

28th April Planning Committee Addendum

Item 6.1 – 21/01208/FUL – 34A, 34B And Rear Of 34 Arkwright Road, South Croydon, CR2 0LL

- A further 23 objections were received following the publication of the Officer's report regarding the above planning application. Many of these are resubmissions of the original objections received. The following additional points have been raised:

- No consistency in the application of car parking standards

Officer response: The application was submitted on 9 March 2021, which was shortly after the adoption of the London Plan 2021 (on 2 March 2021). Pre-app advice was provided in October 2020 which advised that a minimum of 1:1 car parking must be provided and that this should be supported by a Transport Assessment. This advice has been adhered to and is discussed in the Officer's report. In any case, 1:1 parking compliant with the London Plan (2021) standards which are maximums.

- Clarification sought regarding the affordable housing contribution. Officer's report refers to 4 x LAR units and 2 x LLR units. The Affordable Housing Statement dated Feb 2021 submitted by the applicant concludes the above is not viable and no affordable rented dwellings will be provided and instead 6 shared ownership properties will be provided at ground floor level.

Officer response: The affordable offer is for 4 x London Affordable Rent units and 2 x London Living Rent units. This is what the figures are based on in the Viability Appraisal prepared by Affordable 106 Limited and the Council's review of this document prepared by BNP Paribas.

- The carbon offset contribution of £46K referred to in paragraph 2.1 of the Officer's report should be £41,467. The discrepancy is due to the fact that the Energy Statement used SAP 2012 figures rather than SAP 2010 figures. The report has been updated to use SAP10 figures and the result is a lower carbon offset contribution.
- Paragraph 8.40 of the Officer's report states that '34 Arkwright Road, which is the block of flats to the south, does not have any windows overlooking the access road'. This should read: '34 Arkwright Road, which is the block of flats to the south, does not have any windows above ground floor level overlooking the access road'.

Note: This was an error in drafting the report rather than an oversight. The Officer has visited the site on more than one occasion and was aware of these windows and their presence does not alter the recommendation. The resident of Madeleine

House in the round floor flat has emailed to clarify that there are ground floor windows and has pointed out that there is an NMA application in to amend the fencing and resolve privacy issues. This NMA is not yet determined.

- Paragraph 3.3 of the Officer's report states: 'The application site is a backland site to the south of Rectory Park'. This should read: '*The application site is a backland site to the ~~south of Rectory Park~~ east of Arkwright Road*'.
- A series of observations on specific wording of the Officer's report have been submitted. The Officer's report is an assessment of the planning merits of the scheme, with the necessary justifications provided in writing. The report itself is not subject to public consultation (though any inaccuracies will of course be clarified - such as the points above).

Item 6.2 – 21/01208/FUL – 18 Rectory Park, South Croydon CR2 9JN

- A further representation was received following the publication of the Officer's report regarding the above planning application. The following supplementary points have been raised:
 - Lack of internal and external consultee responses being published
Officer response: internal and external consultee comments have been covered in section 5.0 of the report.
 - Excessive bulk and density does not allow for the reliable protection of the existing trees shown to be retained
Officer response: this is covered in paragraph 8.37 of the Officer report.
 - Proposals fails to provide adequate space for appropriate soft landscape
Officer response: this is covered in paragraph 8.36 of the Officer report.
 - Unsafe access arrangement for vehicles
Officer response: this is covered in paragraph 8.44 of the Officer report.
 - Narrowness of parking spaces between houses
Officer response: the bays are 2.4m wide which is the standard width of a non-blue badge parking space.
 - Cycle and bin stores in inconvenient locations and inadequate
Officer response: this is covered in paragraph 8.50-8.53 of the Officer report.
- Paragraph 8.30 of the Officer's report after "This does not raise overlooking or privacy concerns" should read:

On the opposite side, number 16 does not have any first-floor windows in the flank closest the site, but does in the rear set back element that appear to serve a stairway. The house would be approximately 9.5m at its closest point. There is one first floor window proposed facing number 16 which similarly is an obscured bathroom window. The front block does not raise any overlooking concerns.

- Paragraph 8.46 of the Officer's report should read:

London Plan policy T6.1 would permit up to 1.5 spaces per unit based of the low PTAL, which equates to a maximum of 12 spaces. 10 spaces are proposed on site: 2 each for the houses at the rear, 1 for the house at the front and 1 for each of the flats. This complies with the maximum standards and it is unlikely therefore that the development would lead to overspill car parking.

Item 6.3 – 20/02863/FUL – 270 Selsdon Road, South Croydon, CR2 7AA

- A further nine representations were received following the publication of the Officer's report regarding the above planning application. These additional representations do not raise any new matters which haven't already been addressed in the officer's report.
- Paragraph 3.10 of the Officer's report states that the younger street tree is "in line with the rear boundary of the site" when it should read "in line with the side boundary of the site".
- Paragraph 8.60 of the Officer's report references a maximum of 1 parking space per dwelling in PTAL areas 2-3. It should be noted that this figure specifically relates to the provision of 3+ bed dwellings. London Plan standards for 1-2 bed dwellings in PTAL areas 2-3 is up to 0.75 spaces.