

Planning Committee Agenda



To: Councillor Toni Letts (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Joy Prince,
Jason Perry, Scott Roche, Ian Parker and Gareth Streeter

Reserve Members: Felicity Flynn, Bernadette Khan, Clive Fraser,
Stephen Mann, Leila Ben-Hassel, Niroshan Sirisena, Helen Redfern,
Michael Neal, Badsha Quadir and Jan Buttinger

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 15 August 2019** at the rise of Planning Sub-Committee but not earlier than **7.00pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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www.croydon.gov.uk/meetings
Wednesday, 7 August 2019

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-hand side.

To register a request to speak, please either e-mail
Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:
<http://webcasting.croydon.gov.uk>

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee.

2. Minutes of Previous Meeting (Pages 7 - 10)

To approve the minutes of the meeting held on Thursday 1 August 2019 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Development presentations (Pages 11 - 12)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 13 - 16)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

6.1 17/01319/FUL Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA (Pages 17 - 30)

Erection of single storey workshop buildings for use as a car body repair shop and car storage (use class – sui generis).

Ward: South Croydon
Recommendation: Grant permission

6.2 19/01837/FUL 78 Higher Drive, Purley, CR8 2HG (Pages 31 - 48)

Demolition of existing detached dwelling and erection of a three/four storey building to provide a total of 9 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

Ward: Kenley
Recommendation: Grant permission

6.3 19/02486/FUL 8 Abbots Lane, Kenley, CR8 5JH (Pages 49 - 68)

Demolition of a single-family dwelling and erection of one 3 and 4-storey block containing 6 X 2 bedroom apartments and 3 x 3 bedroom houses with associated access, 11 parking spaces, cycle storage and refuse store.

Ward: Kenley
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

8. Other planning matters (Pages 69 - 70)

To consider the accompanying report by the Director of Planning & Strategic Transport:

8.1 Planning Appeal Decisions (July 2019) (Pages 71 - 80)

This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for

Housing, Communities and Local Government.

8.2 Planning Performance and Weekly Planning Decisions
(Pages 81 - 142)

This report provides details of the Council's overall development management performance (over a rolling 12 month period) with monthly statistics.

9. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 1 August 2019 at 6:35pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Sherwan Chowdhury, Joy Prince, Scott Roche, Gareth Streeter, Leila Ben-Hassel (In place of Chris Clark), Michael Neal (In place of Jason Perry) and Badsha Quadir (In place of Ian Parker)

Also Present: Councillors Lynne Hale and Tim Pollard

PART A

165/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 18 July 2019 be signed as a correct record.

166/19 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

167/19 **Urgent Business (if any)**

There was none.

168/19 **Development presentations**

There were none.

169/19 **Planning applications for decision**

The Chair proposed for the order of the meeting to commence as follows: 18/05157/FUL 2-5 Barrowsfield, South Croydon, CR2 9BZ; 19/02209/FUL 48 Mitchley Hill, South Croydon, CR2 9HB and 19/01352/FUL 56 Woodmere Avenue, Croydon, CR0 7PD

170/19 **18/05157/FUL 2-5 Barrowsfield, South Croydon, CR2 9BZ**

Demolition of existing buildings and erection of 4/5 storey building comprising 33 self-contained flats (5x1 bed, 15x2 bed and 13x3 bed), vehicular access off Limpsfield Road, 26 car parking spaces (including two disabled car parking spaces), integral cycle store for 64 cycles, integral bin storage, hard and soft landscaping, boundary treatment and communal amenity space at roof level.

Ward: Sanderstead

The officers presented details of the planning application and officers responded to questions for clarification.

Mr Andrew Bell spoke against the application.

Miss Emily Hall spoke on behalf of the applicant in support of the application.

Referring Ward Member Councillor Lynne Hale spoke against the application.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of over development due to the mass and density, a negative effect in character in the area and the challenge to meet single aspect units and small family homes. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Ali seconded the motion.

The motion to refuse was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion to approve was put forward to the vote and was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 2-5 Barrowsfield, South Croydon, CR2 9BZ.

At 8:11pm the Planning Committee adjourned for a short break.

At 8:20pm the Planning Committee reconvened.

171/19 **19/02209/FUL 48 Mitchley Hill, South Croydon, CR2 9HB**

Demolition of single-family dwelling and erection of one 3-4 storey block, containing 6 x 2-bedroom apartments, 2 x 4-bedroom houses and 1 x 3 bedroom house with associated access, 10 parking spaces, cycle storage and refuse store. (Amended description: Parking spaces reduced from 11 to 10).

Ward: Sanderstead

The officers presented details of the planning application and officers responded to questions for clarification.

Mr Adrian Smith spoke against the application.

Mr Billy Heyman spoke on behalf of the applicant, Aventier Ltd, in support of the application.

Referring Ward Member Councillor Tim Pollard spoke against the application.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of over development due to the massing and density, not in keeping in the area and a negative impact in area. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Chowdhury seconded the motion. There was a request for the conditions to include the drainage specifications and cover the electrical vehicle charging points within the cycle and car condition.

The motion to refuse was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion to approve was put forward to the vote and carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 48 Mitchley Hill, South Croydon, CR2 9HB.

172/19 **19/01352/FUL 56 Woodmere Avenue, Croydon, CR0 7PD**

Demolition of a single-family dwelling and erection of a 3-storey block containing 2 x 3-bedroom and 7 x 2-bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Shirley North

The officers presented details of the planning application and officers responded to questions for clarification.

Mr Richard Chambers spoke against the application.

Mr Billy Heyman spoke on behalf of the applicant, Aventier Ltd, in support of the application.

Councillor Scott proposed a motion for **DEFER** the application for further refinement with the design and development particular on the roofing. Councillor Prince seconded the motion.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of over intensification by density and massing, insufficient parking and loss of amenity to residents. Councillor Roche seconded the motion.

The motion to defer was put forward to the vote and carried with six Members voting in favour, three Members voting against and one Member abstaining their vote.

The motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 56 Woodmere Avenue, Croydon, CR0 7PD.

173/19 **Items referred by Planning Sub-Committee**

There were none.

174/19 **Other planning matters**

175/19 **Item 8.1 Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9:46pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

2 ADVICE TO MEMBERS

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

3 FURTHER INFORMATION

- 3.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

4 PUBLIC SPEAKING

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

5 BACKGROUND DOCUMENTS

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

6 RECOMMENDATION

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 ROLE OF THE COMMITTEE MEMBERS

