlesdown Avenue
CR8 1JG

Location Plan

Scale 1: 1250

SL/22 100

October 2022



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1 APPLICATION DETAILS

Ref: 23/00010/FUL
 Location: 30 Riddlesdown Avenue, Purley, CR8 1JG
 Ward: Purley Oaks and Riddlesdown
 Description: Demolition of existing garage and shed fronting Riddlesdown Road, alterations to land levels, erection of dwellinghouse (over two floors) and associated parking, cycle storage and refuse storage
 Drawing Nos: Location plan, SL/22 101, SL/22 102A, SL/22 103, SL/22 104A, SL/22 109, SL/22 200, SL/22 201, SL/22 202A, SL/22 203A, SL/22 204, SL/22 205, SL/22 206, SL/22 207, SL/22 208, Planning Fire Safety Strategy, SL/22 210, site plan, 3040-001, Flood Risk Assessment, Preliminary Ecological Appraisal
 Applicant: Mr. Simon Lewis
 Case Officer: Hayley Crabb

| Vehicle and Cycle Parking (London Plan Standards) | |
|--|-----------------|
| PTAL: 1A | |
| Car Parking maximum standard | Proposed |
| 1.5 spaces per dwelling | 2 |
| Cycle Storage minimum | Proposed |
| 2 (per dwelling) | 3 |

1.1 This application is being reported to committee because:

- The application has been referred by the Riddlesdown Residents Association and ward councillor Cllr Alasdair Stewart made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission subject to the completion of a S.106 agreement to secure the following heads of terms:

- (a) A financial contribution of £10,000 towards road improvements
- (b) And any other planning obligations considered necessary

- 2.2 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Sustainable Regeneration is 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) Carried out in accordance with the approved drawings

Pre-commencement

- 3) Construction Logistics Plan to include a conditions survey of the public highway
- 4) Ecology condition (Construction Environmental Management Plan for Biodiversity)
- 5) Sustainable Drainage (SUDs)

Prior to above ground floor slab level

- 6) Materials including details of biodiverse green roof
- 7) Refuse storage
- 8) Landscaping scheme (including SUDs details/details of green roof/boundary treatment/retaining walls/ permeable paving to car parking area)
- 9) Ecology condition (Biodiversity Enhancement Layout)

Pre-occupation

- 10) Ecology condition (Wildlife sensitive lighting design scheme)

Prior to occupation

- 11) Visibility splays shall be provided as specified

Compliance

- 12) No windows in the side elevations other than as specified/obscure glazed
- 13) Remove Permitted Development for the new house
- 14) Car park layout
- 15) Fire Safety (report and plan)
- 16) Ecology condition (in accordance with ecological appraisal recommendations)
- 17) Energy efficiency requirements
- 18) Water efficiency requirements
- 19) Accessible design: M4(2) compliance.
- 20) Cycle store provision
- 21) Electric Vehicle Chargers
- 22) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

- 1) Community Infrastructure Levy
- 2) S106
- 3) Code of practise for Construction Sites
- 4) Party Wall Act
- 5) Thames Water
- 6) Highways
- 7) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

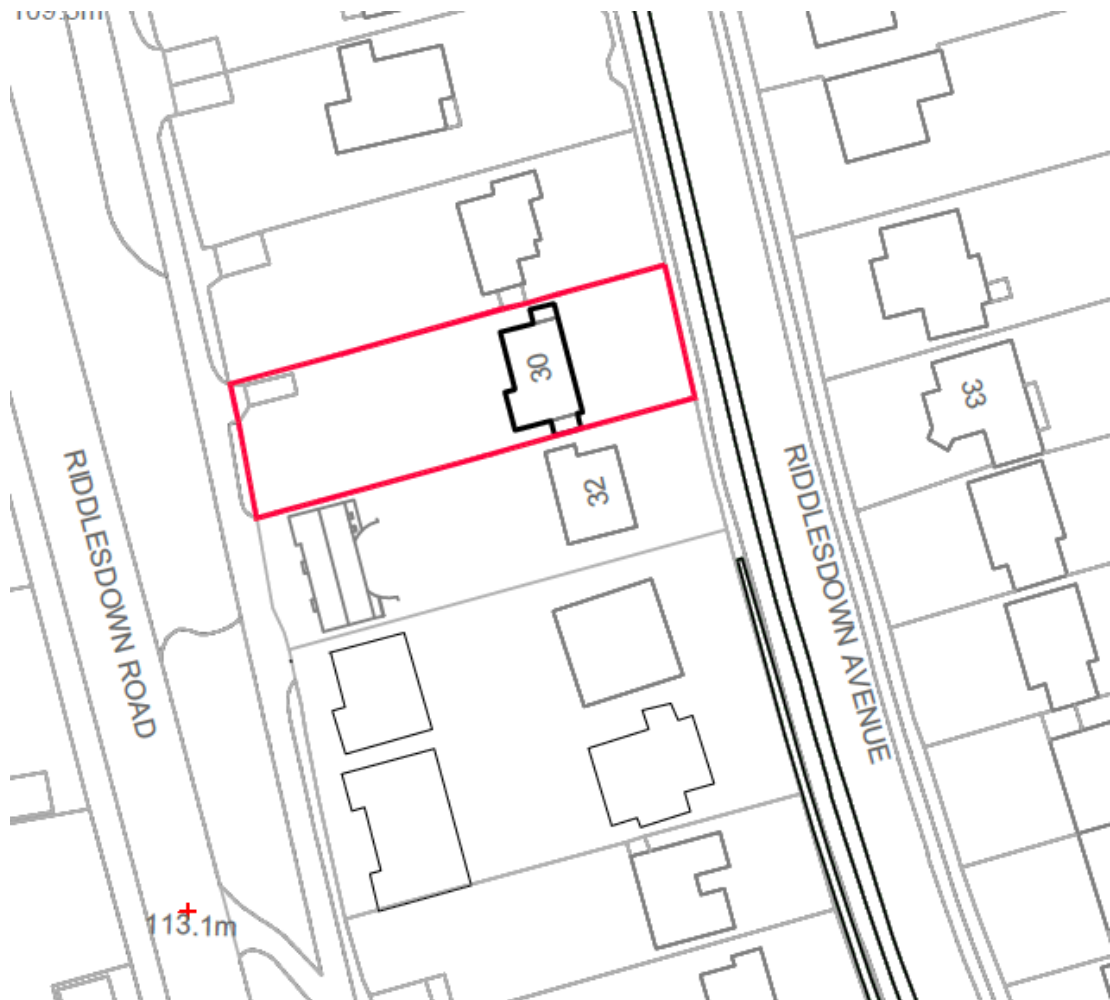
2.2 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Erection of a single/two storey detached 3-bedroom (4 person) dwelling;
- Refuse and cycle provision;
- 2 parking spaces would be provided (one for the host dwelling and one for the proposed dwelling); and
- Side access would be maintained from Riddlesdown Road to the host dwelling



Site Location Plan

Site and Surroundings

- 3.2 The application site consists of a detached two storey dwelling which faces Riddlesdown Avenue. To the rear of the site are a detached garage and shed which front onto Riddlesdown Road, which would be replaced by the new dwelling. The existing garage is served by an access drive to the rear of the site, which also serves the other dwellings on this side of Riddlesdown Road. The site immediately to the south has a house fronting Riddlesdown Avenue, and another fronting Riddlesdown Road, and the proposal would create a similar arrangement.
- 3.3 The area is residential in character consisting of predominately detached dwellings of varying sizes and styles set within varying plot sizes.
- 3.4 A number of detached single/two dwellings have been constructed in the rear gardens of properties in Riddlesdown Avenue, fronting Riddlesdown Road. As noted above, No. 32 Riddlesdown Avenue the adjoining site has also erected a dwelling fronting Riddlesdown Road (No. 79N Riddlesdown Road).

Planning Designations and Constraints

3.5 The site is subject to the following formal planning constraints and designations:

- PTAL: 1a – Very poor accessibility to public transport links
- Archaeological Priority Area (Tier II – London to Brighton)
- No Tree Preservation Order on the site
- Riddlesdown Road is a Local Distributor Road
- The site is identified as at very low risk of surface water flooding. (1 in 1000 year) close proximity to ground water flooding.

Planning History

30 Riddlesdown Road (application site)

3.6 05/01926/P – Erection of side and rear extension to garage – Planning Permission granted on 06.07.2005.

3.7 01/00077/P – Erection of single storey side extension – Planning Permission granted on 07.03.2001.

32 Riddlesdown Avenue, Purley

3.8 20/02296/HSE - Erection of a two-storey side and rear extension; extension to existing patio at rear; insertion of a ground floor side window in to the existing dwelling and alterations to the front elevation – Planning Permission granted on 24.07.2020.

3.9 18/02858/DISC - Discharge of conditions 2, 3, 7 and 12 attached to planning permission 16/04621/FUL for the demolition of existing garage to the rear and erection of 3 bedroom detached house with part pitched/part flat roof (fronting Riddlesdown Road) – Approved 07.09.2018.

3.10 16/04623/FUL - Demolition of existing garage to the rear. Erection of 3 bedroom detached house with curved sedum roof (fronting Riddlesdown Road) – Planning Permission granted on 23.06.2017.

3.11 16/04621/FUL - Demolition of existing garage to the rear and erection of 3 bedroom detached house with part pitched/part flat roof (fronting Riddlesdown Road) – Planning Permission granted on 23.06.2017.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 The application is recommended for approval because:

- The principle of residential development on the site is acceptable;
- The principle of backland development is acceptable given the residential character of the area;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers;
- Subject to the imposition of conditions and the recommended s.106 obligation, the proposed development would not have an adverse impact on the operation of the highway:
- Subject to conditions, the proposal would not have an adverse impact on Flooding;
- Landscaping can be controlled by conditions; and
- Sustainability aspects can be controlled by conditions.

4.2 The following sections of this report summarise the officer assessment and the reason for the recommendation.

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Historic England (Statutory Consultee)

5.3 Historic England were consulted due to the site being within an Archaeological Priority Area – Tier II (London to Brighton Roman Road). Historic England have advised, the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and have advised that no further assessment or conditions necessary.

6 LOCAL REPRESENTATION

6.1 A total of 5 neighbouring properties were notified about the application and invited to comment. Site Notices were also erected. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 7 Objecting: 7 Supporting: 0 Comment: 0

6.2 It should be noted that neighbouring properties/interested parties were consulted on amended/additional information received and amended drawing site notices were erected. No further responses were received from neighbouring properties/interested parties apart from Riddlesdown Residents' Association. See paragraph 6.8 below and Ward Councillor Alasdair Stewart, see paragraph 6.10 below.

6.3 The following local groups/societies made representations:

- Riddlesdown Residents' Association

6.4 The following Councillor made representations:

- Councillor Alasdair Stewart

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

| Objection | Officer comment |
|---|---|
| Overdevelopment/character | |
| Overdevelopment/character/obtrusive by design | Addressed in Section 8.9-8.15 of this report |
| Neighbouring amenity | |
| Residential amenity/overshadowing/loss of light/loss of privacy/overlooking/noise | Addressed in Section 8.21-8.26 of this report |
| Transport and Highways impacts | |
| Quality of access road/no parking for no. 30. | Addressed in Section 8.33-8.44 of this report. |
| Flooding | |
| Flooding | Addressed in Section 8.47-8.50 of this report. Details can be secured via condition. |
| Other | |
| Construction/disruption | This is part of the build process. Construction Logistics addressed in Section 8.50 of this report. A pre-commencement condition would be attached for a Construction Logistics |

| | |
|----------------|--|
| | Plan to be submitted and an informative placed as in respect of the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites" which should be adhered to. |
| Infrastructure | Addressed in Section 8.55 of this report. The scheme would be CIL liable, with a payment which contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities. A s.106 obligation is also proposed towards transport infrastructure, which would be £10,000 and higher than the amount usually required, in order to contribute to the resurfacing of the access road outside the site. |

6.6 The following additional issues were raised in representations that officers have considered, and would like to make the Committee aware of, noting that they are not material to the determination of the application:

- Foundations, damage are not a planning consideration and boundary treatment/fencing is a matter between third parties.

