

Planning Sub-Committee Addendum: 06 April 2023

Item 5.1: 22/04682/FUL – 145 Purley Oaks Road South Croydon CR2 0NZ

Consultation Responses

Since the publication of the committee report, 2 additional representations were received; one was a follow up to a previous representation, and the other was from MP Chris Philp. The following matters were raised:

- Matter 1: Road Safety (Officer response: This matter was raised previously and is covered in the report)
- Matter 2: Discrepancy between tree reports re. Line Tree in the garden of 147 Purley Oaks Road (Officer response: No objection was raised by the Council's tree officer. The tree officer visited and measured the affected tree this week, and as a result the applicant has reduced the amount of excavation proposed within the landscaping, as explained below.)

Additional Matters

Paragraph 7.34 of the Committee report refers to the assessment of impacts on trees.

Further assessment into the Tree Report received from the neighbouring occupier (prepared by South Oaks Arboricultural Consultancy) was undertaken in relation to impacts on T9 (Lime Tree) in the garden of number 147 Purley Oaks Road. The Council's Tree Officer previously raised no objection to the proposal based on the submitted information. The tree officer visited the site this week to measure the stem diameter of the tree, and adopted a more cautious approach to the measurement than that previously used by the applicant's Arboricultural report (which used a laser measure).

The Council's tree officer has measured the stem diameter to be 640mm, which is larger than that originally shown in the applicant's tree report (490mm), however less than shown in the neighbour's tree report (730mm). This translates to a Root Protection Area (RPA) is 7.7m. The RPA is not an accurate measurement of all of the trees roots, but is a calculation to determine which proportion of the trees roots should be protected from damage to ensure the tree's ongoing health. When the Council's RPA measurement was overlain onto the plans, it was encroached into by the external steps and the rear patio proposed for dwelling B. On plan this was a relatively substantial encroachment, although when viewed in 3D, the amount of excavation was limited (as the steps follow the slope of the lane).

The applicant has since amended the plans to remove the lower half of the external steps and reduce the size of the rear patio at dwelling B. No changes are proposed to the design of house. There is a very minimal encroachment into the RPA by the corner of the building and an updated Arb Method Statement outlines that a cantilevered foundation design would be used in this location. The Council's Tree Officer has reviewed the updated plans and raised no objection to this.

Planning Conditions

A pre-commencement condition will be attached to require additional details of the arboricultural methods and supervision, including how the sloping land will be retained during construction.

The approved plans are as follows:

Title	Drawing ref. (superseded)	Drawing ref. (new)
Proposed site plan	GA-01	GA-01A
Proposed lower and upper ground floor plans	GA-02	GA-02A
Proposed first and roof floor plans	GA-03	GA-03A
Proposed street elevation and sections	GA-10	GA-10A
Proposed elevations	GA-11	GA-11A
Proposed landscaping plan	GA-20	GA-20A
Tree Report	AC.2022.502	AC.2022.502 Rev B
Arboricultural Method Statement	AC.2022.502	AC.2022.502 Rev B
Tree Constraints and Tree Protection Plan	TPP-01	TPP-01 Rev B

Items 5.2 and 5.3

There is no addendum for items 5.2 and 5.3,