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. THE ROLE OF THE CHAIR

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

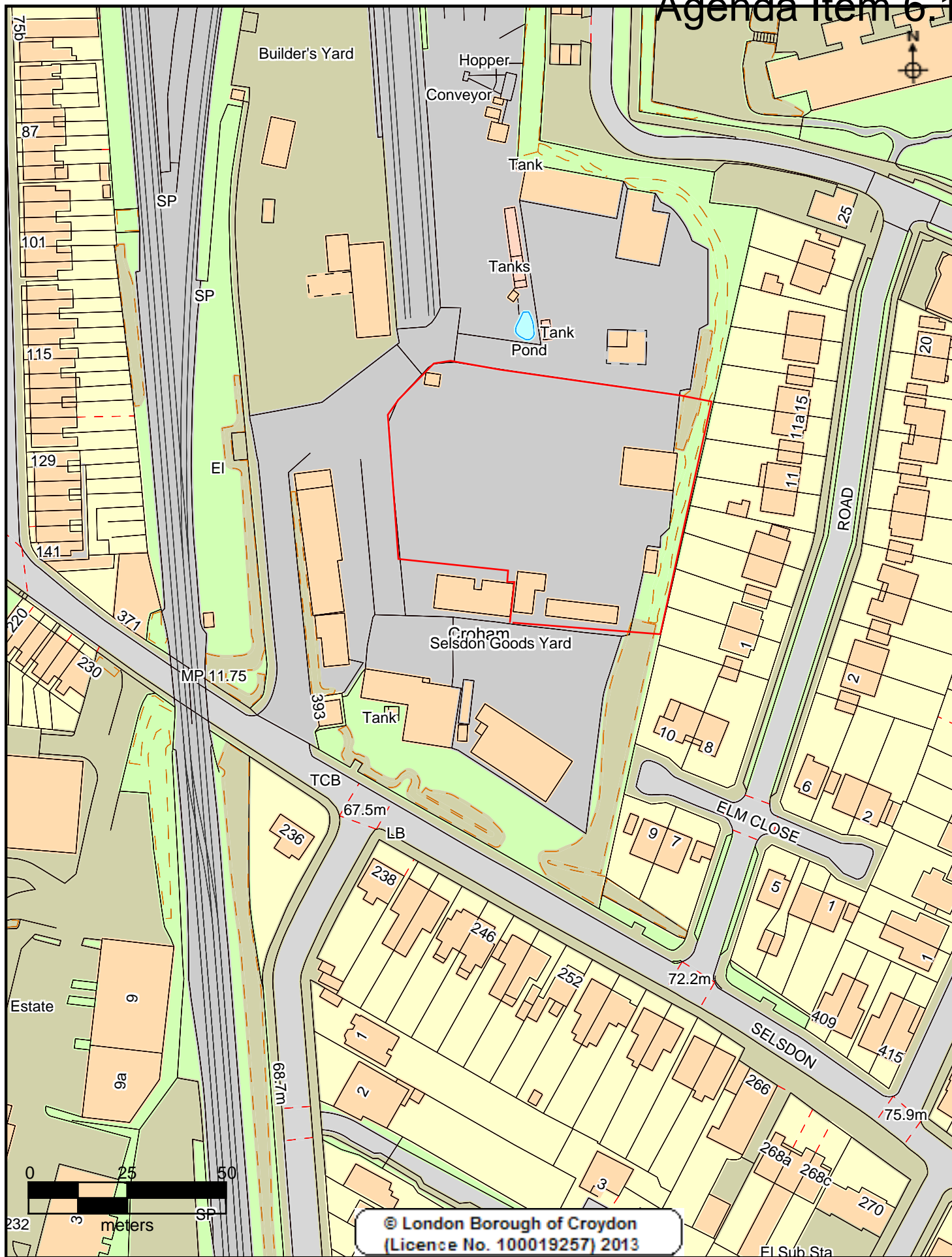
8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref:	17/01319/FUL
Location:	Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA
Ward:	South Croydon
Description:	Erection of single storey workshop buildings for use as a car body repair shop and car storage (use class – sui generis)
Drawing Nos:	P/WS2 (Dated 05/19), Noise Impact Assessment – P3742-R1-V1 (Dated 19/02/19), Noise Readings – P3824-L1 (Dated 28/05/2019)
Applicant:	Mr Brian Keating
Agent:	Mr Charles Park
Case Officer:	Chris Stacey

- 1.1 This application was originally presented to Planning Committee on 08 March 2018. The original committee report for the application is appended below.
- 1.2 The Planning Committee resolved to defer this application pending the submission of further details and confirmation that the appropriate mitigation was in place.
- 1.3 This application is being reported back to Planning Committee as the additional information requested has now been provided.

2.0 PROPOSED SCHEME

- 2.1 In order to overcome members previous concerns the following amendments/additional information have been provided:

- The submission of a detailed noise impact assessment:

Since the application was previously presented to committee the applicant has undertaken a detailed noise impact assessment which assesses the existing noise breakout from the site, the potential adverse impacts of this noise on surrounding properties, and a host of mitigation measures that should be undertaken in order to reduce the noise breakout to acceptable levels. As part of this assessment an acoustic survey was carried out in January 2019 which tested the background noise levels and the noise levels generated by all of the various noise generating activities that take place on site. Given that this survey identified that noise levels generated by the site were above background levels (taken at surrounding properties), it was recommended that an acoustic lined bend and attenuator should be fitted to the ventilation extract system, and that a noise management plan for the site be developed and adhered to.

- The installation of a new acoustic lined bend and attenuator:

Further to the recommendations of the noise impact assessment the applicant subsequently installed an acoustic lined bend and attenuator to the ventilation extract system. Evidence of the installation of this equipment has been provided to the Council and post installation testing of said equipment has also taken place, with the

results being provided to the Council. These results have confirmed that the installation of a new acoustic lined bend and attenuator to the ventilation extract system have substantially reduced the noise levels generated by the site to acceptable levels, with the Council's environmental health team confirming that they are content that the noise impacts of the proposal with the addition of this equipment are now within acceptable levels.

- The submission of a noise management plan:

Further to the recommendations of the noise impact assessment the applicant subsequently submitted a noise management plan. The noise management plan outlines a series of measures that the applicant has committed to including additional staff training, time restrictions on delivery and servicing movements, a commitment to keep doors closed when noisy activities are taking place, and a formalised complaints procedure including details of how the applicant shall communicate and address the concerns of the complainant. The Council's environmental health team have confirmed that they are content with the measures outlined in the noise management plan.

- 2.2 Whilst the above measures have reduced the noise impacts of the proposal such that they are now within acceptable levels, with the retention and future maintenance of such measures being conditioned for the lifetime of the development (through conditions 3 and 4), the Council's environmental health team have requested that additional measures to further minimise the noise impacts of the proposal, by acoustically lining and sealing the vehicle workshop and external doors (secured through condition 2) be imposed.

3.0 CONSULTATION

- 3.1 A summary of representations previously received (5 objecting to the proposal as well as an objection from Ward Councillor Maria Gatland) as part of the initial publication of the application is included within the original committee report which is appended below.
- 3.2 Following the applicant's amendments and the submission of further information, the application was once again publicised by way of letters sent to 18 surrounding neighbouring properties. As part of this additional publication a number of additional representations were received from neighbours, local groups etc. as follows:

No of individual responses: 4 Objecting: 4 Supporting: 0

- 3.3 The following issues were raised in representations:

- The use of potentially harmful solvent sprays and resulting fumes in the local area [*OFFICER COMMENT: The Council's environmental health team are aware of such concerns which have been raised with them by local residents. Environmental health officers have visited the site and are content that the premises uses water-based paints with filters (which are regularly changed) in the extraction system, and are thus according with the 'Paints Directive' (Directive 2004/42/EC) and the Environmental Permitting Regulations (England and Wales) 2010. Environmental health officers will continue to monitor this issue and if a nuisance is witnessed appropriate formal action will be taken.*]

4.0 RECOMMENDATION

- 4.1 Following the applicant's amendments and the submission of further information, the recommendation (superseding 2.2 of the original report attached below) is that:
- 4.2 Planning Committee resolve to GRANT planning permission.
- 4.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

1. The development shall be carried out entirely in accordance with the approved drawings and supporting documents submitted with the application listed below:

P/WS2 (Dated 05/19), Noise Impact Assessment – P3742-R1-V1 (Dated 19/02/19),
Noise Readings – P3824-L1 (Dated 28/05/2019)

Reason: For the avoidance of doubt, and to ensure that the development is carried out in full accordance with the approved plans in the interests of proper planning.

2. Within 3 months of the date of this permission the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Acoustic lining and sealing of the vehicle workshop;
- b) Acoustic treatment of all external doors

The vehicle workshop should be sealed and should achieve a transmission loss of no less than 10 dB (A). The vehicle workshop should also be sealed to its own roof and floor in order to minimise flanking transmissions or noise breakout.

Once approved, these items shall be provided on site as approved within 6 months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority. These items shall be retained and maintained in good working order for the lifetime of the development hereby approved.

Reason: To safeguard the amenity of adjacent residents and the area generally.

3. The attenuator ducted system, comprising of a discharge bend with an in line packed attenuator, set and a final discharge piece to the existing spray booth discharge stack, as referred to in Noise Readings – P3824-L1 (Dated 28/05/2019) shall be retained and maintained in good working order for the lifetime of the development hereby approved.

Reason: To safeguard the amenity of adjacent residents and the area generally.

4. The use hereby permitted (use class sui generis) shall not take place other than in strict compliance with the hereby approved Noise Management Plan (contained within Appendix D of the Noise Impact Assessment – P3742-R1-V1 (Dated 19/02/19) for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of adjacent residents and the area generally.

5. A full record of waste transfer notes shall be maintained on site for the lifetime of the development detailing the amount of waste stored on site and disposed to appropriate facilities, including records of waste such as solvents and the amount used per year in tonnes. This information must be kept up to date and be made available for inspection by the Local Planning Authority upon request.

Reason: To safeguard the amenity of adjacent residents and the area generally.

6. The vehicle workshop hereby permitted (use class sui generis) shall not take place other than between the hours of:

(08:00 – 18:00) Monday to Friday
(08:00 – 13:00) Saturday

Reason: To safeguard the amenity of adjacent residents and the area generally.