6.7 The Riddlesdown Residents' Association raised an objection (and referral in the event planning permission recommended for approval) in relation to the proposed development and raised the following points as their main concerns:

- No pre-application submitted (Officer comment: Whilst this is recommended, there is no requirement for a pre-application to be submitted);
- Overdevelopment/cramped form of development/out of keeping
- Lack of parking/Riddlesdown Avenue/no Transport Statement or Lambeth Methodology/consented schemes/dropped kerb advice/cycle and refuse storage; (Officer comment: A Parking Survey has been submitted for assessment)
- Access road fronting Riddlesdown Road – Improvements needed (Officer comment: a £10,000 contribution to this is proposed to be secured by s.106 agreement)
- Landscaping details (Officer comment: Details can be secured via condition)
- Surface Water/Flood Risk Assessment (Officer comment: Details can be secured via condition)

- Construction Logistics Plan (Officer comment: It is considered the details can be secured via a suitably worded pre-commencement condition given the proposal is for one unit)
- 6.8 Following the re-consultation process, The Riddlesdown Resident's Association uphold their objection and state that the concerns previously raised have generally not been addressed:
- Planning Statement – No change to points previously raised
 - Design and Character: Whilst the applicant has submitted new drawings to show the proposed house in relation to the adjoining new dwellings still considered to be an overdevelopment of the site
 - PTAL rating, vehicle parking and highway safety: No change to points raised. The swept path drawings do not take into account the grass bank on one side of the access road and does not show overlapping onto the grass verge/bank. Parking spaces are too tight and there are insufficient parking spaces for two dwellings (host and proposed) in a PTAL 1a area.
 - Access road/service road (Officer comment: The applicant has confirmed agreement to pay a financial contribution towards road improvements)
 - Surface water disposal and flood risk Assessment/refuse/cycle storage and landscaping (Officer comments: (Officer comment: Details can be secured via condition)
- 6.9 Councillor Alasdair Stewart made the following representations:
- Cramped and substandard
 - Out of character (design and character)
 - Insufficient parking/no disabled space
- 6.10 Following the re-consultation process, Councillor Alasdair Stewart has upheld his objection and referral for the following reasons:
- “I believe my reasoning (objections and referral) from the original application still stands and applies:
- While I am in favour of building additional homes, and supportive of sensible ‘back garden developments’, this application is cramped and sub-standard. The design and character is not appropriate and does not comply with DM 10. Insufficient parking is proposed, with no option of a disabled space should one be required (Local Policies SP8.1, DM29, DM30, and London Plan T6).
- I am aware RRA have shared concerns re flooding and surface water in their own objection, and I share those same concerns”.
- Officer comment: Points covered in the report below where relevant.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

- 7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022). Although not an exhaustive list, the policies which are most relevant to the application are:

London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D7 Accessible housing
- D12 Fire Safety
- D14 Noise
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- HC1 Heritage
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 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
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM18 Archaeology
- DM19 Promoting and Protecting Healthy Communities
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees

- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking.

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

Planning Guidance

National Planning Policy Framework (NPPF)

7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a Sufficient Supply of Homes
- Promoting Sustainable Transport
- Achieving Well Designed Places

SPDs and SPGs

7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:

- London Housing SPG (March 2016)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)
- Housing Design Standards LPG (2023)

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity

6. Access, parking and highway impacts
7. Fire Safety
8. Flood risk and energy efficiency
9. Other Planning Issues
10. Conclusions

Principle of development

- 8.2 The Croydon Local Plan (2018) sets out a presumption in favour of new homes, with a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher annual target of 2,079 homes per year.
- 8.3 The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with small-sites housing target of 641 per year.
- 8.4 Policy H1 (Increasing housing supply) and Policy H2 (Small sites) of the London Plan (2021) states:
- Boroughs should optimise the potential for housing delivery on all sites (H1)
 - Councils should pro-actively support small site development to significantly increase the contribution that small sites make towards housing delivery (H2).
 - Councils should support housebuilders (H2).
- 8.5 Policy SP2 of the Croydon Local Plan (2018) sets out how housing will be delivered across the Borough. DM11 recognises the importance of the delivery of new housing and sets out key objectives for development within the borough. Policy SP2.7 of the Croydon Local Plan (2018) sets a strategic target of 30% of all new homes up to 2036 to have three beds or more.
- 8.6 The 2023 Authority Monitoring report identifies that only 17% of new homes currently have 3+ bedrooms, so there is pressure to increase this. Also Policy DM1.2 of the Croydon Local Plan (2018) seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area of less than 130sq.m.
- 8.7 The proposal would not result in the loss of a dwelling and the proposed dwelling would provide 3 bedrooms. The proposed development would therefore accord with policy and would boost the supply of 3+ bedroom homes.
- 8.8 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. Given

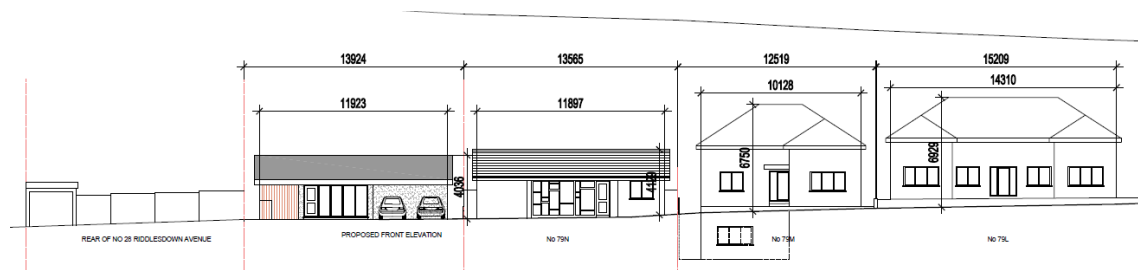
the above the principle of intensifying the site is acceptable subject to further consideration below.

Demolition / Loss of existing garden land

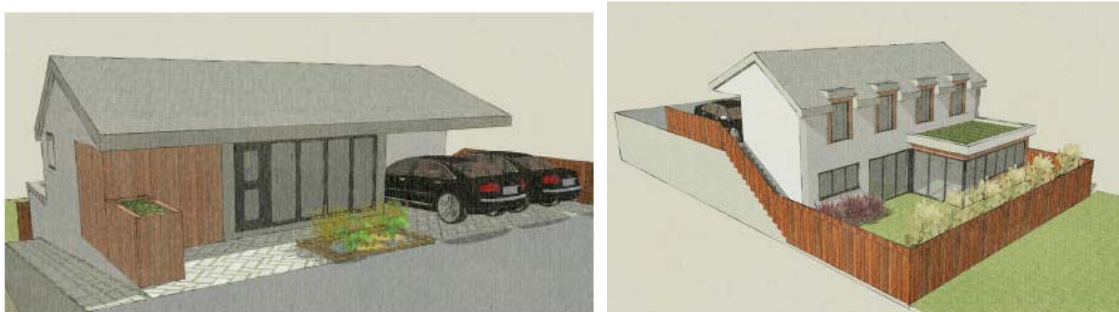
The proposed development would result in the loss of some garden space, an existing garage and parking space. The garage falls below modern standards for vehicle parking, but does provide useful ancillary storage space for the existing house. Local Plan Policy DM1 requires development on backland sites to retain a garden of at least 200sqm or 50% (whichever is smaller); and a length of at least 10m. The proposal would comply with this requirement and therefore there is no conflict with the Local Plan in terms of land use. The proposal would re-provide 2 parking spaces therefore there would be no net loss of parking; the parking arrangements and impacts are considered later in this report. The existing house benefits from “permitted development” rights; the suggested planning conditions would not remove these rights so if external storage was required by the occupants of the existing house, they would still be able to erect a shed or similar structure in their garden, with access from both the front and rear similar to the current arrangement. Overall, there is no conflict with the Local Plan arising from the proposed demolition and loss of existing garden land.

Design and impact on character of the area

- 8.9 Policy SP4.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character. Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas and Policy DM17 requires development to avoid detrimental impact on the quality of the view. Policies D2, D3, D4 and D5 of the London Plan (2021) are also of relevance.
- 8.10 It is proposed to demolish the existing garage and shed fronting Riddlesdown Road. The proposal would see the erection of a single/two storey dwelling to the north of a number of other properties which have been erected along this stretch of road fronting Riddlesdown Road. See below which includes the proposed dwelling and illustrative CGIs of the development.



Street scene (Plan: SL/22 208)

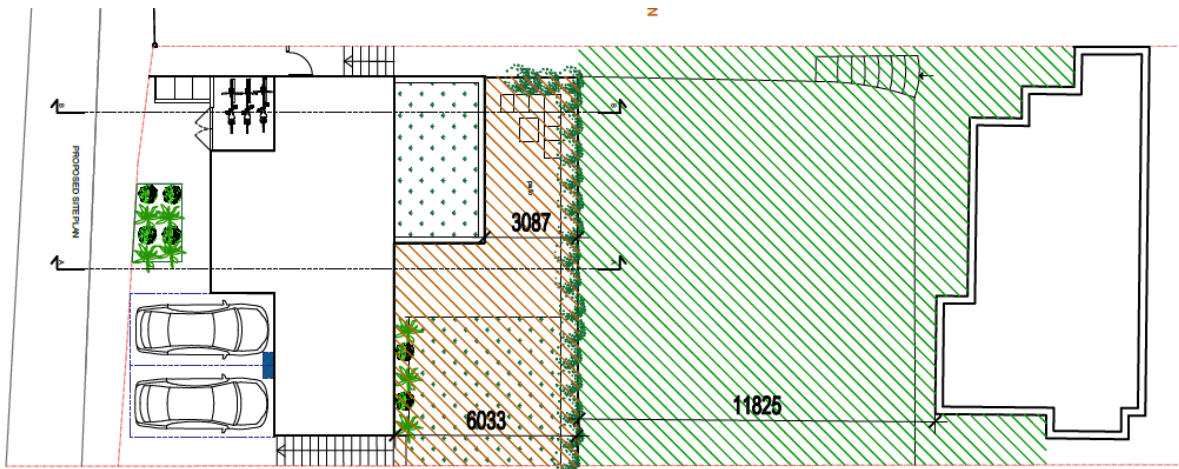


CGI's within Planning Statement (Illustrative purposes only)

8.11 The garden of no. 32 Riddlesdown Avenue (next door) has already been subdivided and a single/two storey dwelling erected fronting Riddlesdown Road (No. 79N Riddlesdown Road). (See plan below from application 16/04621/FUL). The proposed dwelling would have a similar width and depth (two storey element) to no. 79N. It would provide a rear access path from Riddlesdown Road to the garden of the host (existing) dwelling, as well as side access to the garden of the proposed house. Concern has been raised regarding the plot size. It should be noted that no. 79N has a larger curtilage/depth of garden to that proposed. (See drawing UC/200C from application 16/04621/FUL below). Whilst the plot would have a smaller curtilage to no. 79N, it is considered that given the plot sizes in the vicinity of the site and that the size of the dwelling would be comparable to that at no. 79N The proposal would not appear overly cramped for the plot or result in the overdevelopment of the site, and would be sufficiently in keeping with the character of the area. As explained above, Local Plan Policy DM10 requires that, in the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden. The existing garden area is 372sqm (excluding the garage and driveway, as these are not usually considered part of the garden area). The proposal would retain a garden of 11.8m long, and 186sqm (50% of the existing garden) for the existing house.



Drawing UC/200C from application 16/04621/FUL for house built at no. 32.



Drawing SL/22 103 (Received 25th July 2023) for proposed house at no. 30.

