

22nd of February 2024 Planning Sub-Committee Addendum

Item 5.1 23/03091/FUL 31 Copthorne Rise

An additional representation has been received from the adjoining occupiers at no.29 Copthorne Rise providing some photographs to go alongside their objection:



An additional representation has also been received from the Riddlesdown Residents' Association raising the following points:

- The officer report should state that the new house will be built 'directly over' a sewer, and not in 'close proximity'
[OFFICER COMMENT: The report is accurate in saying that a sewer is in close proximity to the development. This aligns with the representation from Thames Water which states that there are public sewers 'crossing or close to' the development.]
- The sewer may need to be diverted to accommodate the development which may be difficult to achieve
[OFFICER COMMENT: This is a separate matter for the applicant to resolve with Thames Water, the sewage and water undertaker for this area. Thames Water have raised no objection to the development. Thames Water have their own separate prior approval process that the applicant would need to go through, were this to be required. If a diversion is required and this is not agreed by Thames Water through their own separate process, this is a matter for the applicant to resolve.
- The proposed drainage method should be soakaways and not further discharge into the sewers
[OFFICER COMMENT: The applicant is proposing to manage surface water runoff using attenuation crates to discharge into the sewer at a controlled rate (again this is to be

agreed with Thames Water using their separate process – if Thames Water do not agree to this it is a matter for the applicant to resolve outside of the planning process) and SUDs incorporated into the site including a rainwater harvesting tank and porous paving. Soakaways would not be feasible on the site due to the size required to accommodate them. Issues raised with sewage infrastructure and capacity are an existing issue for the owner of the assets, Thames Water)

- No swept path drawings have been provided for the new parking space for no.31
[OFFICER COMMENT: A vehicle will be able to access this parking space. The narrow nature of the cul-de-sac is noted, as is the current scenario where cars park on street opposite this parking space. However this is a short cul-de-sac which only offers access to a few properties, all of which have their own off street parking (as will the new dwelling), and parking will be managed between those who need to park on street. It is considered more beneficial to have a parking space re-provided for the occupiers of no.31 on site rather than relying on them parking on street. Due to the street tree and street furniture on the Cophorne Rise frontage, there is no other realistic place to provide a replacement parking space for the occupiers of no.31. It is clear this reversing out of parking spaces is carried out by other cars within this part of Westfield Avenue and there is a turning head for this purpose to assist manoeuvring if need be. Damage to grass verges, if it were to occur, would be dealt in the same way as in any other situation.

Item 2 23/02249/FUL– 60 Woodcote Valley Road, Purley, CR8 3BD

Updates to the Officers Report

Following publication of report, the following updates are made:

- NPPF: The NPPF was updated on the 20th of December 2023 and the report does not refer to the latest version. The amendment to the NPPF does not have any impact on how the application has been assessed.

None of the above corrections alter the recommendation made by Officers to members of the Planning Committee.