7. No major repairs (e.g. percussive noise from the fitting of rim weights for wheel balancing, the use of compressed air tools for inflation and loosening and tightening of wheels nuts, other tyre-fitting activities and revving or idling engines), panel beating or cellulose spraying shall be carried out to vehicles on land adjoining the proposed buildings. These activities must be carried out inside the buildings at all times.

Reason: To safeguard the amenity of adjacent residents and the area generally.

8. If new plant or machinery are to be installed, or if new activities with the potential to cause noise impacts are to take place on the premises, the details of such must be submitted to and approved in writing by the Local Planning Authority prior to the installation of any such new plant or machinery or the commencement of any such new activities. These details shall include hours of operation, specifications and noise levels, where appropriate.

The development shall be carried out strictly in accordance with the details thus approved.

Reason: To safeguard the amenity of adjacent residents and the area generally.

PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 17/01319/FUL
 Location: Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA
 Ward: Croham
 Description: Erection of single storey workshop buildings for use as car body repair shop and car storage (use class - sui generis)
 Drawing Nos: P/WS1, Report on Acoustic Noise Levels P3431-R1-V1
 Agent: Mr C Park
 Case Officer: Louise Tucker

1.1 This application is being reported to Committee because the ward Councillor (Cllr Maria Gatland) made representations in accordance with the Council's Committee Constitution and requested committee consideration.

2 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission.
 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The use and works shall be carried out wholly in accordance with the submitted plans
- 2) The use and works shall be carried out entirely in accordance with the submitted noise assessment and acoustic report
- 3) Acoustic lined bend and attenuator should be fitted to vehicle oven/spray booth, details to be agreed by the LPA
- 4) Vehicle workshop to be acoustically lined and sealed, details to be agreed by the LPA
- 5) External doors should be acoustically treated, details to be agreed by the LPA
- 6) Records of waste transfer notes maintained on site for lifetime of development, to be made available to the LPA on request
- 7) Hours of use for vehicle breaking activities restricted to:
 08:00 to 18:00 Monday to Friday
 08:00 to 13:00 Saturdays
 None at all on Sundays and Bank Holidays
- 8) No major repairs (e.g. percussive noise from the fitting of rim weights for wheel balancing, the use of compressed air tools for inflation and loosening and tightening of wheels nuts, other tyre-fitting activities and revving or idling engines), panel beating or cellulose spraying shall be carried out to vehicles on land adjoining the proposed building, these activities must be carried out inside the workshop at all times

- 9) If new plant and/or machinery are to be installed or if new activities are to take place other than those specified in this application, applicant must provide full details to the LPA for approval
- 10) Details of mechanical ventilation system to be submitted to the LPA for approval including location of air intakes, flues and ventilation extracts. Once approved, shall be retained and maintained for the lifetime of the development
- 11) Full details of air handling units, extraction system and plant/machinery to be submitted to the LPA for approval, and retained and maintained for the lifetime of the development
- 12) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the:
 - Retention of single storey workshop buildings along the eastern boundary of the site
 - Use of the site as a car body repair shop and for car storage (use class - sui generis)
- 3.2 The workshop buildings have been erected on site and the use has commenced. This is the subject of a current enforcement investigation and the application has been submitted in order to regularise the use, and retain the buildings as constructed with mitigation as required.

Site and Surroundings

- 3.3 The site is industrial land forming part of Selsdon Goods Yard, which is a designated Tier 1 Separated Industrial Location and accessed off Selsdon Road. The lawful use is understood to be as a vehicle pound and store, although representations and details submitted with the application suggest the site has also been used as a tree surgery and cement plant. The buildings under consideration are on the eastern boundary. The wider site is wholly covered by hardstanding serving a car park and surrounded by palisade fencing.
- 3.4 The remainder of the Goods Yard is occupied by other industrial/commercial uses. The rear gardens of residential properties on the western side of Rockhampton Road bound the site to the east, beyond a large bank of trees. These properties are set on a higher land level than the site.

Planning History

- 3.5 There is substantial planning history at the site, however none of particular relevance to this application

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The use is acceptable in a designated Employment Area on an industrial site with surrounding uses
- The buildings proposed would be acceptable in terms of their appearance and impact on character considering their industrial location
- With robust conditions, the proposal would not have a detrimental impact on the residential amenities of adjoining occupiers from noise and disturbance
- The proposal would not prejudice highway safety and would not impact on parking arrangements

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 5 Objecting: 5 Supporting: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Noise and disturbance to adjoining occupiers
- Inadequate parking provision
- Overdevelopment of the site
- Inappropriate use adjacent to a residential area
- Detrimental impact on health of surrounding occupiers from paint spraying
- Comments relating to other uses/operators in the goods yard

6.3 Ward Councillor Maria Gatland has made the following objections to the scheme:

- Impact on residential amenities of adjoining occupiers through noise and disturbance

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of

sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP3 on Employment
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM9 on Industry and Warehousing in Employment Areas
- DM10 on Design and character
- DM23 on Development and construction
- DM24 on Land Contamination
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

1. Principle of development
2. Townscape and visual impact
3. Impact on neighbouring residential amenity
4. Parking and access
5. Any other issues

Principle of Development

8.2 The site forms part of Selsdon Road Goods Yard, which is a designated Tier 1 Separated Industrial Location. This designation provides strong protection for industrial and warehousing activities, with no loss of Class B floor space permitted. The proposed use is as a car body repair shop with a paint spraying booth. Cars awaiting repair are also stored at the site. This would be an employment generating sui generis use class

that would be acceptable in this designated Employment Area, and the principle of development can be supported.

Townscape and Visual Impact

- 8.3 The proposed buildings would have no visibility from Selsdon Road and would be located within the existing goods yard, which has a number of other industrial/commercial buildings of a similar style. There was an existing building of a similar design and construction on the site. The single storey nature of the buildings and their location along the eastern boundary mean any visual impact is limited.
- 8.4 It is considered the impact of the new workshop buildings on the character and appearance of the area would be acceptable.

Impact on Neighbouring Residential Amenity

- 8.5 The rear boundaries of properties in Rockhampton Road lie to the east of the site, beyond a bank of trees and soft landscaping. There is a steep land level change from west to east, so the properties themselves are some distance from the proposed buildings up a slope. There would be no impact on the residential amenities of these neighbouring occupiers through loss of light or outlook as a result.
- 8.6 Works to vehicles including body repairs and paint spraying could result in additional noise and disturbance to surrounding occupiers. It should be noted that the site is a designated Separated Industrial Location and has been established and protected for industrial/commercial purposes for a significant length of time, so the type of use proposed is acceptable in principle. The rear of properties in Rockhampton Road are distanced from the site and separated by a steep bank given the change in land level.
- 8.7 An acoustic survey has been submitted with the application, which has measured noise levels emanating from the site and suggests a number of mitigation measures which would be required to ensure a low likelihood of adverse impacts from noise from the building. These include the installation of internal acoustic lining for the vehicle workshops and acoustic treatment for external doors and extraction systems. As the report suggests, it is recommended further design details for these measures are secured through a series of conditions. There would be a requirement to submit the further details within 3 months of the grant of planning permission, and then install the measures as approved within 6 months of the grant of planning permission. This approach is supported by the Council's Environmental Health officers and is considered sufficient to make the development acceptable. Notwithstanding this, it should be noted that the workshop operates for body repairs which are generally cosmetic and quieter than noisier mechanical repairs. With conditions and mitigation measures, including controlled hours of use and a management plan for the machinery and equipment on site, there would not be undue harm caused to surrounding occupiers through undue noise, disturbance or fumes.
- 8.8 The impact on the residential amenities of the occupiers of properties in Rockhampton Road is considered acceptable.

Parking and Cycle Storage

- 8.9 The site has a PTAL rating of 2, indicating relatively poor access to public transport. The site has 100 parking spaces associated with the vehicle workshop. There are 10 employees who work at the site. Although vehicle engineers will visit the site daily

(approximately 5 per day), no customers attend the site to pick up cars so vehicle movements would be relatively low to and from the site (5-10 vehicles are delivered/removed from the site daily). Direct access onto Selsdon Road, which has parking restrictions, is only via the wider goods yard.

- 8.10 Taking all factors into account, it is not considered the development would impact on parking provision in the area, nor would cause harm to highway safety.