8.12 The proposed dwelling would have a similar width and depth (two storey element) to no. 79N, although would be of a different design. It should be noted there are properties in close proximity which have a larger massing to that proposed. The proposed development would appear as a single storey bungalow from Riddlesdown Road frontage as does 79N and single/two storey at the rear due to the differing land levels at the rear. The dwelling would be sunk into the site reducing its visual impact. The development would incorporate dormer features at the rear. In terms of materials, it is proposed to provide a mix of cedar cladding and render. The main roof would have slate tiles and the proposed single storey element at the

rear would incorporate a green roof. The windows would be grey (aluminium). Whilst most properties on the opposite side of Riddlesdown Road are traditional in appearance, the form and design of properties on this side of the road are generally simply designed bungalows with white rendered walls and dark roof tiles; which the proposal would reflect. Whilst the existing homes on this side of the road do not include dormer features at the rear, there are several rear elevation dormers in the wider area (usually permitted development). The overall roof form and massing would be smaller than most of those within the row of houses and therefore it is considered that in this context the design of the roof, including rear dormers, is acceptable. In order to ensure a high-quality development is provided, it is recommended for details of the materials/details of the green roof at the rear to be secured via an appropriately worded condition to ensure a high quality development is brought forward.

- 8.13 The proposed house would be set back from the frontage with Riddlesdown Road by approximately 2.1m (at its closest point) to 5.2m and aligned with the front elevations of the adjacent homes. This would generally accord with the existing building line along this side of the road (see block plan below) and would be set further back than the existing garage. Car parking is proposed to the front of the dwelling, with an off street parking space for the host dwelling as well as an off street parking space for the proposed dwelling similar to the parking for other dwellings along this stretch. The appearance of this would be similar to the adjacent house, and as a result is considered to be acceptable.



Block Plan (Plan: SL/22 102A)

8.14 An area of hardstanding on the frontage would be given over to two off street parking spaces, which is consistent with other examples in the area with an area for soft landscaping provided in the form of a flower bed which would soften the appearance of the development in the street scene. A condition is recommended to ensure that the frontage is of a suitably permeable material and a landscaping scheme would also be required if approval were to be granted, which would include planting on the frontage. With conditions this element of the proposal is considered acceptable.

The site slopes relatively steeply, and plans have been submitted showing the topography (see block plan above). The new building would be set-in from the boundaries on either side meaning that any excavation for foundations, retaining walls etc. would be pulled in from the boundaries of the site. Whilst not strictly a planning matter, details of the retaining wall for the proposed lower ground floor have been provided to offer some confidence that the wall thicknesses shown on the plans are correct and have been properly considered. Any “hard” structure, e.g., new paths, steps, and boundary treatments are to be secured by the recommended landscaping plan condition.

8.15 In light of the above, officers are of the opinion that the proposed development would not result in the overdevelopment of the site and would comply with the objectives of the above policies in terms of visual amenity and character of the area.

Quality of residential accommodation

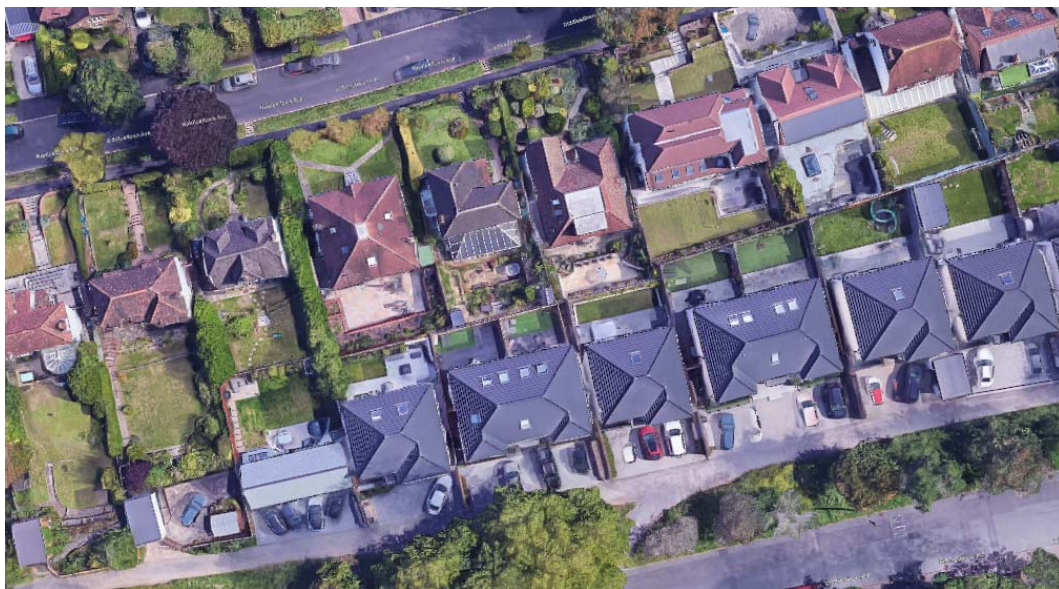
- 8.16 Policies SP2.8 of the Local Plan, the Housing Design Standards LPG and D6 of the London Plan requires new homes to be of high quality and achieve minimum standards in unit and room sizes, and ceiling heights.
- 8.17 It is proposed to provide a 3 bedroom dwelling over two floors; one floor at ground level, and another floor at lower ground level (at the rear) owing to the steep slope of the land, meaning that at the rear of the property the lower ground floor would be at ground level. The application drawings show the proposal would provide a 3 bedroom (6 person) dwelling, however two of the bedrooms are under 11.5m² and therefore not large enough to be classified as a double occupancy room and therefore based on the floor areas the proposal would provide a 3 bedroom (4 person) dwelling.
- 8.18 The Technical Housing Standards requires a 3 bedroom (4 persons) unit over 2 floors to have a minimum gross internal floor area (GIA) of 84m² with 2.5m² built in storage. The dwelling would exceed the required space standards. It should also be noted that the proposed dwelling would also exceed the required space standards for a 3-bedroom (6 person) unit (minimum gross internal floor area (GIA) of 102m² with 2.5m² built in storage) having an internal floor area of 116m². It is also considered the proposed dwelling would provide an adequate level of accommodation for future occupiers in terms of layout and outlook and an adequate level of storage would be provided.
- 8.19 The Local Plan requires a minimum 7sqm of private amenity space that is of high quality design, and enhances and respects the local character; provides functional private amenity space.
- 8.20 A private outdoor garden would be provided of 63sqm, which would significantly exceed the minimum standard, and in terms of character would not be that dissimilar to the gardens of other properties along this stretch.
- 8.21 In terms of accessibility, the agent has confirmed that level access to the proposed dwelling would be provided from the street. It is also considered there would be sufficient space to provide an internal lift to the lower ground floor if required, with step-free access to the patio. The London Plan requires new homes to be M4(2) (accessible and adaptable) or M4(3) compliant (wheelchair user) where feasible; a planning condition is recommended to secure at least M4(2) compliance.

Impact on neighbouring residential amenity

- 8.22 Policy D3 (Optimising density through the design-led approach) of the London Plan states developments should secure safe and inclusive environments, secure outlook, privacy and amenity, provide green space and achieve outdoor /indoor environments that are inviting for people to use. Policy DM10 of the Croydon Local

Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being. The homes most impacted by the development would be no. 28, the host dwelling, 32 Riddlesdown Avenue and 79N Riddlesdown Road.

- 8.23 There would be separation distance from the host dwelling to the first floor of the proposed dwelling of approximately 18m, which is supported by paragraphs 6.80-6.81 of the Local Plan. A 1.8m wooden fence is proposed to separate the plots with planting along the back of the fence, meaning that although there is a slope to the land, the separation distance between ground floor windows would be obscured by the fence. The lower ground floor of the new building to the first floor of the existing house would have a separation distance of approximately 16.3m, although views would largely be restricted by the proposed boundary fence. In addition, the proposed development would have a smaller roof form and lower ridge height than those, meaning that the visual impact would be comparatively reduced. As a result the impacts on privacy and amenity are similar to the established characteristics of the area, and
- 8.24 It is considered the proposed development would not have a significant effect on the amenities of the host property or nos. 28 and 32 in terms of overshadowing, loss of light, outlook, loss of privacy, overlooking, openness, overbearing form of development or sense of enclosure or any other identifiable harm as to withhold planning permission. It is however recommended for an appropriately worded condition be attached for details of side boundary treatments to be agreed to limit the potential for overlooking.



Aerial View

- 8.25 With regard to no. 79N Riddlesdown Road (next door to the new house), there are no side facing windows in the side flank wall adjacent to the boundary. See

photograph below. It is considered the proposed development would not have a significant impact on the amenities of no. 79N in terms of overshadowing, loss of light, outlook, loss of privacy, overlooking, openness, overbearing form of development or sense of enclosure.

8.26 The dwelling would be used solely for residential purposes, and in the context of the area, it is not considered that this would result in any additional undue harm through noise and disturbance to surrounding occupiers. As such, the proposal accords with aforementioned policies.

Trees, landscaping and biodiversity

8.27 Policy DM28 of the Croydon Local Plan (2018) seeks to protect and enhance the borough's woodlands, trees and hedgerows and that development is not permitted resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. Policy G7 of the London Plan (2021) is also of relevance.

8.28 There is not a Tree Preservation Order on the site. Whilst there are some small trees/shrubs on the site (e.g. Field Maple, Hazel) there are no trees of merit on site.

8.29 In terms of landscaping, it is proposed to provide permeable paving at the front of the site as well as soft landscaping. To the rear of the proposed dwelling a patio area would be provided which would be permeable, a lawn and soft landscaping would also be provided as well as natural screening adjacent to the proposed fence at rear. It is recommended for details to be secured via an appropriately worded landscaping condition including details of retaining walls.

8.30 Policy G6 of the London Plan (2021) states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. This is reiterated in Policy DM27 of the Croydon Local Plan 2018 (Protecting and enhancing our biodiversity).

To enhance biodiversity across the borough and improve access to nature, development proposals should:

- a. Incorporate biodiversity on development sites to enhance local flora and fauna and aid pollination locally;
- b. Incorporate biodiversity within and on buildings in the form of green roofs, green walls or equivalent measures;
- c. Incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments⁸⁰;
- d. Have no adverse impact on land with biodiversity or geo-diversity value as designated on the Policies Map; and
- e. Have no adverse impact on species of animal or plant or their habitat protected under British or European law, highlighted within a local/regional Biodiversity Action Plan, or when the Council is presented with evidence that a protected species would be affected.

8.31 Protected species are a material planning consideration. The site has a large area of hardstanding where the existing garage and shed are located with soft landscaping adjacent which would need to be removed to facilitate the development. A preliminary Ecological Appraisal (PEA) has been submitted. The Preliminary Ecological Assessment (Furesfen, June 2023) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats

and identification of appropriate mitigation measures. It is considered that there is sufficient ecological information available for determination of this application. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

- 8.32 No protected species or habitats were identified on the site. The Council's external Ecological Assessor has advised that the mitigation measures identified in the PEA (Furesfen, June 2023) should be secured by a condition of any consent and implemented in full. This should include a Construction Environmental Management Plan (CEMP) for Biodiversity detailing how the off-site grassland will be protected throughout the construction period. This is necessary to conserve and enhance protected and Priority species. The reasonable biodiversity enhancement measures outlined within the PEA, including bat and bird access tiles / boxes, native species planting and inclusion of fruit trees, hedgehog connectivity measures, hedgerow creation is welcomed.

External lighting is proposed and therefore a wildlife sensitive lighting design scheme condition is also recommended. Four ecological conditions are therefore recommended.

