

**5<sup>th</sup> December 2019**  
**Planning Sub-Committee**  
**ADDENDUM**

Item 5.1 18/01251/FUL - Pitlake Arms, 73A Waddon New Road

Councillor Canning has made a further comment on the application stating that the planning history relating to applications from 2006, 2007 and 2008 are relevant to the proposal. For clarity these applications and the reasons relating to their refusal are highlighted below.

08/01981/P - Alterations; conversion to form 4 two bedroom flats and erection of two storey rear extension: Permission Refused for the following reasons:

1. The proposed extension would, by reason of its siting, size, height, depth, bulk and design fail to hamonise with the existing building and the adjacent terrace to which it would be attached and result in a dominant and discordant addition to the streetscene, out of keeping with the character of the locality and detrimental to the visual amenity of the area and would thereby conflict with Policies SP3, UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
2. The development would be detrimental to the amenities of the occupiers of the adjoining property by reason of loss of privacy and visual intrusion and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would have a cramped and overcrowded layout with inadequate private amenity space for the occupiers of the dwellings and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary
4. The development would result in sub-standard accommodation by reason of inadequate floor areas and would thereby conflict with Policy H7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

07/00896/P - Demolition of existing building; erection of two/three storey building comprising 5 two bedroom flats. Permission Refused for the following reasons:

1. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its design, scale and prominent siting and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would not respect the height of the existing buildings which play an important role in the character of the street scene and would thereby conflict with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would have a cramped and overcrowded layout with inadequate private amenity space for the occupiers of the flats and would thereby conflict with Policies UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The development would be likely to be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in loss

of outlook and visual intrusion and would thereby conflict with Policies UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. The development site lies within Flood Zone 3 as described in Planning Policy Statement 25 (Development and Flood Risk) and as such the proposal should have been accompanied by a Flood Risk Assessment. The development may therefore increase the flood risk to the site and surrounding area contrary to Policy EP5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

06/00219/P - Demolition of existing building; erection of three storey building comprising 6 two bedroom flats. Permission Refused for the following reasons:

1. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its scale and prominent siting and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would not respect the height of the existing buildings which play an important role in the character of the street scene and would thereby conflict with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would have a cramped and overcrowded layout with no private amenity space for the occupiers of the dwellings and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The development would be likely to be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in loss of light, outlook and visual intrusion and would thereby conflict with Policies UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

Item 5.2 19/03438/FUL 15A Normanton Road, South Croydon, CR2 7AE

1 additional neighbour objection received – no new issues raised. Concern regarding traffic congestion and potential health and safety hazards to children as a result of construction traffic. This has been addressed in the officer report.

Item 5.3 19/03689/FUL Crakell End, Hartley Down, Purley, CR8 4EA

1 additional neighbour objection received – no new issues raised.