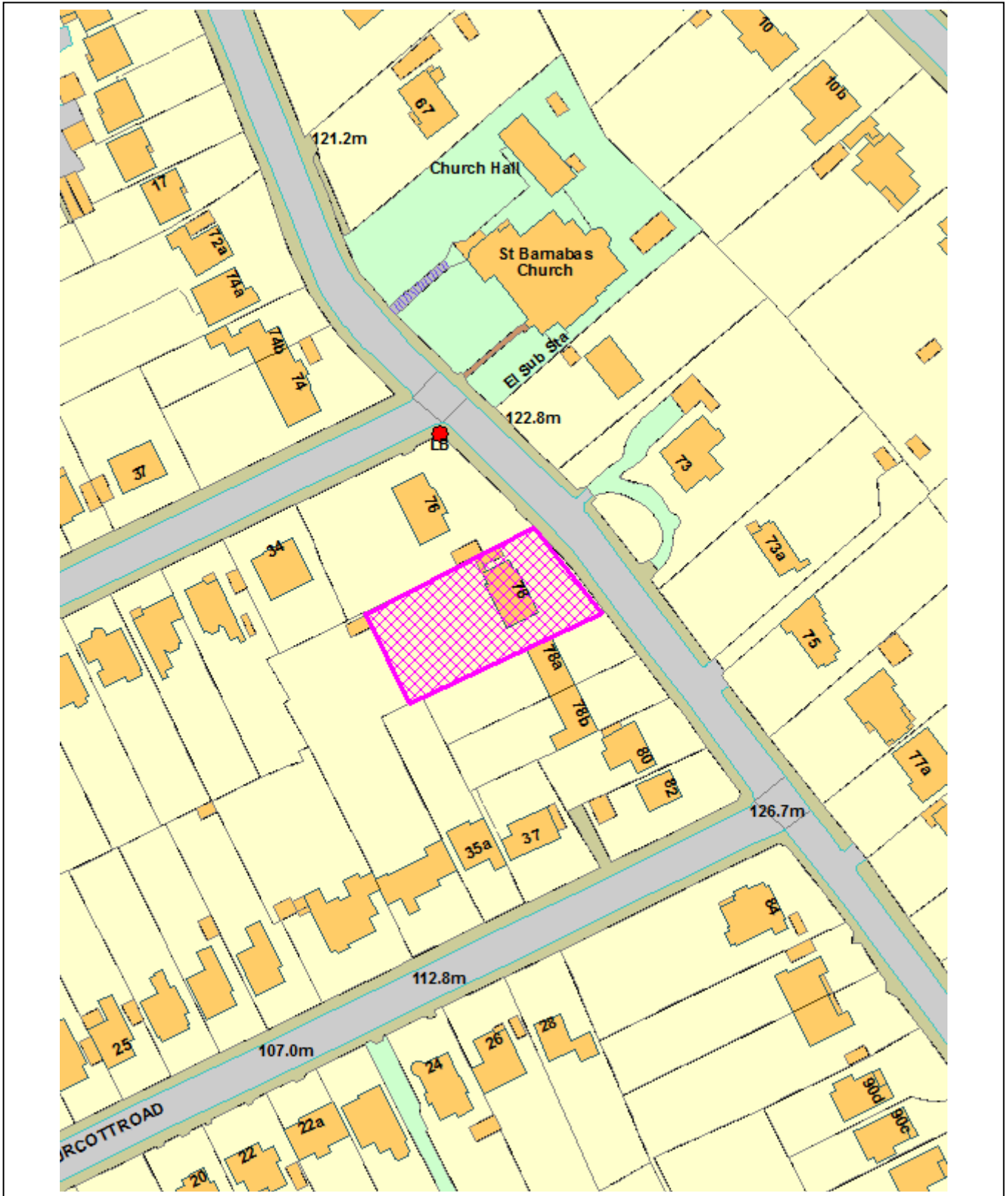
Other planning issues

- 8.11 Representations have raised concerns with the impact of paint spraying on health of local residents. Whilst this is not generally a planning issue, the Council's Environmental Health officers have assessed the proposals and have not raised any concerns in terms of air quality. These matters can be dealt with adequately by condition as part of the mitigation measures required, with finer design details and specification of the proposed extraction systems and ducting to be agreed with the Council.

Conclusions

- 8.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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PART 6: Planning Applications for Decision

Item 6.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/01837/FUL
 Location: 78 Higher Drive, Purley, CR8 2HG
 Ward: Kenley
 Description: Demolition of existing detached dwelling and erection of a three/four storey building to provide a total of 9 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.
 Drawing Nos: P1, P2(H), P3(F) and P4(E)
 Applicant: Mr Andrew Lillistone
 Agent: Mr Paul Webster
 Case Officer: Tim Edwards

	studio	1 bed	2 bed	3 bed	4 bed
Existing				1	
Proposed flats		2 (2 x 2 person)	3 (1 x 4 person 2 x 3 person)	4 (1 x 4 person 1 x 5 person 2 x 6 person)	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
9	16

1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Steve O'Connell) and adjoining Ward Councillor (Simon Brew) have made representations in accordance with the Committee Consideration Criteria and requested Planning Committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Details of materials to be submitted
- 3. Hard and soft landscaping including boundary treatment and retaining walls to be submitted
- 4. Details of children's play-space to be provided
- 5. Details (final position, materials, height) of access enclosure to bin and bike store to be agreed

6. Obscure gazing to windows in south eastern flank elevation serving the bathroom and bedroom of flat 5 (first floor) and the bathroom and lounge of flat 2 (upper ground floor).
7. Details of terrace screening to be agreed
8. Car parking and vehicle access provided as specified
9. Enter into any relevant agreements to close existing access, provide new access, relocate telegraph pole and make any footpath modifications as required.
10. Details of electric vehicle charging point to be submitted
11. Construction Logistics Plan to be submitted
12. Secure visibility splays
13. 19% Carbon reduction
14. 110 Litre Water usage
15. Details of site specific SuDS to be submitted
16. Trees - Accordance with the Arb Report and Tree Protection Plan
17. Time limit of 3 years
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing house
- Erection of a three/four storey building to create 9 residential units including 4 x 3 bed flats, 3 x 2 bed flats and 2 x 1 bed flats.
- Provision of communal external amenity space including children's play space
- Provision of 9 off-street parking spaces (3 blue badge)
- Provision of associated refuse and cycle stores

3.2 During the course of the application amended plans have been received to provide a blue badge parking space at the rear of the site, relocate cycle stores, simplification of front elevation, oriel windows provided on the south flank elevation at first floor level and a more defined private outdoor space for the lower ground floor flat.

Site and Surroundings

3.3 The site is located on the south-western side of Higher Drive and currently comprises a 2-storey detached house with an attached garage to the side of the dwelling. The site slopes steeply down from the street frontage and there is some terracing within the rear garden. The site has a public transport accessibility level (PTAL) of 1b.

- 3.4 Development at the adjoining property (76 Higher Drive) is underway for the demolition of the existing house and erection of a part 2, part 3 storey building comprising 9 flats (LBC ref 17/01641/FUL).



Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene

Planning History

- 3.5 19/00138/PRE New Build Residential – Demolition of existing house and erection of 9 flats.

Neighbouring site - 76 Higher Drive

- 3.6 On 7th July 2017, planning permission was granted for the demolition of existing house: erection of two/three storey building with accommodation in roof-space comprising 6 two bedroom, 2 three bedroom and 1 one bedroom flats: formation of vehicular access and provision of associated parking (LBC Ref 17/01641/FUL).

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.

