

16th June 2022 Sub Planning Committee Addendum

Item 5.1 – 20/06275/OUT – 20 Manor Way, Purley, CR8 3BH

Additional Representations

The number of objections received has increased from 31 to 34.

The additional objections raise similar concerns to those already addressed in the report.

- Overlooking
- Design and character
- Loss of trees
- Covenants

An objection also raised the impacts on heritage at the Webb estate, which is not addressed in the report.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building or its setting. Under section 72, the Act also requires that special attention be given to preserving or enhancing the character or appearance of a conservation area.

The Webb Estate is a Conservation Area, which lies to the rear of the site (including the houses on Silver Lane directly to the north west). Guidance on development within the Conservation Area is provided within the Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management Plan (CAAMP).

The site backs onto the Webb Estate, although it is not actually within the Conservation Area. The buildings to the rear of the site on Silver Lane are not locally or statutory listed, and the proposal would not affect any of the important views highlighted within the CAAMP.

The application was publicised by way of a Site Notice and Press notice, and a letter to the Conservation Area Advisory Panel. The correct procedures have been followed with regard to planning applications which may affect the character or appearance of a Conservation Area.

A Heritage Statement and Impact Assessment was submitted with the application, highlighting that the significance of the Conservation Area lies in the landscape and planting, focussing on the verdant and informal layout of the access roads through the estate.

The proposed development would retain the row of trees at the rear of the site, and would not erode the boundary between the site and the Webb Estate to the rear. The development would be 45m from the main rear elevation of 7 Silver Lane, screened by substantial mature trees and planting which will be preserved. It would not affect the street layout or development pattern within the Conservation Area, and the setting

of (the adjacent part of) the Conservation Area would still be characterised by the rear gardens of family homes along Manor Way. The houses to the rear would be visually subordinate to those fronting Manor Way and Silver Lane, and would not detract from the character and appearance of the Conservation Area.

The proposed development would preserve the setting of the Webb Estate Conservation Area and would not affect its special interest. It would therefore not be unacceptable in that respect.

Item 5.2 – 21/05085/FUL – 172A Selsdon Road, South Croydon, CR2 6PJ

Update to Description

The case officer made an additional site visit on 10th June 2022 and observed that work had already commenced on the additional storey.



Image 1: photo of the front of the site on 10th June 2022

The description of the application has therefore changed to:

'Part retrospective application for alterations, erection of an additional storey to provide 1 flat and associated refuse and cycle storage'.

Representations

The committee report states that 11 individual responses were received in objection.

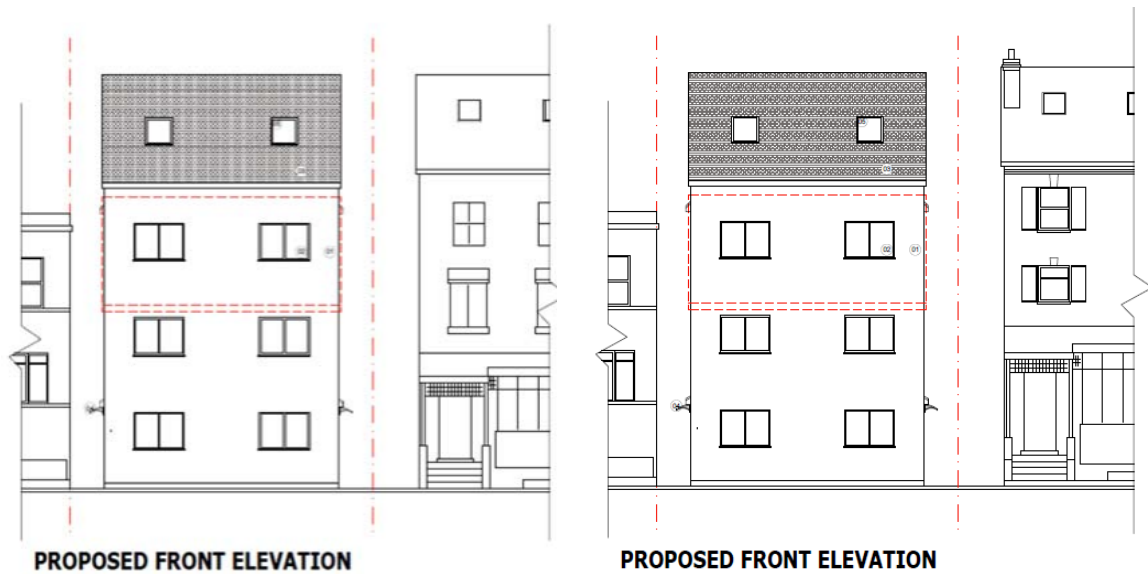
To clarify, 13 objections were received in total. However, 2 objections were received from one person, and another 2 were received from another person, meaning that objections were received from 11 individual people.

In addition, a further objection was received from another person living at the same address as one of the above, but this has been counted as a separate objection.

Updated Plans

Submitted plans for the new building were accurate and have not changed, officers noticed that the elevations of the building next door (172 Selsdon Road) were not accurately drawn.

Drawing P9/005 is replaced with P9/005 Rev D; and drawing P9/010 Rev C is replaced with P9/010 Rev D.



*Figure 2 / Image 2
(as shown in report)*

*Figure 2 / Image 2
(updated to show windows at no.172 more accurately)*