

Planning Committee Supplementary Agenda



- a) **5.1 Ref: 23/00454/FUL 46 Quail Gardens South Croydon** (Pages 3 - 4)
- Demolition of existing property and the erection of 7no. dwellings with shared access from Quail Gardens, along with amenity space, drainage, infrastructure and other associated works.
- Ward: Selsdon Vale and Forestdale
Recommendation: Grant permission
- b) **5.2 Ref: 21/06145/FUL 2 Beech Avenue South Croydon** (Pages 5 - 6)
- Demolition of existing building and erection of 2 x 4-storey buildings comprising 31 residential units plus 29 car parking spaces and associated landscaping.
- Ward: Sanderstead
Recommendation: Grant permission
- c) **5.3 Ref: 21/04380/FUL 15-17 Wattendon Road Kenley** (Pages 7 - 8)
- Partial demolition of integrated garages and extensions at 15 Wattendon Road to facilitate access for the erection of 8 new homes (4 pairs of semi-detached houses) in rear garden land of 15 & 17 Wattendon Road with access, parking & landscaping.
- Ward: Kenley
Recommendation: Grant permission

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Tariq Aniemeka-Bailey
020 8726 6000 x64109
020 8726 6000
tariq.aniemeka-bailey@croydon.gov.uk
www.croydon.gov.uk/meetings

Planning Committee Addendum 20/07/2023

Item 6.1: 23/00454/FUL Hallingwood Bungalow, 46 Quail Gardens

1 additional representations have been received (from a resident who has previously commented and the comments have already been taken into consideration).

Para 8.13 states that the proposal would 'maintain what is understood to currently be an informal public route through the site into Selsdon Woods, alongside number 44. This scheme seeks to make that route formal, albeit retained under the applicant ownership and not formally adopted as a public footpath'.

Since the report was published, the Applicant has clarified that there is not currently an informal public route across the site, the existing gate into the woods has always been padlocked and the previous owner did not permit any third party access across the site. Para 8.13 is therefore amended to read:

8.13 This scheme seeks to introduce formal public route across the site into Selsdon Woods, alongside number 44. This will be retained under the applicant ownership and not formally adopted as a public footpath, but is considered to be a public benefit of the scheme, providing additional public access to the woods.

Paragraph 8.18 is updated to read:

8.18 An overshadowing study plan has been submitted today which confirms that in terms of overshadowing to the gardens, over 50% of the total gardens would continue to receive more than 2 hours of direct sunlight at the suns lowest point in the year (21 March). The gardens would therefore be in accordance with BRE Guidance and be adequately sunlit throughout the year.

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Item 6.2: 21/06145/FUL Red Gables

3 additional representations have been received (2 of which are from residents who have previously commented and their comments have already been taken into consideration).

One additional point is raised:

- The quantum of bin provision is insufficient

Office response: The quantum of bin provision is acceptable. Refer to para 8.84 of the Officers report.

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Item 6.3: 21/04380/FUL 15 & R/O 17 Wattendon Road

The Application Details states:

	3 bed 6 person	4 bed 8 person	Total
Proposed (all market housing)	6	2	8

However the table should read:

	3 bed 4 person	4 bed 6 person	Total
Proposed (all market housing)	6	2	8

Para 8.41 states units 1, 2, 3, 6, 7 and 8 reads as 3b6p, however this is an error and should read 3b4p with a minimum GIA of 84sqm. Units 4 and 5 read as 4b/8p however should read as 4b/6p. The proposal therefore complies with the minimum GIA standards. A revised plan REF PL_100 REV10 has been submitted by the applicant to reflect this.

Unit	Size (bedroom/person)	GIA (sqm) Proposed	Min. GIA Required (sqm)	Amenity Space Proposed (sqm)	Min. Amenity Space Required (sqm)	Built-in Storage Space Proposed (sqm)	Built in Storage Space Required (sqm)
1	3b/4p	100	84	94	7	4.3	3
2	3b/4p	100	84	91	7	4.3	3
3	3b/4p	100	84	54	7	4.3	2
4	4b/6p	150	106	180	9	4.3	4
5	4b/6p	150	106	286	9	4.3	2
6	3b/4p	130	84	102	8	4.3	2
7	3b/4p	130	84	87	8	4.3	2
8	3b/4p	130	84	107	8	4.3	2

Para 8.42 is updated to read:

It is proposed to provide 6 x 3 bedroom (4 person) and 2 x 4 bedroom (6 person). The table above demonstrates that the proposed development would comply with the minimum space standards set out within the London Plan and that enough private amenity space and built in storage would be provided. On that basis, the proposals are considered to provide a suitable quality of accommodation in terms of the size of the units proposed.