- The level of parking and impact upon highway safety and efficiency is considered acceptable.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 8 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: Objecting: 34 Supporting: 0 Comment: 0

6.2 Representations have been made from the following local groups/societies:

- Foxley Resident's Association (Objected)
- Hartley and District Resident's (Objected)

6.3 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Objection	Officer comment
<i>Design and appearance</i>	
Overdevelopment of the site / too close to street	Addressed in paragraphs 8.5 – 8.10
Layout, siting, scale, density, bulk, massing, design and cumulative impact out of keeping/character with street/obtrusive	Addressed in paragraphs 8.5 – 8.10
Height and footprint excessive	Addressed in paragraphs 8.5 – 8.10
<i>Impact on amenities of neighbouring properties</i>	
Loss of light to neighbouring properties	Addressed in paragraph 8.16 – 8.19
Overlooking and loss of privacy for neighbours	Addressed in paragraph 8.16 – 8.19
Visual intrusion / Exceeds 45 degree line	Addressed in paragraph 8.16 – 8.19
Loss of view	This is not a material planning consideration

General pollution and noise from the development and noise / light pollution from access / parking.	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area. The vehicles parked at the rear of the garden would be well removed from houses for the lights to be significantly harmful.
<i>Landscape/Trees</i>	
Loss of trees and hedgerows, vegetation and natural habitat	Addressed in paragraph 8.28 – 8.30
Harm to special character of the area of wooded hillsides and ridges	This relates to an old saved policy (Wooded Hillsides and Ridges) in the Unitary Development Plan, which has now been superseded by the Croydon local Plan 2018. This policy does not exist anymore.
Development is situated in an area where there is a high propensity for a number of protected species. Impact from this.	Addressed in paragraph 8.30
<i>Transport and parking</i>	
Design / location of parking spaces unacceptable	Addressed in paragraph 8.17
Increase in traffic on busy road	Addressed in paragraph 8.23
Inadequate parking provision. Cars parked on road will cause extra parking stress which his already a problem.	Addressed in paragraph 8.21 – 8.22
Access/Parking ramp too steep	Addressed in paragraph 8.23
Adverse impact on highway safety	Addressed in paragraph 8.23
Due to Root Protection Area some of driveway will be grass.	The access and parking areas will be a hard surface. The 'green area' on the tree protection plan, covering much of the access and parking area is not 'grass', but where new hard surfacing will be constructed using a 'No Dig' surfacing situated entirely above the existing soil

	surface and where needed using a proprietary cellular confinement system.
Unsuitable site for construction vehicles	Addressed in paragraph 8.33
Insufficient storage refuse and not ideally located.	Addressed in paragraph 8.25
<i>Other matters</i>	
Lack of supporting infrastructure	Addressed in paragraph 8.31
Does not meet M4(3) and M4(2) accessibility requirements	Addressed in paragraph 8.13 – 8.14
Unsafe / small play area	Addressed in paragraph 8.12
No affordable housing	Policy requires affordable housing to be secured on schemes with ten or more dwellings. This threshold is not triggered with this application.
Missing / incomplete information (Parking stress survey / section drawing showing neighbour / Tree protection plan / Design and Access statement / Ecology survey / Health Impact assessment / transport statement / Demolition-Construction Logistics Plan).	<p>The Councils validation requirements do not require a parking stress survey to be provided.</p> <p>The submitted drawings are sufficient to determine the application.</p> <p>The proposed side elevations and site sections provide clarity in regards to how the building would sit within the site.</p> <p>A Tree protection plan has been submitted.</p> <p>A Design and Access statement is found on the drawings.</p> <p>Ecology surveys are required for sites where there may be possible impacts on wildlife and biodiversity. Whilst representations state that this is an area where protected species are found there is no evidence of any on the site. Whilst some trees will be lost, replacement planting would be secured by condition.</p>

	<p>Moreover, these trees are not of any great value.</p> <p>The Councils validation requirements do not require a Health Impact assessment to be provided. None the less, with parking under the maximum requirement and good outdoor communal/play space the scheme would help improve health and promote healthy lifestyles by promoting walking.</p> <p>Transport assessments are only required for major applications. The planning statement includes a simple outline of the transport aspects of the application, which is acceptable for assessment for this scale of development.</p> <p>Demolition/Construction Logistics Plans are required for major developments, but would be secured by condition in the event of an approval.</p>
Stop application being processed.	This is not a material planning consideration.

6.4 Councillor Simon Brew (Purley & Woodcote) has made the following representations referring the application to Planning Committee (Objecting):

- Non-Viability of on-site parking (access too steep, especially in icy/wet conditions)
- Parking plan shows grass rather than paving
- Light pollution from parking at rear
- Inadequate disability access
- Inadequate bin store
- Overlooking
- Front building line too close to road
- Site worse than PTAL 1b due to steepness

6.5 Councillor Steve O'Connell (Kenley Councillor and GLA Member Croydon Sutton) has made the following representations referring the application to committee (Objecting):

- Inappropriate access and parking incline.
- Too large for plot.
- Detrimental effect on amenity of neighbouring properties.
- Too near to pavement and road.
- Missing documents.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places;
- Meeting the challenge of climate change, flooding and coastal change.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

7.4 Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character

- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Other matters

Principle of Development

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall sites, which might be able to facilitate sensitive renewal and intensification of existing residential areas, play an important role in meeting the need for larger properties in the capital, helping to address overcrowding and affordability issues. The application is for a flatted development providing additional homes within the borough which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle is supported.
- 8.3 Policies seek to prevent the net loss of 3 bedroom homes (as originally built) or homes less than 130m² and to seek to deliver the strategic target that 30% of new homes should be suitably sized for family occupation. The existing building on site is a 3 bedroom house and 4 x three bedroom units are proposed, resulting in 44% family sized units and a significant uplift in family accommodation. The proposal therefore provides a net gain in family accommodation and contributes towards the Councils goal of achieving a strategic target of 30% three bedroom plus homes.

8.4 Careful consideration has been given to whether the proposal provides sufficient units within the proposed overall quantum of development, given the size of the units proposed. A reduction in the size of some units could lead to an increase in the number of units (potentially one or two units) leading to development (defined as “major” in characteristic). Whilst this would have triggered a number of other considerations including the provision of affordable housing, it is inevitable that such a development would not have been able to accord with the level of family unit provision required for “major” developments (70% of units in this location). A number of other considerations would have also applied (including zero carbon requirements) which would have also affected overall scheme viability. This is without factoring appropriate living conditions for future occupiers. As such, officers are satisfied that the unit mix proposed appropriately maximises the development potential of this site.

Townscape and Visual Impact

8.5 The existing dwelling does not hold any significant architectural merit and therefore there is no objection to its demolition. Whilst most properties in the area have traditional forms (two storeys with pitched roofs) there are a variety of house types and styles in the vicinity.

8.6 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys and the proposal is for a three storey building with the third floor accommodation contained in the roof-space, plus half an additional lower floor to the rear. Whilst the ridge line finishes noticeably higher than both neighbouring buildings this would not create a visually harmful impact and would be in line with guidance contained within the Suburban Design Guide. The SDG suggests appropriate ways of accommodating a third floor in differing scenarios. In the case of a site flanked by semi-detached properties (which this is to one side) it suggests that a full-width third floor can be provided partially within the roof, with a raised eaves line. Whilst the proposal does not fully follow this approach, it does include a significant amount of accommodation within a third floor roof level, sensitively accommodating additional floorspace similar to the SDG example below, whilst respecting the surrounding townscape.



Figure 2.10e: Where surrounding buildings are semi-detached homes in a planned estate, new developments should seek to accommodate a full third storey partially contained within the roof space to ensure the characteristic scale of the buildings along the street is maintained.

8.7 The new building would have a traditional form comprising two full storeys (from the front) with a pitched roof. From the frontage the building would have the appearance of a large detached dwelling with a front door, hipped roof and bay feature commonly found in this area. The building would have traditional external materials of red brick, hanging tile and plain roof tiles which would ensure the development would sit comfortably in the street scene and would represent an acceptable interpretation of the sympathetic and faithful approach endorsed by the SDG.



Figure 2: Plan of proposed frontage within the street scene

- 8.8 Whilst the building would have a greater footprint than the current house, given the layout of the buildings in this row and the spaces between them, the impact on the appearance of the area would not be harmed. Whilst it is acknowledged that the depth of the proposed built form would be significantly greater than the adjacent property (78A Higher Drive) it would be similar to that of the neighbouring flats under construction. Moreover, the proposed mass would not be readily apparent from any public vantage points. Crucially, the space between buildings would allow for adequate daylight and sunlight, which is a key indicator in the SDG for acceptable massing.
- 8.9 Whilst large areas of hard landscaping for forecourt parking are common in the area, the proposed side access and rear car parking is not a prevalent feature. However, due to the land sloping steeply downwards the parking at the rear would not be readily visible and would provide a creative way of accommodating parking on site with blue badge parking to the lower rear unit. Separated parking areas (front and rear of site) is also supported by the SDG, to balance the impact in the street scene. In terms of the frontage area, two parking spaces are proposed with the remaining area landscaped, which would be a 'softer' appearance than many buildings in the immediate vicinity and thereby in keeping with the general street scene.
- 8.10 The site is a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha) would be appropriate. The proposal would be in excess of this range at 290 hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. The application site is within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved throughout the borough. As outlined above, the proposal would overall result in a development that would respect the pattern and rhythm of neighbouring area and would not harm the appearance of the street scene. The materials proposed would blend in with the existing area in terms of stock bricks, a tiled roof and casement window treatments which are considered acceptable and a high standard of design. Further details to ensure their compatibility will be required by way of a condition.