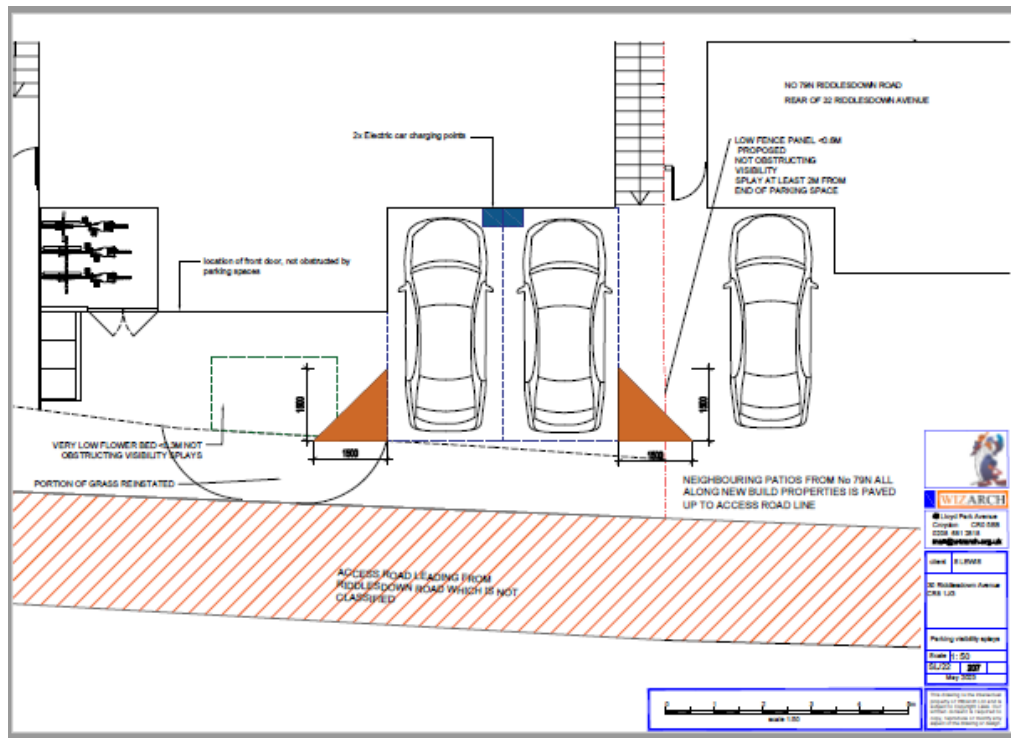
Access, parking and highway impacts

- 8.33 Policy SP8 of the Croydon Local Plan (2018) concerns traffic generation, sustainable travelling and parking standards. Policy DM29 of the Croydon Local Plan (2018) requires development to have a positive impact; not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles. In order to reduce impact on traffic movement the Council will require new development to promote measures to increase the use of public transport, cycling and walking.
- 8.34 The location of the existing house on the site is shown on the TFL WebCAT website as having a PTAL 1a which indicates a relatively poor level of accessibility to public transport. This is based on it only being in walking distance of one bus route; the 412 on Mitchley Avenue. However, the site is shown on Google Maps as being approximately 500m from Riddlesdown Station (400m to the entrance plus about another 100m walking distance to the platform), which is well within the 960m distance used for the calculation; therefore, in reality the accessibility is higher than this. The new house on Riddlesdown Road would have similar bus accessibility, and would be about 150m further from the station, but still well within the 960m walking distance. On sites with PTAL 1a, Table 10.3 of Policy T6.1 of the London Plan (2021) requires a maximum of 1.5 car parking spaces per dwelling, (for sites with PTAL 2 this is reduced to a maximum of 1 space per dwelling). The proposed development would result in the loss of one car parking space for the existing house at 30 Riddlesdown Avenue (accessed from Riddlesdown Road), which the development seeks to replace in front of the new house. The new house would also be permitted

up to 1.5 spaces (or 1 whole space), with a second parking space also being proposed on the site; or 2 spaces in total, both accessed from Riddlesdown Road. Although the parking space for the existing house would be in front of the new house and accessed from the rear, that is similar to the current arrangement; and there would be direct rear access via a garden path (again, similar to the current arrangement). Two parking spaces adjacent to each other facing Riddlesdown Avenue was also the arrangement granted in respect of application 16/04621/FUL at the adjacent site (No. 79N), so although this is an unusual arrangement, it is not unprecedented within the area.

8.36 Both Riddlesdown Road and Riddlesdown Avenue have unrestricted parking (other than an overnight parking ban for 5 tonne vehicles and coaches on Riddlesdown Avenue). A parking stress survey has been submitted to cover the eventuality that the occupiers of either house choose to park on their respective streets. Parking stress varies between 51% and 63%, with 19-28 spaces available on each street on each night of the survey. This is well below the 85% usually considered “high stress” and demonstrates a significant amount of on-street capacity which can accommodate the overspill parking from the new houses. The Council’s transport planner has advised that the survey does not demonstrate that other committed developments have been taken into account and the survey was carried out when private schools had already broken up, and therefore its findings are limited. However, given the proposal is for one dwelling and there are no major development proposals within the survey area, the survey is sufficient to demonstrate that the parking of one additional house would not cause severe harm to the highway network (which is the test set out in the NPPF). In the event that there is overspill parking. The additional impact this would create on Riddlesdown Avenue would be minimal and given the provision of a parking space for the host and space for the proposed dwelling was previously supported at the adjacent site, it is considered that there is not sufficient evidence to warrant refusing the planning application based on insufficient parking. The Council’s transport planner has also raised a concern that there is no disabled parking space proposed, however officers note that there is no policy requirement for this to be provided for one dwelling.

8.37 With regard to the parking layout, (see plan below and aerial view in paragraph 8.24 above). The parking space would be set approximately 1m from the side boundary leaving space to access the proposed access steps to the rear garden. Drawing number SL/22 207 has an annotation stating that part of the side boundary fencing would be under 0.6m “not obstructing visibility splay at least 2m from end of parking space”. Part of the visibility splay would be over the front garden of no. 79N Riddlesdown Road, which is out of the applicant’s control. However, visibility would be improved compared to the current situation, and therefore there would be no harm to highway safety. The junction of the access road with the main carriageway along Riddlesdown Road is established and used for access to the existing garage to the rear of no. 30, among others. It is not considered the use of this junction by parking for one additional dwelling would significantly alter the safety and efficiency of the junction.



Parking Plan (Plan: SL/22 207)

8.38 It is acknowledged that additional dwellings being granted and implemented incrementally will have some impact on the access road. It should be noted that one of the refusal reasons in respect of an application to the rear of 34 and 36 Riddlesdown Avenue (application 19/05914/FUL, for 5 homes) was refused on the ground “The proposed development, by reason of the failure to enter into legal agreement to secure localised improvements to the service road would be likely to result in unacceptable pressure on the road condition and access to the site, and could result in a detrimental impact on the safe operation of the adjacent pedestrian areas and highway”. This application was the subject of a planning appeal. As part of the appeal a unilateral undertaking was submitted, to provide £50,000 (£10,000 per home) towards upgrading the access drive parallel to Riddlesdown Road. Another £50,000 has also been received from neighbouring development towards this upgrade work. The Inspector for the appeal considered that an undertaking would be necessary in respect of road improvements. The appeal was allowed. It should be noted that the applicant has agreed to pay a financial contribution of £10,000 towards improvements of the access road. This has been discussed with the Council’s highways team who have explained that some of the funding received has already been spent on preliminary work (feasibility, topographical surveys, 3 design pack options, structural design, drainage options RSAs etc.); and that more expensive options have been ruled out due to costs, but that this contribution added to the remainder of the funds already collected will be sufficient to implement a road safety improvement scheme, which is to turn the service road into a one way system, implement new street lighting, and repair pot holes. This scheme (subject to the

outstanding funding) is designed and ready to be implemented; therefore the additional financial contribution from this development will facilitate safety improvements which will be a benefit to residents on Riddlesdown Road.

8.39 The siting of electric vehicle charging points have been shown. It is recommended for full details to be secured via an appropriately worded condition.

8.40 Concern has been raised in respect of the layout of the cycle store not being large enough to accommodate space for wider/adapted bikes. The cycle store shows the provision of 3 bikes. (See parking plan above). It should be noted that planning policy requires the provision of 2 cycle spaces. Sheffield Stands have also been shown and the external doors would be at least 1.2m wide. It is considered the cycle store is of an adequate size to accommodate the 2 bikes required by policy and would alternatively provide space for wider/adapted bikes. It is considered this can adequately be dealt with via condition.

8.41 Policy DM13 of the Croydon Local Plan (2018) states refuse/recycling should be sensitively integrated within the building, ensure facilities are well screened, provide adequate space for temporary storage of waste (including bulky waste) materials generated by the development and provide layouts that ensure facilities are safe, conveniently located and easily accessible by occupants, operatives and their vehicles.

8.42 A refuse store would be located to the front of the proposed dwelling. It is required to provide space for 2 x 240ltr bins for refuse/recycling, 1x180ltr bins for landfill. Plan SL/22 104A states the timber store would provide space for 3 x 240L bins. This is considered acceptable. It is recommended for details to be secured via an appropriately worded condition. In terms of bulky waste, it is considered there would be sufficient space available when necessary.

8.43 It is recommended for a condition to be attached for a Construction Logistic Plan (including a conditions survey) to be secured as a pre-commencement condition), and an informative placed on the decision in respect of works being carried out in line with the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites". Highway matters can be placed on the decision as an informative.

8.44 Additional information has been submitted including visibility splays, swept path information, access dimensions and parking bay dimensions. It is considered the level of information is satisfactory for the nature of the development. Relevant details can to secured/controlled via appropriately worded conditions and/or informatives

Fire safety

8.45 Policy D5 of the London Plan (2021) seeks for inclusive design and Policy D12 of the London Plan (2021) states in the interests of fire safety and to ensure the safety

of all building users, all development proposals must achieve the highest standards of fire safety.

8.46 A Planning Fire Safety Strategy and Fire Safety Plan have been submitted. The details on Fire Safety submitted by the Applicant's authorised agent were considered to sufficiently address the requisite fire safety measures/procedures. Subject to the imposition of an appropriately worded condition the proposed development would comply with Policy D12.

Flood risk and energy efficiency

8.47 Policy SI 12 and Policy SI 13 of the London Plan 2021 state that development proposals must comply with the flood risk assessment and management requirements of the NPPF and utilise sustainable urban drainage systems (SUDS). The London Plan (2021) states that current and expected flood risk from all sources should be managed in a sustainable way and that particular surface water management issues should be identified and measures implemented to aim to reduce these risks. Policies SP6.4 and DM25 seek to reduce the risk of flooding in the borough and ensure that all developments incorporate sustainable urban drainage systems (SUDS).

8.48 The site is identified as at very low risk of surface water flooding on the Environment Agency website. A Flood Risk Assessment (FRA) has been submitted which states the site falls within flood zone 1 where there is less than 1 in 1000 annual probability of river or sea flooding (<0.1%). The report also states the site resides just outside a critical drainage area boundary, that the site is located within the London Clay which typically restricts any large volumes of groundwater to percolate from the surface and that the ground water vulnerability maps indicate the site resides in an Unproductive region of groundwater vulnerability. Officers note that the new house would replace an area of hardstanding and that the new paving/driveway would be permeable, therefore limiting the impact on surface water drainage.

8.49 Thames Water were consulted and responded in respect of "surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection". Matters in respect of surface water, ground water discharges and other matters raised by Thames Water can be placed on the decision by way of an informative in order to bring the applicants attention to the advice given.

8.50 The SuDS mitigation measures would include permeable paving as well as channel drainage to all thresholds and slopes away from the building from all hardstanding areas which is considered to be acceptable in principle. A green roof is also proposed which would reduce surface water run-off. Whilst these are acceptable in principle and the provision of a water butt could be secured via a suitably worded condition, in this instance, given the site sits on clay, it is considered additional information is required in this regard. Given the nature of the proposal and relatively

low flood risk, it is considered this can adequately be dealt with by way of an appropriately worded pre-commencement condition.

- 8.51 Appropriately worded conditions would be attached for details of the external energy generation measures and a condition to ensure that the mains water consumption would meet a target of 110 litres or less per head per day.

Archaeology

- 8.52 DM18.9 of the Croydon Local Plan (2018) states - In consultation with the Greater London Archaeological Advisory Service, or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority. Policy HC1 of the London Plan (2021) is also of relevance.

- 8.53 The site falls within an Archaeological Priority Area (Tier II – London to Brighton Roman Road). Historic England have confirmed that given the site falls within Tier II and the nature of the proposal it is unlikely to have a significant effect on heritage assets of archaeological interest in this instance.

Other Planning Issues

- 8.54 It is recommended for a condition be attached for a Construction Logistic Plan to be submitted (as a pre-commencement condition) and for an informative to be placed on the decision in respect of works being carried out in line with the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites".
- 8.55 With regard to infrastructure, the scheme would be CIL liable. The levy amount has been calculated to ensure that the development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities.

