

<p><b>Report of:</b> Director of Planning and Strategic Transport</p> <p><b>Author:</b> Pete Smith</p>	<p><b>Title:</b> Weekly Planning Decisions</p>
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**1. Purpose**

- 1.1 This report also provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval)

**Planning Decisions**

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 2<sup>nd</sup> September and 13<sup>th</sup> September 2019.
- 1.3 During this period the service issued 197 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 13 applications were either withdrawn by the applicants or involve consultation responses to adjoining boroughs (which also appear in the list).
- 1.4 Out of the 197 decisions made, 20 were refused (10.1%). Therefore the approval rate was 89.9%.
- 1.5 Notable decisions include the following:
- Planning permission has been issued in respect of the proposed extensions to 1 Christchurch Road to provide 7 self-contained apartments (LBC Ref 19/00547/FUL) following the completion of the associated S.106 Agreement. The case was considered by Planning Committee back in July 2019 which resolved to grant planning permission subject to related planning obligations and planning conditions.
  - Planning permission has been refused for the redevelopment of 15 Culesden Road in Kenley to provide a part2/part 3 storey replacement building to provide 15 residential units (5x3 bed, 5x2 bed and 5x1 bed) with associated car parking, communal amenity space, bins and cycle stores (LBC Ref 19/01567/FUL). The grounds of refusal related to lack

of affordable housing and the adequacy of information to properly deal with issues associated with surface water flood risk, ecological effects, car parking pressures and the necessary planning obligations required to mitigate the impact of development (including employment and training and zero carbon requirements).

- Planning permission has been refused for the erection of a 3 storey detached building at 19-25 Addiscombe Road, containing 6 studio flats (LBC Ref 19/00092/FUL). The reasons for refusal related to inappropriate scale and mass failing to suitably reflect character and appearance and impacting on the amenities of immediate neighbours. Moreover, the refusal also focussed on the impact of the scheme on the availability of car parking in an area characterised by car parking stress and the delivery of inappropriate housing mix (focussing only on studio apartments).
- Planning permission has been refused (for a second time) to retain side roof extensions to 461 Brighton Road (LBC Ref 19/03030/FUL). Planning permission had been previously refused to retain the roof extensions – only to be upheld on appeal. Planning enforcement continue to seek a resolution to this breach of planning control.
- Planning permission has been refused for the conversion of 63 Macclesfield Road, South Norwood onto a 6 person HMO and a 1 bed flat (LBC Ref 19/03006/FUL). The reasons for refusal related to the loss of a small family house and the quality of the proposed 1 bed flat (in terms of overall unit size).