Housing Quality for Future Occupiers

- 8.11 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS) and meet the minimum private outdoor space requirements.
- 8.12 A communal garden is provided at the rear of the site which would be of a useable size and shape. The required child play space (22 sq m) for this scheme is shown to be

provided within the communal garden space and full details of this area can be secured by condition.

- 8.13 There is inadequate space to provide a ramped access (of the required gradient to facilitate full wheelchair access within the site) to serve the building. Efforts have been made to provide blue badge spaces to the front and rear, which would allow step free access to the ground and lower ground units from these spaces respectively. Unfortunately, it has not been possible to provide M4(2) compliant units as level access is not available to the building *and* all the communal facilities required to service these. Specifically, the lower ground unit would have step free access to the communal/play space, but not reasonable level access to the refuse store (which needs to be close to the road). Conversely, the ground floor units would not have a reasonable step free route to the rear communal/play area.
- 8.14 The level/step-free access issues have arisen due to the topography of the site and the building being set at a lower level to retain the character of the area. Whilst the inclusion of a lift shaft might well have provided a solution to this matter, it would have had significant impact on viability and would have certainly reduced the number of rooms and/or flats and would have reduced the capacity of the site to optimise the number of units sustainably achievable. In such circumstances, the London Plan advises that units above or below the ground floor should satisfy M4(1), which is achievable. Whilst this flexibility does not apply to ground floor units, in view of the particular site circumstances (steeply sloped) and in order to protect the character of the street scene against the backdrop of housing need, officers are satisfied that the proposed development would be acceptable without providing level access.
- 8.15 The development includes nine units all with adequate amenities and overall provides an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.16 The main properties that would be affected by the proposed development are 76 and 78a Higher Drive. The opposing dwelling at 73 Higher Drive is sufficiently removed and on higher land for there to be no detrimental impact to the occupiers amenities. The rear of the site abuts the end of a long garden serving 35 Burcott Road and given this separation distance, the scheme would not have a detrimental impact on the amenity of these occupiers.

78a Higher Drive

- 8.17 This semi-detached dwelling is located to the south east of the site and has a garage adjacent to the boundary. Whilst the proposal is significantly deeper within the plot than 78a Higher Drive and would just encroach into the horizontal 45 degree angle from the rear windows the building (at a distance of 16.5m) the property is well removed and the proposed landscaping, parking spaces and the driveway (serving the spaces at the rear) between the buildings further reduce the impact. It proposed development would also be sited due north of 78A Higher Drive and would have no impact on sunlight with a relatively open outlook retained when looking down the garden. As such, the proposal would not be unduly overbearing or cause an unacceptable loss of outlook or light, which is also reflected in the scheme not encroaching the vertical 45 degree line from the rear neighbouring windows. With landscaping between the car parking spaces and the boundary, the location of the cars would not create a significantly harmful impact from noise or lights.



Fig 3: Plan highlighting the relationship with the adjoining occupiers.

8.18 All the flank windows on the south facing elevation at or above upper ground floor level beyond the rear elevation of 78a Higher Drive would either be angled away from the neighbouring property or can be obscured (to limit any sense of being overlooked). The rear terrace areas would also be screened up to a height of 1.7m – to limit side on views across rear gardens. Subject to the imposition of suitably worded conditions, there would be no harmful overlooking or loss of privacy.

No.76 Higher Drive

8.19 Following a recent planning permission, construction works are currently underway at 76 Higher Drive. The proposed scheme would not project beyond the rear of this neighbouring development, nor encroach a 45 degree line to the front. Given this and that the neighbouring development does not have any flank windows, there would not be a detrimental impact on the light, outlook or privacy of future neighbouring occupiers.

Access and Parking

8.20 The site lies within an area with a PTAL rating of 1b, indicating poor access to public transport facilities. The site is located approximately 800m walking distance to Reedham train station and 1.2km walking distance from Purley train station. The site is less than 500m walking distance from a bus stop servicing the 455 bus route.

8.21 The London Plan sets out the maximum parking standards, including up to 1.5 parking spaces for 3 bedroom units and less than 1 car parking space for 1-2 bedroom units. Therefore the London Plan specifies up to 11 on-site car parking spaces could be

accommodated for the proposed development – although this is also dependent upon other site circumstances.

- 8.22 The proposal seeks to provide 9 (1:1) on-site car parking spaces which is a suitable ratio and would comply with policy requirements. Concern has been raised within the representation that a parking stress survey has not been undertaken to ascertain the surrounding parking stress levels and the ability of the surrounding streets to accommodate any additional parking. Officers have been to the site and the area a number of times and it is evident that the local roads have plenty of availability for parking. There is also no concern regarding a cumulative impact from neighbouring developments. Policy requires 20% of parking bays should have EVCP with future provision available for the other bays. Details and provision of the EVCP can be secured by condition.
- 8.23 The proposal seek to provide a new vehicular access to the site and it has been demonstrated that vehicles would be able to access and exit the site in forward gear. It is prudent to attach a condition to ensure that the pedestrian visibility splays are secured which should ensure that the existing safety and efficiency of the highway network is suitably protected and maintained. A telephone pole would need to be re-located and a Grampian style condition is recommended so that such works can be secured at an early stage. A number of representations have raised concerns over the steepness of the access – although this is an issue best managed through a Building Regulations process. Notwithstanding this, for a straight ramp the maximum gradient should be 1:6, which also requires a 3m transition area of 1:12 at the top and bottom. The ramp has a 1:12 gradient at the bottom and throughout the initial part of the access (up to where the refuse is located) which would also be acceptable for waste collection. Pedestrians are not reliant on using the whole ramp and cyclists have the option of a dedicated route to the north of the building. 16 cycle parking spaces would need to be provided for the scheme. Space has been made for cycle storage towards the rear of the site, the details of which can be secured by condition.
- 8.25 Ideally, refuse stores should be incorporated within the building footprint. However, in this instance the provision of the refuse store along the side boundary within the front and adjoining the driveway is considered acceptable, given that it would be setback, discreet (due to land levels sloping down) and accessible for both residents and collection. Blocks with 9 units require 1100ltr for general waste, 128 ltrs of dry recycling per flat and 9.6ltrs of food recycling per flat, the refuse area shown accommodates this. A dedicated area is also shown for bulky waste (a minimum of 10sq.m). Final details for refuse collection can be secured by condition.

Environment and sustainability

- 8.26 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.27 The site is at limited risk of groundwater flooding and is sloping. Given the areas for landscaping there are opportunities for SuDS to be located in the communal areas. Officers are satisfied that these issues can be dealt with by condition and will reduce local flood risk and enhance the local environment.

Trees, Landscaping and Ecology

8.28 The site is not covered by any Tree Preservation Orders and the table below highlights the existing and proposed situation.

	Trees	Groups	Hedges
Existing	16	4	2
To be removed	8	1	Partial removal of 1

8.29 None of the proposed trees have any particular merit on the site and there is no objection to their removal. The submitted arboricultural method statement report and accompanying tree protection plans (demolition and construction) are acceptable and can be secured by condition. The plans show some replacement landscaping to the site and full details of hard and soft landscaping including boundary treatment will be secured by condition.

8.30 The application site is not near an area of special scientific interest or a site of nature conservation value. Representations have not included any hard evidence of the presence (or likely presence) of protected species on site and from the officer's site visit, there is no evidence to suggest that this is the case. Consequently, further surveys are not deemed necessary. With regard to wildlife, it is recommended for an informative to be placed on the decision notice to advise the applicant to see the standing advice by Natural England in the event protected species are found on site.