Conclusions

- 8.56 The provision of an additional dwelling within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan. The proposed new dwelling would add to the supply of family sized housing in the area, whilst respecting the local character. It would not result in unacceptable impacts in terms of highways, amenity, or environmental impacts, and would result in a sustainable form of development.
- 8.57 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given 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 terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

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Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

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.

16.10.2023 to 27.10.2023

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

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

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

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

| | | | |
|------------|---|--------|--------------------------|
| Ref. No. : | 22/03236/FUL | Ward : | Addiscombe East |
| Location : | Land Rear Of 30 Northampton Road Fronting Carlyle Road Croydon CR0 7HA | Type: | Full planning permission |

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Erection of detached dwelling house with detached garage and off-street parking space to site frontage (retrospective).

Date Decision: 20.10.23

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 23/02456/HSE
Location : 2A Addiscombe Avenue
Croydon
CR0 6LH

Ward : Addiscombe East
Type: Householder Application

Proposal : Erection of a part single/two-storey front/side wraparound extension and single-storey rear extension (following demolition of existing additions), Alteration to roof involving raising the ridgeline and installation of three (3) dormer extensions on rear of main roofslope, and Associated alterations

Date Decision: 27.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03267/HSE
Location : 50 Ashburton Avenue
Croydon
CR0 7JE

Ward : Addiscombe East
Type: Householder Application

Proposal : Demolition of existing sunroom and erection of a single storey rear extension with 4no. skylights.

Date Decision: 16.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02686/FUL
Location : 128 Oval Road
Croydon
CR0 6BL

Ward : Addiscombe West
Type: Full planning permission

Proposal : Erection of single storey extension to rear of lower ground floor flat (A), Installation of terrace on the roof and Removal of two chimneys.

Date Decision: 23.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03185/DISC **Ward : Addiscombe West**
Location : 2 Vincent Road Type: Discharge of Conditions
Croydon
CR0 6ED

Proposal : Discharge of Condition 4 (hard and soft landscaping) attached to permission 18/05930/FUL for 'Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.'

Date Decision: 16.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03186/DISC **Ward : Addiscombe West**
Location : 2 Vincent Road Type: Discharge of Conditions
Croydon
CR0 6ED

Proposal : Discharge of Condition 7 (boundary wall treatment) attached to permission 18/05930/FUL for 'Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.'

Date Decision: 16.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03188/HSE **Ward : Addiscombe West**
Location : 166 Oval Road Type: Householder Application
Croydon
CR0 6BN

Proposal : Erection of first floor rear/side extension and rear dormer extension with two roof lights

Date Decision: 16.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03365/FUL **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : Land Rear Of 51 - 53 Type: Full planning permission
Lower Addiscombe Road
Croydon
CR0 6PQ

Proposal : Redevelopment of car park and erection of a two storey dwellinghouse with associated landscaping and cycle storage

Date Decision: 27.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02468/FUL Ward : **Bensham Manor**
Location : 135 Bensham Manor Road Type: Full planning permission
Thornton Heath
CR7 7AJ

Proposal : Installation of dropped kerb.

Date Decision: 19.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03199/HSE Ward : **Bensham Manor**
Location : 37 Kynaston Crescent Type: Householder Application
Thornton Heath
CR7 7BS

Proposal : Erection of a single storey side extension.

Date Decision: 20.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 18/03358/FUL Ward : **Broad Green**
Location : 160B Handcroft Road Type: Full planning permission
Croydon
CR0 3LE

Proposal : Installation of metal fire escape staircase and enlargement of opening to side elevation.

Date Decision: 20.10.23

Not Determined application

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Level: Delegated Business Meeting

Ref. No. : 22/00775/FUL **Ward : Broad Green**
Location : 66 Oakfield Road Type: Full planning permission
Croydon
CR0 2UB
Proposal : Conversion of existing dwellinghouse to 3no. flats and single storey side/rear extension, including the provision of a bin store, bike stores, landscaping and amenity space.
Date Decision: 17.10.23

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

Level: Delegated Business Meeting

Ref. No. : 23/02717/NMA **Ward : Broad Green**
Location : 390 London Road Type: Non-material amendment
Croydon
CR0 2SW
Proposal : Non material amendment to permission 21/02417/FUL for Remediation of the existing facade to remove existing cladding materials and replace with a non-combustible alternative (Changes: shade of render and texture of columns)
Date Decision: 23.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03110/HSE **Ward : Broad Green**
Location : 45 Rochford Way Type: Householder Application
Croydon
CR0 3AG
Proposal : Detached garage conversion for a granny annex (retrospective)
Date Decision: 16.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03215/HSE **Ward : Broad Green**
Location : 33 Purley Way Type: Householder Application
Croydon
CR0 3JU
Proposal : Erection of first floor rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Date Decision: 20.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03583/PDO
Location : Lamp Post O/S 161 London Road
Croydon
CR0 2RJ

Ward : **Broad Green**
Type: Observations on permitted
development

Proposal : The installation of one omni-antenna located at a height of 6 metres on the existing lamp post, the installation of a small wraparound feeder pillar located at the base of the existing lamp post and ancillary development thereto.

Date Decision: 16.10.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/03335/DISC
Location : 284 Beulah Hill
Upper Norwood
London
SE19 3HF

Ward : **Crystal Palace And Upper
Norwood**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 (landscaping and boundary treatments) and 5 (cycle and refuse storage) attached to permission 23/00284/FUL for Alterations, conversion of single dwelling to form 1x 3bed flat, 1x 2bed flat and 1x 1bed flat, erection of single-storey side/rear extension, provision of 2 rooflights in front roofslope and associated landscaping, cycle and refuse storage.

Date Decision: 26.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03356/HSE
Ward : **Crystal Palace And Upper
Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 24 Ovet Close
Upper Norwood
London
SE19 3RX
Type: Householder Application

Proposal : Alterations to fenestration and door on rear elevation at ground floor.

Date Decision: 24.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01983/DISC
Location : 1 South Drive
Coulsdon
CR5 2BJ
Ward : **Coulsdon Town**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 5 (Cycle and Refuse Stores), 8 (Privacy Screens) and 10 (ECVPs) attached to planning permission ref. 21/05910/CONR for application under section 73 of the Town and Country Planning Act 1990 for the variation of condition numbers 1 (approved drawings and documents) and 12 (Construction Logistics Plan) attached to planning permission ref.19/01109/FUL. (Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats (comprising 1 x 1 bedroom, 5 x two bedroom and 3 x three bedroom units), cycle storage, private and communal amenity space, landscaping including land level alterations, bin store, new access crossover and the provision of 6 parking spaces to the front).

Date Decision: 16.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02602/HSE
Location : 11 Woodmansterne Road
Coulsdon
CR5 2DG
Ward : **Coulsdon Town**
Type: Householder Application

Proposal : Demolition of rear projection to allow for change in fenestration together with internal alterations

Date Decision: 26.10.23

Permission Granted

Level: Delegated Business Meeting

| | | | |
|------------|---|---------------|--------------------------|
| Ref. No. : | 23/03039/FUL | Ward : | Coulsdon Town |
| Location : | Land Adjoining Telephone Exchange Hollymeoak Road Coulsdon CR5 3QA | Type: | Full planning permission |

Proposal : Erection of one detached two storey dwelling with accommodation within the roofspace and a pair of semi-detached two storey dwellings with accommodation within the roofspace, formation of vehicular accesses, provision of associated parking, cycle parking and refuse.

Date Decision: 24.10.23

Permission Refused

Level: Delegated Business Meeting

| | | | |
|------------|---|---------------|-------------------------|
| Ref. No. : | 23/03056/HSE | Ward : | Coulsdon Town |
| Location : | 47 Stoats Nest Village Coulsdon CR5 2JN | Type: | Householder Application |

Proposal : Installation of an air source heat pump.

Date Decision: 25.10.23

Permission Granted

Level: Delegated Business Meeting

| | | | |
|------------|---|---------------|-------------------------|
| Ref. No. : | 23/03209/HSE | Ward : | Coulsdon Town |
| Location : | 60 Nutfield Road Coulsdon CR5 3JN | Type: | Householder Application |

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

Date Decision: 16.10.23

Permission Granted

Level: Delegated Business Meeting

| | | | |
|------------|---|---------------|-------------------------|
| Ref. No. : | 23/03256/HSE | Ward : | Coulsdon Town |
| Location : | 95 Woodcote Grove Road Coulsdon CR5 2AN | Type: | Householder Application |

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Replacement pitched roof to the outhouse with an increased ridge height

Date Decision: 19.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03390/HSE

Ward : Coulsdon Town

Location : 64 Smitham Bottom Lane
Purley
CR8 3DD

Type: Householder Application

Proposal : Demolition of existing single storey side extension and single storey rear extension. Erection of single storey side/rear extension. Alterations includes erection of rear decking.

Date Decision: 26.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03393/DISC

Ward : Coulsdon Town

Location : 1 The Wend
Coulsdon
CR5 2AX

Type: Discharge of Conditions

Proposal : Discharge of conditions 5 (water consumption) and 6 (Carbon dioxide emissions) of planning permission 17/01514/CONR for "Demolition of existing buildings; erection of 3 x two storey 4 bedroom detached dwellings with integral garages, 1 x single storey two bedroom detached bungalow with integral garage; associated works (without compliance with condition 2 - to build in accordance with plans, to include basement levels for units 1A, 1B and 1C - attached to planning permission 12/02606/P)"

Date Decision: 26.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03518/DISC

Ward : Coulsdon Town

Location : 27A & 29 The Grove
Coulsdon
CR5 2BH

Type: Discharge of Conditions

Proposal : Discharge Condition 6 (Sustainable Urban Drainage) attached to Planning Permission ref. 20/06661/FUL for 'Demolition of existing 2no. detached dwellings, and construction of 9no. new dwellings (5 x 3bed units and 4 x 4bed units) with associated parking and landscaping'

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Date Decision: 23.10.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03568/TRE
Location : 36 Fairdene Road
Coulsdon
CR5 1RB

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

Proposal : T1: Silver Birch - Fell due to resistograph mapping.
(TPO 05, 2021)

Date Decision: 16.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03573/PDO
Location : Transmitter Mast
Coulsdon Area Farm
Lime Tree Avenue
Coulsdon
Croydon
CR5 3GB

Ward : Coulsdon Town
Type: Observations on permitted development

Proposal : The removal and replacement of the existing headload to host the existing antennas, 3no. new antennas and 2no. transmission dishes alongside ancillary works. The new development is to be painted to match the existing colour- RAL 6003 (Green)

Date Decision: 16.10.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/03703/NMA
Location : Smitham Garage
Brighton Road
Coulsdon
CR5 3EA

Ward : Coulsdon Town
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/05625/FUL (The demolition of the existing car showroom and ancillary buildings and the erection of a mixed-use development providing a car showroom at ground floor level and two one-bedroom flats at first floor level and the erection of a vehicle parking deck and the reconfiguration of the car parking layout with associated hard and soft landscaping). (Introduction of a substation to the front of the site).

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Date Decision: 26.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03808/LP

Location : Flat 2
3A Woodmansterne Road
Coulsdon
CR5 2DG

Ward : Coulsdon Town

Type: LDC (Proposed) Operations
edged

Proposal : Internal alteration to basement boundary wall between flats 2 and 3.

Date Decision: 16.10.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03810/LP

Location : Flat 3
3A Woodmansterne Road
Coulsdon
CR5 2DG

Ward : Coulsdon Town

Type: LDC (Proposed) Operations
edged

Proposal : Internal alterations to basement boundary wall between flats 3 and 2.

Date Decision: 16.10.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/02072/FUL

Location : 29-30 Dingwall Road
Croydon
CR0 2NB

Ward : Fairfield

Type: Full planning permission

Proposal : Removal of existing cladding and re-cladding of the hotel

Date Decision: 20.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03279/GPDO

Ward : Fairfield

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 136A Church Road
Croydon
CR0 1SE
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Prior approval (Under Town and Country Planning General Permitted Development Order 2015 schedule 2 Part 3 Class G,) for the change of use from Commerical, Buisness and Service (Use Class E) or betting office or pay day load shop to mixed use including provide split level flat (Use Class C3).

