

## 6<sup>th</sup> December 2018 Planning Committee Addendum

### **Item 6.2: 18/01936/FUL– 148 Ballards Way, South Croydon, CR0 5RG**

Condition 9 should read as follows:

*Submission of the following to be approved: Finished floor levels, access ramp gradient, EVCP (including spec and passive provision), screen for 5<sup>th</sup> level balcony, refuse and cycle stores*

Condition 10 should read as follows:

*To be provided as specified prior to occupation: Parking spaces including disabled parking space, access road, refuse and cycle stores, visibility splays, lift, level access*

There is an error in Paragraph 3.5. This should be updated to read as follows:

*The site borders a designated Site of Nature Conservation Importance (Bramley Bank Nature Reserve) which lies immediately to the south of the application site which is also designated Metropolitan Green Belt. Part of the site lies within a surface water flood risk area (low risk), as identified by the Croydon Flood Maps.*

There is an error in Paragraph 8.27. This should be updated to read as follows:

*Part of the application site lies within a surface water flood risk area and the applicant has provided a flood risk and drainage strategy statement to address this. This advises that the site is at low risk of surface water flooding, and proposes mitigation measures in response to this including raised finished floor levels, permeable paving and installation of water butts. These measures are considered acceptable in principle, with an appropriately worded condition to obtain the detailed design information.*

### **Item 6.3: 18/04281/FUL – Works, 25 Grenaby Road**

One further letter of representation has been received in support of the application, stating that the community uses would be beneficial in serving the community.

#### **Correction of the following paragraphs**

The total number of representations / objections should read:-

Total number of representations 32 individual responses: 31 Objections: 1 Supporting

Paragraph 5.2 – Summary of Objections

Objection to impediment of right of way / car parking from Grenaby Road Access to Noel Court (23 Grenaby Road).

Objection from Councillor Wood on the grounds that, whilst he welcomes the derelict building being brought back into community use, concern is raised about associated parking pressure and noise nuisance, especially on a Sunday. Noise mitigation measures should be put in place.

All other issues raised in the additional representations have already been referred to.

Officer comment : The issue of parking and access is referred to has been considered and addressed in paragraph 7.27 of the Committee Report. Noise impact is considered at paragraphs 7.10-7.12.

**Item 6.5: 18/04840/FUL – 36 Welcomes Road, Kenley, CR8 5HD**

A further representation has been received, from Welcomes and Uplands Road Association objecting to the proposal on the following grounds:

- Inadequate on-site parking and lack of availability in the local area for on-street parking; request for increase in parking to 10 spaces
- Detrimental impact on unique character

The objection raises no new issues not considered in the main report.

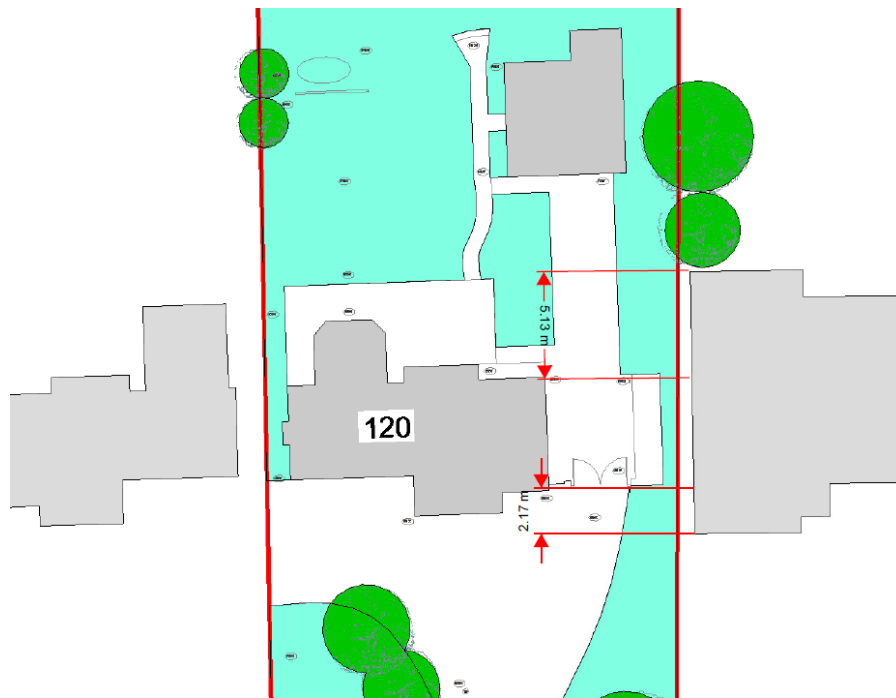
**Item 6.6: 18/03774/FUL – 120 Hayes Lane, Kenley CR8 5HR**

Paragraph 8.26 erroneously states that the site is for a “single dwellinghouse”. The paragraph should be amended to read as follows:

*“In regard to noise and disturbance the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site given the proposal is to replace a single dwellinghouse in a residential setting. The use would intensify the vehicular movement at the site, but this would not be significant given the surrounding residential area. Overall subject to suitable conditions any harm to amenity can be mitigated in accordance with policy DM10.6.”*