Other matters

8.31 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

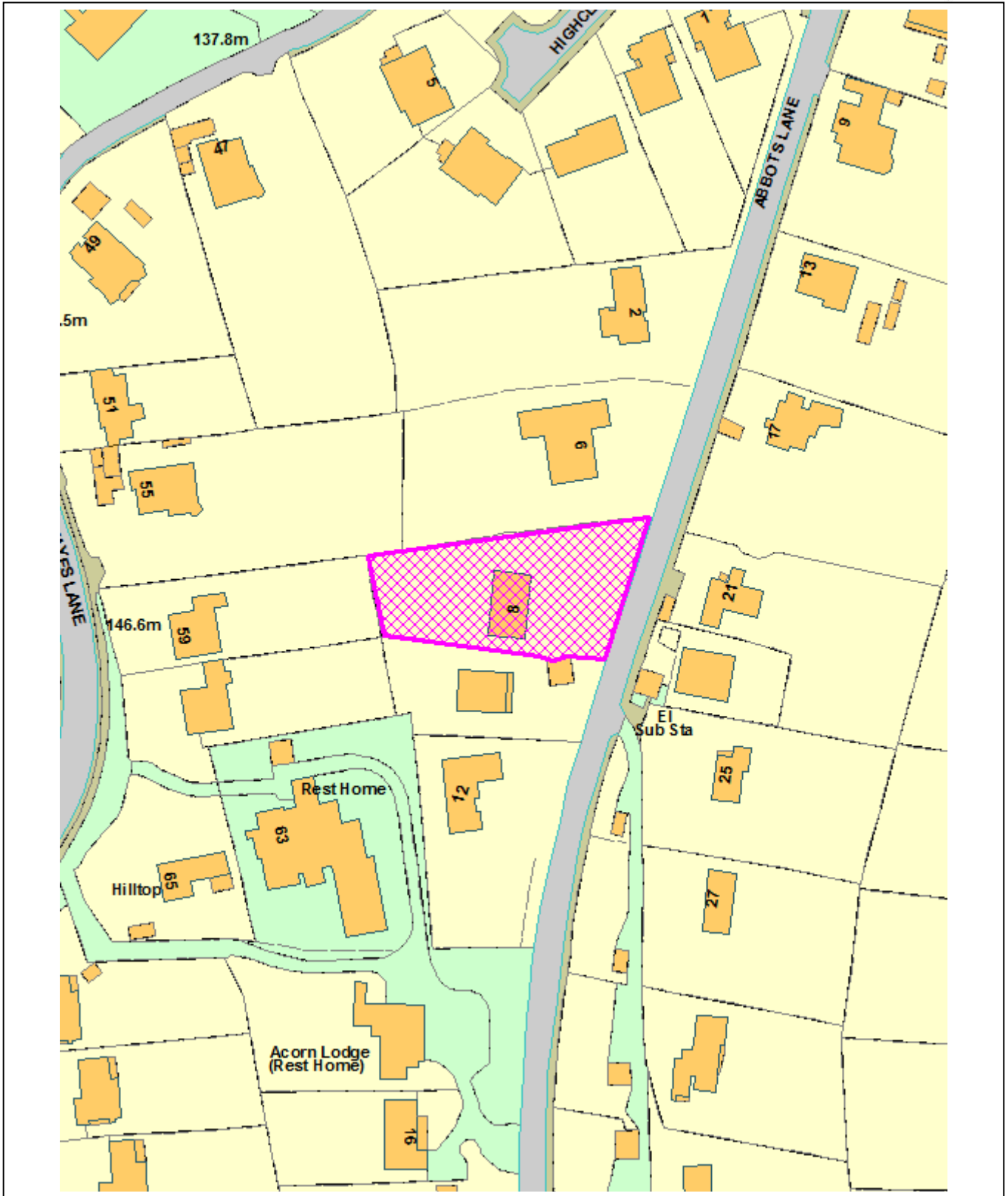
Conclusions

8.32 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no harmful impact on the adjacent properties. Given the inclusion of a good number of family units and the general constraints of a sloping site, the amenities of future and neighbouring occupiers and the quality of accommodation would be acceptable. The impact on the highway network and environmental is also acceptable. Thus the proposal is considered to be in accordance with the relevant policies.

8.33 In the event of a permission a condition would secure a Demolition/Construction Logistic Plan before commencement of work so that works are suitably controlled.

8.34 All other relevant policies and considerations, including equalities, have been taken into account.

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PART 6: Planning Applications for Decision

Item 6.3

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/02486/FUL
 Location: 8 Abbots Lane, Kenley, CR8 5JH
 Ward: Kenley
 Description: Demolition of a single-family dwelling and erection of one 3 and 4-storey block containing 6 X 2 bedroom apartments and 3 x 3 bedroom houses with associated access, 11 parking spaces, cycle storage and refuse store.
 Drawing Nos: CX20-S1-101A; CX20-S1-102A; CX20-S1-103A; CX20-S1-104A; CX20-S1-105A; CX20-S1-106A; CX20-S1-107A; CX20-S1-108A; CX20-S1-109A; CX20-S1-110A; CX20-S1-111A; CX20-S1-111(2); CX20-S1-112A; CX20-S1-113A; CX20-S1-114A; CX20-S1-115A; Tree Report / Impact Assessment; SUDS; Flood Report; Energy Report; Landscape Design; M4(2) Statement; External / Internal Sunlight Report; Transport Statement.
 Applicant: Mr Haris Constanti of Aventier Ltd
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision				1		1
Proposed Provision		5	1	3		9

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and it has been referred by a Ward Councillor (Councillor Steve O'Connell) and by The Kenley & District Residents' Association.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Details of facing materials
- 3. Details of car and cycle parking

4. Hard and soft landscaping to be submitted
5. 19% reduction in CO2 Emissions
6. 110l Water Restriction
7. Permeable forecourt material
8. Trees – Details in accordance with tree report
9. Tree Protection Plan
10. Visibility splays
11. Construction Logistics Plan
12. Accessibility
13. Sustainable urban drainage details
14. Windows restrictions
15. Time limit of 3 years
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL
- 2) Code of practise for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a three and four storey split level building including accommodation in roof-space and a short terrace of three houses connected to it.
- Provision of 5 x 2 bedroom flats (3 person), 1 x 2 bedroom (4 person) flats, 3 x 3 bedroom houses.
- Provision of 10 off-street parking spaces including one disabled bay.
- Provision associated refuse/cycle stores.

3.2 Amended plans were received showing an amended parking layout. No re-notification was conducted because the amendments did not lead to a material change in circumstances.

Site and Surroundings

3.3 The application site is a large detached property situated on the north side of Abbots Lane. The topography of the site is a sloping site. The land rises from the lower level on the east side where Abbots Lane is, to a higher level on the west of the site.

3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Abbots Lane, the majority of properties appear to be detached family dwellinghouses. The site has a Public Transport Accessibility Level (PTAL) of 1b.



Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene

Planning History

- 3.5 At adjoining dwelling no.10 Abbots Lane: 18/02285/HSE - Demolition of the existing garage. Alterations to land levels at the front and erection of a single storey double garage at lower ground level. Erection of single/two storey side extension to include the enlargement of the existing front balcony. – Approved 01/08/2019.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide an appropriate mix of units including 3x three-bed houses and 1x four-person, two-bed flat.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 11 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a Residents' Association, a local ward Councillor and Local MP in response to notification and publicity of the application are as follows:

No of individual responses: 82 Objecting: 80 Supporting: 1
 Comment: 1

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12
Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12
Accessible provision	Addressed in the report at paragraphs 8.23
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.18
Loss of light	Addressed in the report at paragraphs 8.13 – 8.18
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.18
Overlooking	Addressed in the report at paragraphs 8.13 – 8.18

Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.18
Refuse store	Addressed in the report at paragraphs 8.31
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.25 – 8.32
Not enough off-street parking	Addressed in the report at paragraphs 8.25 – 8.32
Negative impact on highway safety	Addressed in the report at paragraph 8.25 – 8.32
Refuse and recycling provision	Addressed in the report at paragraph 8.25 – 8.32
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.38
Impact on wildlife	Addressed in the report at paragraphs 8.33 – 8.35
Impact on flooding	Addressed in the report at paragraph 8.37
Local services cannot cope	Addressed in the report at paragraph 8.40
Lack of affordable homes	Addressed in the report at paragraph 8.39
Impact on trees	Addressed in the report at paragraphs 8.33 – 8.35