Date Decision: 20.10.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03341/GPDO
Location : 117 - 119 North End
Croydon
CR0 1TL
Ward : **Fairfield**
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use of first and second floor from commercial (Use Class E) to residential (Use Class C3) to create two self-contained dwellings (Prior Approval Notification - Schedule 2, Part 3, Class MA).

Date Decision: 25.10.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/02161/HSE
Location : 62 Park Road
Kenley
CR8 5AR
Ward : **Kenley**
Type: Householder Application

Proposal : Alterations and proposed first floor extension over existing side garage/store, removal of chimney and installation of side-facing dormer.

Date Decision: 20.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02414/HSE
Ward : **Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 74 Hayes Lane
Kenley
CR8 5JQ
Type: Householder Application

Proposal : Erection of a two-storey side extension, single storey rear extension and internal alterations following removal of existing outbuildings.

Date Decision: 26.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02975/HSE
Location : 215 Old Lodge Lane
Purley
CR8 4AY
Ward : **Kenley**
Type: Householder Application

Proposal : Erection of single storey side and rear extension, and excavation of rear patio [Part-retrospective]

Date Decision: 26.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03092/CONR
Location : 11 Lawford Gardens
Kenley
CR8 5JJ
Ward : **Kenley**
Type: Removal of Condition

Proposal : Variation of Condition 2 (Approved Plans) attached to PP 22/04617/HSE for 'Conversion of garage to habitable room. Alterations to fenestration including installation of 2x windows to front elevation, installation of glass doors to rear elevation, and installation of 1x door to side elevation. Installation of 2x rooflights to front roof slope and 2x rooflights to rear roof slope'.

Date Decision: 26.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03196/FUL
Location : Land South Of 13 Abbots Lane
Kenley
CR8 5JB
Ward : **Kenley**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Erection of a pair of two storey, 3-bedroom semi-detached houses on land to the South of 13 Abbots Lane, with pedestrian access, car parking and refuse storage.

Date Decision: 26.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03317/LP

Ward : **Kenley**

Location : The Bungalow
Little Roke Road
Kenley
CR8 5NE

Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer and rooflights in the front roofspace

Date Decision: 24.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03367/FUL

Ward : **Kenley**

Location : 27 Godstone Road
Kenley
CR8 5AJ

Type: Full planning permission

Proposal : Alterations, change of use of dwelling to a 5 bedroom HMO for a maximum of 5 occupants with provision of access ramp at front and associated refuse and cycle storage (partly retrospective)

Date Decision: 19.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03511/TRE

Ward : **Kenley**

Location : 20 Abbots Lane
Kenley
CR8 5JH

Type: Consent for works to protected trees

Proposal : Part of G1 Yew Tree: 1.5m Crown Reduction.
(TPO 18, 2009)

Date Decision: 20.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03580/TRE
Location : 67 Hayes Lane
Kenley
CR8 5JR

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T53 Beech Tree - 5 metre crown lift measured from road level and a 2 metre crown reduction.
(TPO No. 188)

Date Decision: 16.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03588/TRE
Location : 50 Kenley Lane
Kenley
CR8 5DD

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1. 1x holly tree, reduce the height by 4-5 metres.
T2. 1x yew tree, reduce the height by 4-5 metres.
(TPO 27, 2008)

Date Decision: 16.10.23

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 23/03942/TR5
Location : 6 Pondfield Road
Kenley
CR8 5JX

Ward : Kenley
Type: 5 Day Notification to Remove TPO(s)

Proposal : 1x Ash tree, 80% dead with ash dieback, fell to ground level.

Date Decision: 18.10.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/03019/HSE

Ward : New Addington North

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 71 King Henry's Drive
Croydon
CR0 0PD
Type: Householder Application

Proposal : Front garden alterations to allow for a driveway for one vehicle (retrospective).

Date Decision: 26.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03228/HSE
Location : 58 Applegarth
Field Way
Croydon
CR0 9DD
Ward : **New Addington North**
Type: Householder Application

Proposal : Erection of rear accessible ramp

Date Decision: 18.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03262/LP
Location : 37 Salcot Crescent
Croydon
CR0 0JN
Ward : **New Addington South**
Type: LDC (Proposed) Operations
edged

Proposal : Construction of garden outbuilding to rear

Date Decision: 19.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02577/FUL
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 1581 London Road
Norbury
London
SW16 4AA
Type: Full planning permission

Proposal : Change of use of upper floors from dwelling (class C3) to 5-bedroom 5-person HMO (house in multiple occupation) (class C4) and provision of 1x rooflight in front roof slope and 3x rooflights in rear roof slope (part retrospective)

Date Decision: 26.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02947/FUL
Location : 27 Hawthorn Avenue
Thornton Heath
CR7 8BW
Ward : **Norbury Park**
Type: Full planning permission

Proposal : Alterations. Erection of single/two storey side/rear extension, Alteration of roof from hip to gable end, erection of rear roof extension, Conversion of dwelling to create 2 x one bedroom and 1 x three bedroom flats with associated bin/cycle stores, boundary treatment, landscaping and provision of three parking spaces at the front.

Date Decision: 17.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03113/LE
Location : 102 Norbury Hill
Norbury
London
SW16 3RT
Ward : **Norbury Park**
Type: LDC (Existing) Use edged

Proposal : Continued use of side extension as self-contained house (Use Class C3) (Lawful Development Certificate for an Existing Development)

Date Decision: 19.10.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03282/HSE
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 34 Virginia Road
Thornton Heath
CR7 8EG
Type: Householder Application

Proposal : Erection of an outbuilding to the rear of the garden

Date Decision: 18.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03384/GPDO
Location : 66 Green Lane
Thornton Heath
CR7 8BE

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 2.95 metres

Date Decision: 19.10.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03412/GPDO
Location : 294 Green Lane
Norbury
London
SW16 3BA

Ward : Norbury Park
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 metres

Date Decision: 19.10.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03689/CAT

Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : St Joseph's Roman Catholic College
Beulah Hill
Upper Norwood
London
SE19 3HL

Type: Works to Trees in a
Conservation Area

Proposal : (T1) Horse Chestnut: Re-pollard
(TG2) Limes x 16: all 16 trees to : Crown lift to 4.5m, including basal growth. Remove major dead wood in tree no.2 and no.5 of the 16.

Date Decision: 20.10.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02534/FUL
Location : 1106 London Road
Norbury
London
SW16 4DT

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

Proposal : Change of use from motorcycle showroom (sui generis) to motorcycle MOT centre (Class B2) with retention of motorcycle workshop and ancillary back office (Use Class B2) to rear.

Date Decision: 27.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/03070/FUL
Location : 127 Pollards Hill South
Norbury
London
SW16 4LS

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

Proposal : Demolition of existing dwelling and erection of three-storey six-bedroom detached dwelling with outbuilding in rear garden and provision of associated landscaping, cycle and refuse storage

Date Decision: 16.10.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Level: Delegated Business Meeting

Ref. No. : 23/00008/FUL
Location : 55 Pollards Hill South
Norbury
London
SW16 4LR
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Erection of single storey detached 3-bedroom dwelling with associated parking, cycle and refuse storage

Date Decision: 27.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03072/HSE
Location : 63 Pollards Hill South
Norbury
London
SW16 4LR
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of a hip to gable and rear roof extensions with other minor site alterations.

Date Decision: 24.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03339/FUL
Location : 50 Bishops Park Road
Norbury
London
SW16 5TS
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Demolition of side projection and erection of 3 x terraced dwellings.

Date Decision: 26.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03438/HSE
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 65 Pollards Hill North
Norbury
London
SW16 4NR
Type: Householder Application

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

Date Decision: 26.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03439/HSE
Location : 65 Pollards Hill North
Norbury
London
SW16 4NR
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Demolition of existing garage and erection of double storey side extension. Removal of 1x tree.

Date Decision: 26.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03555/DISC
Location : Development Site Former Site Of
66 Pollards Hill North
Norbury
London
SW16 4NY
Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions

Proposal : Discharge of Condition 12 (stability) attached to planning permission 21/03908/FUL for the Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.

Date Decision: 17.10.23

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Ref. No. : 23/03834/LP
Location : 131 Norbury Crescent
Norbury
London
SW16 4JX

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

Proposal : Erection of single storey outbuilding.

Date Decision: 18.10.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03835/LP
Location : 131 Norbury Crescent
Norbury
London
SW16 4JX

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

Proposal : Conversion of loft to habitable space, erection of rear dormer, erection of hip to gable and installation of two rooflights to the front roofslope.

Date Decision: 16.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01860/HSE
Location : 133 Marlpit Lane
Coulsdon
CR5 2HH

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of single storey extension to the rear of the property

Date Decision: 16.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02796/FUL
Location : 109 Waddington Avenue
Coulsdon
CR5 1QP

Ward : Old Coulsdon
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Demolition of existing garage and erection of a bungalow accessed from Taunton Lane, with external bin and bike storage

Date Decision: 17.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03027/HSE
Location : 64 Tollers Lane
Coulsdon
CR5 1BB

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of a single storey rear extension following the demolition of the existing conservatory, and new roof to the existing garage and part conversion to a habitable room.

Date Decision: 16.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03557/TRE
Location : 14 Mapledale Avenue
Croydon
CR0 5TB

Ward : Park Hill And Whitgift
Type: Consent for works to protected trees

Proposal : T1 Oak Tree - Fell due to severe decline
T2 Oak Tree - 2 metre crown reduction and 4 metre crown lift measured from ground level.
(TPO 14, 1977)

Date Decision: 16.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00624/DISC
Ward : Purley Oaks And Riddlesdown

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 126-132 Pampisford Road
Purley
CR8 2NH
Type: Discharge of Conditions

Proposal : Discharge of condition number 9 (landscaping) attached to planning permission ref: 20/01550/FUL. (Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping. at: 126-132 Pampisford Road, Purley, CR8 2NH).

Date Decision: 26.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03635/TRE

**Ward : Purley Oaks And
Riddlesdown**

Location : 123 Riddlesdown Road
Purley
CR8 1DL

Type: Consent for works to protected trees

Proposal : T1 Horse Chestnut - Reduce to Previous Pruning points.
(TPO 17, 2015)

Date Decision: 20.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03719/DISC

**Ward : Purley Oaks And
Riddlesdown**

Location : 96 Mount Park Avenue
South Croydon
CR2 6DJ

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Reasonable Exception Statement) attached to planning permission ref. 23/02179/HSE for the erection of a single storey side and rear extension. [Partially retrospective application].

Date Decision: 17.10.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Ref. No. : 23/03812/DISC **Ward : Purley Oaks And Riddlesdown**
Location : Valentine Court Type: Discharge of Conditions
122 Pampisford Road
Purley
CR8 2NF

Proposal : Discharge of Conditions 2 (Landscaping and biodiversity enhancement), 7 (highway improvement works) and 9 (cycle parking) of planning permission 22/00014/FUL (Retrospective application for the demolition of existing two storey property, erection of three storey plus lower ground floor building to create 9 self-contained residential units (C3), new access with car parking, landscaping, refuse and cycle storage and other associated works).

Date Decision: 20.10.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03086/DISC **Ward : Purley And Woodcote**
Location : 11 - 21 Banstead Road Type: Discharge of Conditions
Purley
CR8 3EB

Proposal : Discharge of condition 13 (Public Art Brief) attached to planning permission 21/02832/FUL for the demolition of three pairs of semi-detached houses and the erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.

Date Decision: 25.10.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/05009/HSE **Ward : Purley And Woodcote**
Location : 67 And 69 Woodside Road Type: Householder Application
Purley
CR8 4LQ

Proposal : Alterations, enlargement of roof of both properties which would include hipped roof and erection of dormer extensions on rear roof slopes

Date Decision: 26.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/05178/OUT
Location : 20 Manor Way
Purley
CR8 3BH

Ward : Purley And Woodcote
Type: Outline planning permission

Proposal : Outline planning permission (access, appearance, layout and scale) for the demolition of the existing house and the construction of a 3 storey building comprising 8 flats together with the provision of 8 parking spaces, refuse and cycle storage, all other matters reserved (landscaping)

Date Decision: 18.10.23

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

Level: Planning Committee

Ref. No. : 23/00785/NMA
Location : 2 Plough Lane
Purley
CR8 3QA

Ward : Purley And Woodcote
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 19/02041/CONR. (Variation of Condition 10 (landscaping plan) attached to planning permission 16/04520/FUL for demolition of no.2 Plough Lane for the erection of 1 four storey building with accommodation in roofspace and 1 two storey building comprising 6 one bedroom, 12 two bedroom and 1 three bedroom flats. Formation of vehicular access and provision of associated car parking (12 spaces, 10 standard and 2 disabled spaces), cycle parking (32 spaces) and landscaping).