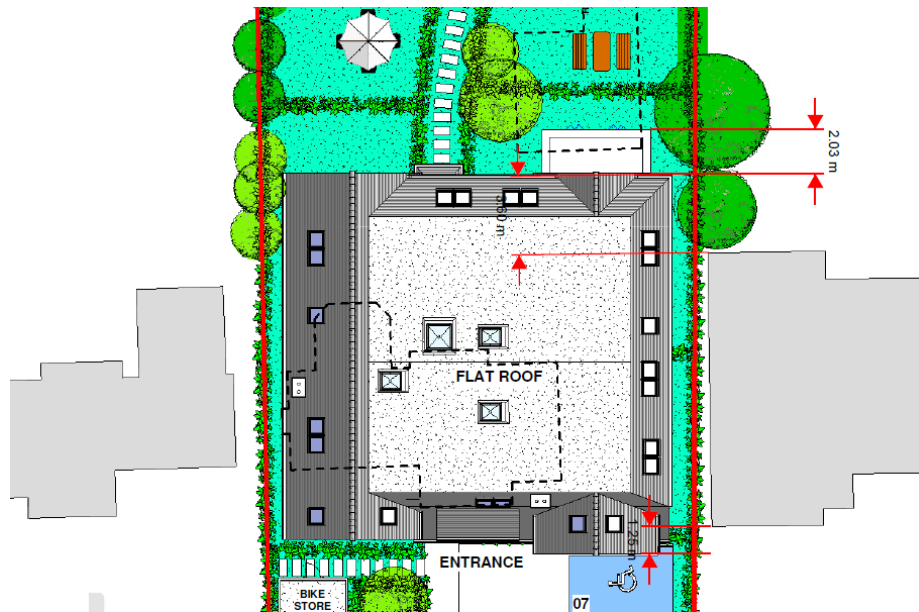
Two late representations (objecting) have been received following the publication of the Committee Report. Many of the issues raised have been addressed in the Committee report in respect to overlooking/loss of privacy/daylight and sunlight impacts. However the following points are made for further clarification:

1. Measurements to be clarified:  
EXISTING



- The front elevation of the existing house at 120 Hayes Lane is approximately 2.1m behind the front elevation at 118A from the building line of the extended garage with the main wall of the house on a similar line to the existing.
- The rear elevation of 118A is approximately 5.1m behind the rear elevation of the existing house at 120.

PROPOSED



- The front elevation of the proposed house at 120 Hayes Lane is approximately 1.25m forward of the front elevation at 118A from the building line of the extended garage at ground floor and 3.35m from the main wall of 118A at the upper floor level.
- The main rear elevation of the proposed scheme is approximately 3.6m deeper than the rear elevation at 118A and 5.6m at the end of the single storey extension from 118A.

2. There are no windows on the flank elevation of 118A Hayes Lane and as such there would be no impact in respect to loss of privacy or overlooking at this location. Nevertheless the proposed windows on this flank are high level windows/roof lights that are approximately 1.7m above the relevant floor level. Windows could be conditioned to be obscured glazed if members consider this appropriate.
3. Both the windows in the front and rear elevations of 118A would meet the 45 degree angle BRE test on plan view for loss of light to habitable rooms. Only the single storey element at the rear would breach this measurement but would pass the elevational test. Any loss of light would meet the BRE regulations.
4. There is no direct overlooking in respect to the bedrooms as the angles are too oblique.
5. At the moment the boundaries are heavily vegetated however the proposal will result in the removal of some of this vegetation. However, the landscaping provision has been conditioned to ensure that any landscaping should be re-provided to ensure adequate levels of screening.
6. Officers consider that subject to suitable conditions the scheme meets the requirements of policy DM10.6 protecting the amenity of the occupiers of adjoining buildings and would not result in direct overlooking and provide adequate sunlight and daylight.

#### **Item 6.7: 18/04200/FUL – 2 Northwood Avenue, Purley**

One Petition in objection has been received of 177 signatures requesting that the application be refused. The concerns raised are:

- The proposal is an overdevelopment of the site based on the London Plan density matrix.
- The proposal will have a detrimental impact on highway safety including
  - o Insufficient parking spaces on site and increased pressure on off site parking
  - o Higher Drive and surrounding roads subject to additional pressure, including cumulative impacts
  - o Vehicles would lead to increased pollution
- Overlooking to neighbours from large windows and balconies and loss of privacy
- Poor outlook and light to proposed properties
- Noise to proposed properties from railway
- Overbearing impact on adjoining properties
- Impact on biodiversity

One further representation was received objecting to the proposal on the same grounds as the above. Chris Philp MP has also objected on the grounds that:

- the proposal is not sympathetic to the character of the area, contrary to paragraph 127 of the NPPF, partially due to multiple accommodation units (flats), the design and appearance of the scheme and the forecourt.
- Disability policies are not complied with
- Inadequate parking provision

The further representations raise no new issues which are not addressed in the main report.

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