

PLANNING COMMITTEE
Thursday 12th March 2020
- ADDENDUM TO AGENDA -

Item 6.2 - 19/04441/OUT – 10 Welcomes Road, Kenley, CR8 5HD

Since the publication of the report, the Kenley Intensification Zone Transport Study has been published. This was commissioned by the Council to inform an assessment of where additional transport infrastructure or improvements are required to sustainably accommodate the anticipated growth within the area. The issues identified in Kenley as a whole do not relate particularly to Welcomes Road and the level of vehicle and pedestrian flows generated by the development itself would not be significant to the functioning and safety of the wider transport network or Welcomes Road. The development site is located close to the junction of Kenley Lane, with future occupiers having a minimal distance to walk before reaching formal footways there (and public transport links) thus minimising interactions between vehicles and pedestrians.

Strategic Transport colleagues have confirmed there are no additional considerations or implications for this scheme resulting from the findings of the Transport Study. With conditions and contributions towards sustainable transport measures secured through a Section 106 agreement, officers consider the transport impacts resulting from this development are acceptable and as per the report.

An updated floor plan was received for Block B (ref. 1 9-511-15 C). This corrects the former version, showing a study at second floor level within plot 3 as opposed to a bedroom.

A shadowing study has been submitted by the applicant assessing the likely extent of overshadowing on the solar panels to no.8a Welcomes Road. The study identifies that there will be some impact on the panels from shadows from the proposed development, particularly in winter when the sun is at its lowest point. However, in consultation with Sustainable Development and Energy officers, it is considered the overall impact on annual solar generation is unlikely to be significant, as the shading impact is greatest when availability of sunlight is lowest. As discussed in the report, it is not considered the siting of the panels on the adjoining property should preclude the development of anything above 1 storey on the application site (on the basis that this would lower the PV output). This approach accords with BRE guidance for solar energy. The impact on the neighbouring solar panels is considered to be acceptable.

Two additional letters of objection (from existing objectors) were received following the publication of the Committee Report. The issues raised have already been covered in the report, with the exception of the below:

- 11 applications outstanding within the Kenley Intensification Zone and 12 granted applications in the Kenley Intensification Zone – what will be done to improve the amenities in the area [OFFICER COMMENT: This is incorrect – of the applications referred to, only 3 applications are outstanding in the Kenley AFI. Notwithstanding this, the “Places of Croydon” section of the CLP (2018) identifies Kenley and Old Coulsdon as an area of sustainable growth of the suburbs, with some opportunity for windfall sites will see growth mainly by infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness. As is discussed in the report, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites. As per the report, this application will be subject to a CIL payment towards infrastructure improvements and contributions are being sought towards sustainable transport improvements.

Item 6.3 - 19/04119/FUL, 90A Higher Drive, Purley, CR8 2HJ

An additional comment has been raised by an existing objector. Concerns have been raised in relation to the height of the building and why the 45 degree angle has been taken from rear door rather than the side windows and skylight facing towards 90a Higher Drive.

The representation has also raised concerns relating to the proposed materials and the potential for overlooking from the building.

The Suburban Design Guide (point 2.11.1) sets out that “where a development projects beyond a rear building line, the height and footprint of the projection does not necessarily need to be lower or narrower”. The applicant has demonstrated that in line with the guidance, the proposal would not have a detrimental impact on this adjoining occupier especially noting the separation between the flank elevations.

The Suburban Design Guide (point 2.9.3) sets out that side facing windows which directly face onto an application in a manner which would be considered un-neighbourly and which place undue restraints on the development shall not receive significant protection in regards to daylight and outlook.

Taking all this into account and the fact that the proposed room is dual aspect, overall the proposal is not considered to have an unacceptable impact upon the amenities of the adjoining occupiers.

In regards to overlooking, all windows above ground floor level are proposed to be obscured glazed and non-opening up to 1.7 metres from the internal floor height. This is proposed to be conditioned alongside details relating to privacy screen on the side elements of the balconies. Overall this is considered to minimise overlooking to the front and rear of the site, ensuring the amenities of the adjoining occupiers are protected to an acceptable level.

Whilst grey bricks are proposed, these are proposed to only be located within the two lower floors, with white painted bricks above this. This is considered to be appropriate and further breaking down the mass of the flank elevations.

Item 6.4 - 19/02997/FUL, 33A Smitham Bottom Lane, Purley, CR8 3DE

- Paragraph 8.26 should read as follows:

The refuse storage would be provided within an inset section of the flank elevation being sited 30 metres from the edge of the highway. Details of refuse vehicle tracking and a waste management plan will need to be secured via condition to ensure that household waste can be collected from the site.

- It is noted that the neighbouring property at 35a Smitham Bottom Lane is now demolished.