Date Decision: 26.10.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/02273/HSE
Location : Willow End
3 Badgers Walk
Purley
CR8 3PX

Ward : Purley And Woodcote
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Conversion of existing garage; Erection of single storey side/rear extension; Alterations and excavation of existing land levels to accommodate a conversion and extension to the existing basement area; Associated internal alterations; External alterations/renovation of external facing materials.

Date Decision: 17.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02892/FUL
Location : 21A Godstone Road
Purley
CR8 2AN

Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of a new 3-storey building comprising 3 self-contained flats with parking to the front.

Date Decision: 27.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03311/DISC
Location : 32 High Street
Purley
CR8 2AA

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

Proposal : Discharge of condition 4 (refuse, servicing and deliveries) pursuant to permission 22/00381/FUL dated 10.05.2022 for 'Change of use from class E(b) to Sui Generis hot takeaway; Physical alterations including the installation of an extraction unit and set of doors to side elevation of the unit.'

Date Decision: 25.10.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03312/HSE
Location : 31 Graham Road
Purley
CR8 2EN

Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of hip to gable and rear dormer includes installation of two rooflights. Alterations.

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Date Decision: 25.10.23

Withdrawn application

Level: Delegated Business Meeting

| | | | |
|------------|---------------------------------------|---------------|----------------------------|
| Ref. No. : | 23/03346/FUL | Ward : | Purley And Woodcote |
| Location : | 13A Russell Hill Purley CR8 2JB | Type: | Full planning permission |

Proposal : Demolition of existing dwelling and erection of a part-2, part-3 storey building with habitable roofspace above to create 8 flats, with associated access, parking, cycle storage, bin & recycling storage and landscaping.

Date Decision: 26.10.23

Permission Refused

Level: Delegated Business Meeting

| | | | |
|------------|---|---------------|--------------------------------------|
| Ref. No. : | 23/03560/TRE | Ward : | Purley And Woodcote |
| Location : | 25 Hereward Avenue Purley CR8 2NN | Type: | Consent for works to protected trees |

Proposal : T1: multi stemmed Chestnut: Heavy crown reduction requesting 30-40% approx 8-10m from a lateral growth.

T2: multi stemmed chestnut approx 16m in height, requesting de-limb approx 4.5m due to growth over garage and shed. Heavy reduction 30-40% approx 6-8m from a lateral growth. Growing on bank requesting heavy reduction to benefit surrounding buildings and roads.
(TPO 30, 1991)

Date Decision: 16.10.23

Consent Refused (Tree application)

Level: Delegated Business Meeting

| | | | |
|------------|--|---------------|---------------------------------------|
| Ref. No. : | 23/03618/CAT | Ward : | Purley And Woodcote |
| Location : | 21 Upper Woodcote Village Purley CR8 3HF | Type: | Works to Trees in a Conservation Area |

Proposal : 1 x Horse chestnut - Reduce crown by approx 2.5m leaving 4m
1 x Sycamore - Reduce crown by approx 2m leaving 3m

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Date Decision: 16.10.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/03649/TRE
Location : 115A Foxley Lane
Purley
CR8 3HQ

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

Proposal : T1 Copper Beech Tree at front of property to be removed due to severance of roots and replaced with an 8.5-9m in height mature Copper Beech Tree (TPO no. 11, 2016)

Date Decision: 20.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04357/FUL
Location : 62 The Ridge Way
South Croydon
CR2 0LF

Ward : Sanderstead
Type: Full planning permission

Proposal : Demolition of the existing dwelling and creation of 8 new houses; with associated parking, landscaping and children's play area (amended scheme).

Date Decision: 20.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02046/FUL
Location : 31 Beech Avenue
South Croydon
CR2 0NN

Ward : Sanderstead
Type: Full planning permission

Proposal : Demolition of a two storey detached house and garage, and construction of a three-storey building with habitable loft space to provide SIX (6) self-contained flats and THREE (3) detached two-storey houses with associated access, parking and access road to rear. Provision of cycle and refuse storage, soft and hard landscaping.

Date Decision: 20.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02990/HSE **Ward : Sanderstead**
Location : 221 Upper Selsdon Road Type: Householder Application
South Croydon
CR2 0DZ

Proposal : Demolition of garage, erection of front porch, single storey rear/side extension and rear patio.

Date Decision: 16.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03257/TRE **Ward : Sanderstead**
Location : 38 Ridge Langley Type: Consent for works to protected trees
South Croydon
CR2 0AR

Proposal : T1 Beech: 2 metre crown reduction and 10% thin
(TPO No. 11,1969)

Date Decision: 20.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03302/LP **Ward : Sanderstead**
Location : 85 Mitchley Avenue Type: LDC (Proposed) Use edged
South Croydon
CR2 9HN

Proposal : Change of use of from C3 to use under Class C3(b) as a children specialist care home
(to accommodate up to 4 people include residents and carers).

Date Decision: 20.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03318/FUL **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : Purley Downs Golf Club House Type: Full planning permission
Purley Downs Road
South Croydon
CR2 0RB

Proposal : Alterations to include changes to some doors and windows, incorporation of new exit door for means of escape, installation of condenser units.

Date Decision: 25.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03355/LP Ward : **Sanderstead**
Location : 2 Tindale Close Type: LDC (Proposed) Operations
South Croydon edged
CR2 0RT

Proposal : Conversion of the rear detached garage into a granny annexe with associated alterations.

Date Decision: 27.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03467/LP Ward : **Sanderstead**
Location : 64 Ewhurst Avenue Type: LDC (Proposed) Operations
South Croydon edged
CR2 0DJ

Proposal : Change of use from C3 to use under Class C3(b) as a dwelling house for 6 people between the ages of 18-65 and one carer.

Date Decision: 20.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03563/NMA Ward : **Sanderstead**
Location : 15 The Ridge Way Type: Non-material amendment
South Croydon
CR2 0LG

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Non-material amendment to planning permission 21/01360/HSE for alterations including porch extension, new front dormer, single-storey rear extension and part single/part two-storey side/rear extension. The amendment is to extend the porch forwards and to the side and amend its roof, and relocation of the adjacent ground floor window 1000mm away from the porch

Date Decision: 16.10.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03729/LP

Location : 32 Lime Meadow Avenue
South Croydon
CR2 9AR

Ward : Sanderstead

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension.

Date Decision: 20.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03817/NMA

Location : 36 West Hill
South Croydon
CR2 0SA

Ward : Sanderstead

Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 23/00045/HSE for the erection of a rear dormer including two rooflights to the front roofslope.

Date Decision: 18.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02446/LP

Location : 11 Crossways
South Croydon
CR2 8JP

**Ward : Selsdon And Addington
Village**

Type: LDC (Proposed) Operations
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Proposed outbuilding in rear garden to be used as workshop/office/storage incidental to main house.

Date Decision: 16.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03575/TRE
Location : 9B Woodland Gardens
South Croydon
CR2 8PH
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : T1 x Oak - Reduce crown by 2.5m leaving 4m and on north west side by approx 3m leaving 3m to balance crown, raise crown to 4m & remove epicormic growth on lower section of trunk
(TPO 02, 1989)

Date Decision: 16.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03686/TRE
Location : 17 Suffield Close
South Croydon
CR2 8SZ
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : T1 - Ash - to fell as the tree is getting quite big and dominating the garden also quite close to property, also sheds a lot of dead branches

Date Decision: 20.10.23

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 23/02587/FUL
Location : 107 St James's Road
Croydon
CR0 2UW
Ward : **Selhurst**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Alterations, change of use from single dwellinghouse (class C3 use) to 5-bedroom 5-person HMO (house in multiple occupation) (class C4 use)

Date Decision: 26.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03208/ADV
Location : Selhurst Sports Arena
Dagnall Park
South Norwood
London
SE25 5PH

Ward : Selhurst
Type: Consent to display advertisements

Proposal : Display of 1x non-illuminated entrance sign and 3x directional signs to Dagnall Park entrance with 16x non-illuminated flags along the associated access route. Display of 1x non-illuminated entrance sign and 3x directional signs to car park entrance. Display of 8x internally illuminated fascia signs to south and east facing wall of main building. Display of various pitch side hoarding signs and advertisement logos to the main pitch (Advertisement).

Date Decision: 26.10.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/03225/DISC
Location : 170 Whitehorse Road
Croydon
CR0 2LA

Ward : Selhurst
Type: Discharge of Conditions

Proposal : Discharge Condition 3 (Materials) attached to Planning Permission ref. 20/00350/FUL for 'Erection of a two storey building (with basement and roof space accommodation) comprising 8 flats on land adjacent to Tugela Road, together with associated amenity space, waste/cycle stores, and other works'

Date Decision: 16.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03728/PDO

Ward : Selhurst

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : Telecommunications Mast
Rear Of Unit 22, Tait Road Industrial Estate,
Croydon,
Surrey,
CR0 2DP

Type: Observations on permitted
development

Proposal : Installation of 2no. transmission dishes to the existing monopole and 3no. ERS units
alongside ancillary development. Existing antennas to remain.

Date Decision: 18.10.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/02334/HSE
Location : 201 Shirley Road
Croydon
CR0 8SB

Ward : Shirley North
Type: Householder Application

Proposal : Erection of single storey side/rear extension and first floor rear extension. Loft conversion
with erection of 1no. rear dormer and 1no. side dormer and insert of front rooflights.
Alterations to roof.

Date Decision: 19.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02521/FUL
Location : 76 Tower View
Croydon
CR0 7PW

Ward : Shirley North
Type: Full planning permission

Proposal : Demolition of existing detached garage and shed, erection of a pair of two storey semi-
detached houses, provision of modified driveway, provision of 3 parking spaces, refuse
and recycling stores, and secure cycle parking.

Date Decision: 20.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02585/FUL

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 4 Bywood Avenue
Croydon
CR0 7RA
Type: Full planning permission

Proposal : Single storey side extension

Date Decision: 19.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03036/HSE
Location : 1 Wyvell Close
Croydon
CR0 7DY
Ward : **Shirley North**
Type: Householder Application
Proposal : Relocate driveway from private rear garden to front of property, install provision for electric vehicle charger, and install garden room in private rear garden.

Date Decision: 24.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03166/DISC
Location : Land R/O 6-8 Woodmere Close
Croydon
CR0 7PN
Ward : **Shirley North**
Type: Discharge of Conditions
Proposal : Discharge of Condition 8 (CO2 emissions) attached to planning permission 18/03817/OUT for erection of 3-bed detached dwelling

Date Decision: 18.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03269/LP
Location : 115 Orchard Avenue
Croydon
CR0 7NL
Ward : **Shirley North**
Type: LDC (Proposed) Operations edged

Proposal : Construction of loft conversion with rear dormer and rooflight on front elevation

Date Decision: 19.10.23

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03270/HSE
Location : 115 Orchard Avenue
Croydon
CR0 7NL

Ward : Shirley North
Type: Householder Application

Proposal : Erection of single storey side to rear wraparound extension

Date Decision: 19.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03344/HSE
Location : 40 Barnfield Avenue
Croydon
CR0 8SE

Ward : Shirley North
Type: Householder Application

Proposal : Erection of ground floor side return extension and first floor side extension with associated works

Date Decision: 25.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03345/FUL
Location : St Georges Church Church Of England
Elstan Way
Croydon
CR0 7PR

Ward : Shirley North
Type: Full planning permission

Proposal : Erection of a single storey extension with a maximum height of 3.88 metres to the northern elevation of the Church to provide a new annexe to St. George The Martyr with associated internal and external alterations.

Date Decision: 20.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03545/TRE

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 24 Woodland Way
Croydon
CR0 7UB

Type: Consent for works to protected trees

Proposal : T2 Oak - 2 metre Crown Reduction.
(TPO 50, 1987)

Date Decision: 20.10.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/02549/HSE

Location : 202 Bridle Road
Croydon
CR0 8HL

Ward : **Shirley South**

Type: Householder Application

Proposal : Conversion of garage to habitable room and rear extension and first floor side extension

Date Decision: 25.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03015/HSE

Location : 16 Spring Park Avenue
Croydon
CR0 5EG

Ward : **Shirley South**

Type: Householder Application

Proposal : Erection of hip to gable roof extension and installation of rear dormer and 2 rooflights to front roofslope.

Date Decision: 26.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03105/HSE

Location : 62 Devonshire Way
Croydon
CR0 8BR

Ward : **Shirley South**

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Erection of single-storey front extension. Erection of additional hipped roof over existing first floor side extension. Erection of a rear dormer with 3 rooflights to the front slope.

Date Decision: 24.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05895/FUL

Ward : **South Croydon**

Location : Land To The Rear Of 25-41 South End
Croydon
CR0 1BE

Type: Full planning permission

Proposal : Erection of part three/five/seven storey building to provide twenty-one (21) self-contained flats (Use Class C3) with associated amenity, cycle storage, vehicle parking and waste storage spaces (following demolition of existing part single/two-storey car show room building (Sui Generis)), and Associated alterations including landscaping

Date Decision: 16.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01788/HSE

Ward : **South Croydon**

Location : 5 Dornnton Road
South Croydon
CR2 7DR

Type: Householder Application

Proposal : Alterations and demolition of existing extension. Erection of a single storey side/rear extensions.

Date Decision: 17.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02741/DISC

Ward : **South Croydon**

Location : 43 & 43A Selsdon Road
South Croydon
CR2 6PY

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Discharge of condition 5 (fire strategy), 6 (cycle stores) and 7 (travel plan) of planning permission 21/04238/FUL granted on the 31/03/22 for the "Erection of a two storey rear addition at first and roof level, erection of dormer windows at rear roof level and alterations to ground floor extension to 43 Selsdon Road, modifications to the fenestration of both 43 and 43A Selsdon Road, with landscaping, designated refuse / recycling and cycle stores, in association with the use of the site as a 24 bed House of Multiple Occupation (HMO)."

Date Decision: 26.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02914/HSE
Location : 24 Winchelsey Rise
South Croydon
CR2 7BN

Ward : **South Croydon**
Type: Householder Application

Proposal : The demolition of an existing rear extension and chimney stack, and the construction of a larger single storey extension, together with alterations to the windows, roof of the property, and changes to the raised patio to the rear (increasing in size)

Date Decision: 17.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03239/LE
Location : 271 Brighton Road
South Croydon
CR2 6EN

Ward : **South Croydon**
Type: LDC (Existing) Use edged

Proposal : Certificate of lawful (existing use) as a 1 bedroom flat

Date Decision: 16.10.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03248/LP
Location : 63 Selsdon Road
South Croydon
CR2 6PZ

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

Proposal : Construction of loft conversion with rear dormer

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Date Decision: 23.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03592/NMA
Location : 40 Croham Manor Road
South Croydon
CR2 7BE

Ward : South Croydon
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 23/01157/HSE for Demolition of rear extension and rear conservatory. Erection of single storey rear extension and front porch with associated works.

Date Decision: 16.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03642/PDO
Location : South Croydon Sports Club
Beech Copse
South Croydon
CR2 7ES

Ward : South Croydon
Type: Observations on permitted development

Proposal : Removal of existing 3no. antennas to be replaced with proposed 3no. antennas. The addition of proposed 1 no 300mm dish on existing support pole. Ancillary development thereto to include the addition of proposed 6no remote radio units.

Date Decision: 23.10.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/01864/FUL
Location : Basement Flat
77 Portland Road
South Norwood
London
SE25 4UN

Ward : South Norwood
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Proposal : Conversion of lower ground floor from Class B8 to Class C3 for the creation of a studio flat. Erection of single storey lower ground floor level extension with internal alterations.

Date Decision: 24.10.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03342/GPDO
Location : Building Adjoining 1A Cargreen Road
South Norwood
London
SE25 5AD

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

Proposal : Change of use from Class E(f) Creche/Day Nursery to 3no. C3 Dwellinghouses under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 25.10.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03650/NMA
Location : 5 Dagmar Road
South Norwood
London
SE25 6HZ

Ward : **South Norwood**
Type: Non-material amendment

Proposal : Non material amendment to planning permission 21/01032/FUL to change the location of the cycle store

Date Decision: 24.10.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03651/NMA
Location : 5 Dagmar Road
South Norwood
London
SE25 6HZ

Ward : **South Norwood**
Type: Non-material amendment

Proposal : Non material amendment to planning permission 21/01032/FUL to increase the size of balconies for 2 of the flats

Date Decision: 24.10.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00971/HSE
Location : 14 Howberry Road
Thornton Heath
CR7 8HY

Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of outbuilding (gym)

Date Decision: 19.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02596/FUL
Location : 78 Parchmore Road
Thornton Heath
CR7 8LW

Ward : Thornton Heath
Type: Full planning permission

Proposal : Proposed conversion of existing dwelling into two self-contained flats with associated works to include rear wrap around extension and mansard style loft conversion to the main and rear outrigger roofs.

Date Decision: 25.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03193/LP
Location : 147 Ross Road
South Norwood
London
SE25 6TW

Ward : Thornton Heath
Type: LDC (Proposed) Operations edged

Proposal : Alteration of roof from hip to gable, Erection of dormer to rear roof with Juliet Balcony, Installation of three rooflights into front roofslope and erection of a porch to front.

Date Decision: 17.10.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03861/LP

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Location : 18 Grange Park Road
Thornton Heath
CR7 8QA
Type: LDC (Proposed) Operations
edged

Proposal : Use of existing house for the provision of care to no more than 2 young people living together as a single household (Class C3b)

Date Decision: 19.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05314/HSE
Location : 90 The Ridgeway
Croydon
CR0 4AF
Ward : **Waddon**
Type: Householder Application

Proposal : Erection of first floor side dormer

Date Decision: 25.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03230/HSE
Location : 5 Bates Crescent
Croydon
CR0 4ES
Ward : **Waddon**
Type: Householder Application

Proposal : Erection of front accessible ramp

Date Decision: 18.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03351/LP
Location : 6 Ravenswood Road
Croydon
CR0 4BL
Ward : **Waddon**
Type: LDC (Proposed) Operations
edged

Proposal : Construction of loft conversion and rear dormer extension

Date Decision: 26.10.23

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Level: Delegated Business Meeting

Ref. No. : 23/03499/DISC **Ward : Waddon**
Location : 64 Southbridge Road Type: Discharge of Conditions
Croydon
CR0 1AE

Proposal : Discharge of Condition 3 (Refuse and Cycle Storage) attached to permission
22/05038/FUL for Alterations to shopfront; use of part of rear ground floor unit as a 1
bedroom residential unit with associated refuse/cycle storage. (Retrospective)

Date Decision: 16.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00842/HSE **Ward : Woodside**
Location : 9 Doyle Road Type: Householder Application
South Norwood
London
SE25 5JN

Proposal : Erection of part single, part two-storey rear extension, internal and external alterations.

Date Decision: 24.10.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02752/FUL **Ward : Woodside**
Location : First Floor Flat Type: Full planning permission
190 Portland Road
South Norwood
London
SE25 4QB

Proposal : Conversion of loft to habitable space, erection of hip to gable and erection of rear dormer
and installation of 2x front facing rooflights.

Date Decision: 16.10.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Ref. No. : 23/03220/NMA **Ward : Woodside**
Location : The Beehive **Type: Non-material amendment**
47 Woodside Green
South Norwood
London
SE25 5HQ

Proposal : Non-material amendment under Section 96(a) to amend application reference 20/03382/FUL for 'Alterations, including alterations to frontage, change of use from Use Class A4 (Drinking Establishment) to Class E(a) (Shop), erection of a single storey side extension, demolition of the existing conservatory and partial demolition of the single storey wing to the rear of the building (north east), provision of associated rear car parking with vehicle access from Woodside Green, formation of new vehicle access / vehicle crossover to Woodside Green, provision of associated refuse storage and cycle storage, and provision of associated works' to provide an Electric Vehicle Charging Point (EVCP) to one car parking bay and remove 2no. car parking spaces to allow the installation of a substation.

Date Decision: 25.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03329/DISC **Ward : Woodside**
Location : 10 Portland Road **Type: Discharge of Conditions**
South Norwood
London
SE25 4PF

Proposal : Discharge of Conditions 3 (Materials), 4 (Refuse) and 5 (Cycle Storage) of LPA ref: 22/00313/FUL (Alterations to existing building to mixed use development, 2 x 1 bedroom flats above class E unit. Change of use of first and second floor)

Date Decision: 27.10.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03380/LP **Ward : Woodside**
Location : Lower Ground And Ground Floor Flat **Type: LDC (Proposed) Use edged**
190 Portland Road
South Norwood
London
SE25 4QB

Proposal : Use of existing flat for the provision of care to no more than 5 people living together as a single household (Class C3b)

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Date Decision: 26.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03414/DISC
Location : 16 Southcote Road
South Norwood
London
SE25 4RG

Ward : Woodside
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 4 (cycle storage) from planning permission 21/01915/FUL 'To change the use of the building from a single family dwelling (C3) to a HMO (C4) for up to 5 persons on a temporary basis for 5 years'

Date Decision: 18.10.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03429/LP
Location : 25 Westgate Road
South Norwood
London
SE25 4NA

Ward : Woodside
Type: LDC (Proposed) Use edged

Proposal : Proposed change of use from a dwelling house (Use Class C3) to a care home for 3 children and young people age between 8-18 years (Use Class C3 B).

Date Decision: 27.10.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01697/HSE
Location : 124 Stanley Road
Croydon
CR0 3QB

Ward : West Thornton
Type: Householder Application

Proposal : Erection of part single-storey part two-storey rear extension following demolition of existing outbuilding. Alterations of fenestrations.

Date Decision: 26.10.23

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Permission Granted

Level: Delegated Business Meeting

| | | | |
|------------|--|---------------|--------------------------|
| Ref. No. : | 23/01839/FUL | Ward : | West Thornton |
| Location : | 42 Canterbury Road Croydon CR0 3PU | Type: | Full planning permission |

Proposal : Erection of rear extension, front and rear light wells and conversion to form 2 self-contained flats: one 3 bedroom and one 2 bedroom flats.

Date Decision: 19.10.23

Permission Granted

Level: Delegated Business Meeting

| | | | |
|------------|--|---------------|---------------------------------------|
| Ref. No. : | 23/03701/PDO | Ward : | West Thornton |
| Location : | Concord House 454 London Road Croydon CR0 9BH | Type: | Observations on permitted development |

Proposal : Installation of roof-based antennas and ancillary development.

Date Decision: 16.10.23

No Objection

Level: Delegated Business Meeting

| | | | |
|------------|--|---------------|---------------------------------------|
| Ref. No. : | 23/03297/AUT | Ward : | Out Of Borough |
| Location : | Prehistoric Monsters Crystal Palace Park Thicket Road Penge London | Type: | Consultation from Adjoining Authority |

Proposal : 8 x non-illuminated information signs to be displayed on existing railings surrounding dinosaur sculptures. (Adjoining Borough Consultation from London Borough of Bromley Reference: 23/02944/ADV).

Date Decision: 25.10.23

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 31st October 2023

Ref. No. : 23/03692/AUT
Location : Amazing Grace, 128 Portnalls Road
Chipstead
Surrey
CR5 3DX

Ward : **Out Of Borough**
Type: Consultation from Adjoining Authority

Proposal : Creation of a single storey rear extension and front porch with oak frame, and change of external facing materials to off white render. (Adjoining Borough Consultation from Reigate and Banstead Borough Council - Planning Application Reference 23/01977/HHOLD)

Date Decision: 23.10.23

No Objection

Level: Delegated Business Meeting

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