6.3 Cllr Steve O'Connell (Kenley Ward) has referred the application to committee and raised the following issues:

- Impact on highway safety from additional on street parking and unsafe driveway
- Excess bulk size, density and massing
- Out of character
- Poor design

6.4 The Kenley & District Residents' Association has referred the application to committee and raised the following issues:

- Highway safety impact on Hayes Lane
- Contrary to Croydon's Policy SP8
- Contrary to Mayor of London's Vision Zero Plan
- Poor accessibility by non-car modes of transport
- Contrary to Local Plan policies DM16, DM16.1, DM29, SP8.6 in relation to highways and transport

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking

- 7.6 Architecture
- 8.3 Community infrastructure levy

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM40 – Kenley and Old Coulsdon

7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

7.7 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;
- Highways impacts;
- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

The Principle of Development

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.
- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification.
- 8.4 The existing unit is a 4-bed house and the proposal would provide 3 x 3 bed and 1 x 2 bed (4 person) units which would provide adequate floorspace for families. Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and CLP acknowledges that 2-bed, 4-person homes can be treated as family homes (in line with DM1.1) during the first 3 years of the Plan. The strategic target of 30% family units has been met. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.5 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (211 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.6 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace it with 9 units within a single building. The scheme has been specifically designed to respond to elements of the existing built form as opposed to a modern block of flats.
- 8.8 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide a three-four storey property providing a high quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.

8.9 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties. The taller element of the building is located on the south side, adjacent to no.10, which is at a higher level and also has a forward facing gable and so responds sympathetically to the character of the area.

8.10 Although there will be some retaining walls adjacent to no.10 and at the front, they are necessary to provide light to the side windows of units 4 and 5. They have been minimised and would not impact on the amenity of no.10. The front building line would be staggered and unit 1 on the north side would be forward of the existing building line. This works because Abbots Lane does not have a uniform front building line. The topography of the site slopes up from front to rear, this has led to split level buildings with the front entrance being at lower ground level and the rear entrances at first floor level.



Fig 2: Elevational view highlighting the proposal in relation to neighbouring properties.

8.11 The design of the building would incorporate a traditional styled appearance consisting of gables and bays to the front elevation, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between brick, render and glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of gabled bays.



Fig 3: Proposed first floor site plan showing proposal in relation to neighbouring properties

8.12 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Whilst the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the boundary. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear.

8.13 The application site is a substantial plot within an established residential area. The scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets pattern and rhythm.



Fig 4: CGI of site showing proposal in relation to neighbouring properties

Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

The effect of the proposal upon the amenities of the occupiers of adjoining properties

8.14 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining properties at 6 and 10 Abbots Lane; 59 Hayes Lane at the rear; and the dwellings opposite on the east side of Abbots Lane.



Fig 5: Proposed side elevations

10 Abbots Lane

8.15 This dwelling is to the south and is at a higher level than the proposal site. It has 3 ground floor side windows that are considered to serve non-habitable rooms. There are 2 side facing velux windows within the roofslope. A Vertical Sky Component Analysis under BRE guidelines has concluded that the window receptors meet the minimum requirements set by BRE guidelines. The proposed development would not break 45 degree lines drawn from other habitable room windows. This is considered to be an acceptable relationship.

6 Abbots Lane

8.16 This dwelling is to the north and at a lower level than the proposal site. Although the ground floor 'rear extension' of Unit 1 would break a 45 degree line drawn from the ground floor rear window of no.6, it is considered that given the separation distance of 17.5m and the angles that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

Dwellings opposite on Abbots Lane and to the rear on Hayes Lane

8.17 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

8.18 As regards 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. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful in terms of pollution generated.

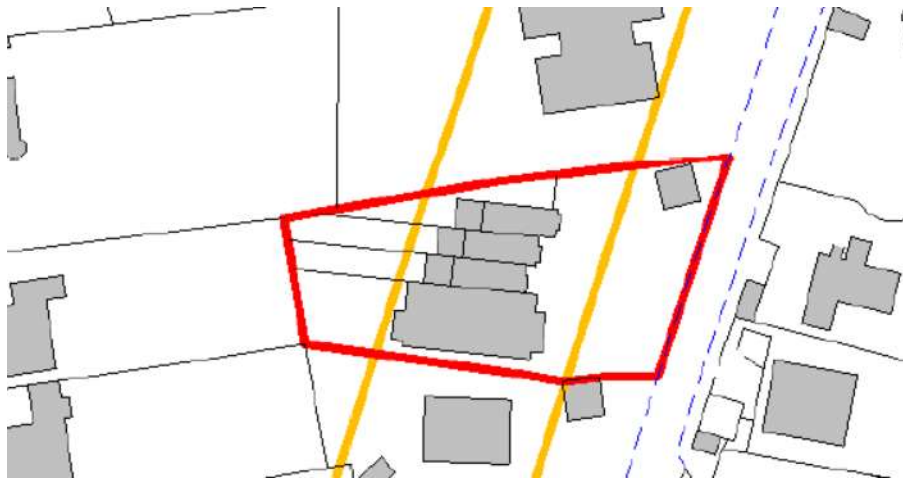


Fig 6: Plan showing relationship to neighbouring properties

The effect of the proposal upon the amenities of future occupiers

- 8.19 An internal daylight study has been submitted which shows that the Average Daylight Factor is acceptable in accordance with BRE guidance and that the proposed development would have acceptable light to all rooms.
- 8.20 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.21 The units would have access to private and communal amenity space which meets the required standard.
- 8.22 The local plan also requires all flatted development to provide new child play space as well as the amenity space to be provided. In terms of the child play space, this can be secured through use of planning conditions.
- 8.23 A number of representations have raised the steepness of the access as an issue in terms of safety, however, this is a Building Regulations matter. The parking area has a 1:12 gradient. The ramp has a 1:8 gradient which is the same as existing. The refuse store has been relocated to the lower end of the access ramp so that the refuse bins do not need to travel up the ramp, which would be acceptable for waste collection. Unfortunately, it is not possible to provide M4(2) compliant units as level access is not available to the building and all the communal facilities required to service these. Considering the existing topography of the area, this is considered to be acceptable.
- 8.24 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

Traffic and highway safety implications

- 8.25 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 10.5 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of

transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.

- 8.26 Although no parking survey has been provided, this scheme proposes 10 on-site parking bays with 1 space designated for each unit plus 1 visitor space, and as such accords with the policy requirements for a development of this nature in this location. The proposed car parking provision is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst preserving the existing trees on-site and ensuring the best use of land.
- 8.27 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety at the site, the scheme provides 10 off-street parking spaces, 1 for each of the units plus 1 for visitors, and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.
- 8.28 Regarding the highway safety impact on Hayes Lane, the amount of vehicular traffic generated by the development is likely to be minimal with 3 vehicle trips per hour anticipated at peak times and so the impact would be limited. It is recognised that the vehicle and pedestrian infrastructure in the surrounding area is substandard, however as the scheme has one parking space available for each unit the number of pedestrians is likely to be limited and the amount of traffic generated from the development would not lead to a material increase in risk to pedestrian safety.
- 8.29 The parking layout arrangement has been amended and the refuse store has been located closer to the site entrance. An amended swept path plan has been accepted by highways engineers, this will allow for vehicles to enter and exit in first gear and for refuse bins to be close to the highway avoiding the need for the bins to travel up the gradient driveway. Given the gradient of the parking area, a condition has been added requiring scaled drawings detailing the section gradient.
- 8.30 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 18 spaces) as these are located in a secure and covered cycle store within the rear communal amenity space. Vertical cycle parking would not be appropriate. This can be secured by way of a condition.
- 8.31 The refuse arrangements would be acceptable and for a nine units scheme would require 1 x 1100ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling, which has been accommodated within the site. The refuse store would be located in front of the building with access to the hardstanding. It can be secured by condition.

8.32 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Impact on trees and wildlife

8.33 The site is bordered by established trees and shrubs adding to the overall amenity value and also providing a good degree of screening. The proposed landscape design protects most of the existing trees and provides a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned.

8.34 The works should be undertaken in accordance with the Arboricultural Report and Impact Assessment recommendations and this has been conditioned. It is also recommended that a detailed tree protection plan be submitted for approval. Two category B trees and seven category C trees will be removed. None of the trees to be removed are protected by a tree preservation order or considered worthy of special protection. The site offers ample opportunity for the planting of additional new trees as part of a post development landscaping scheme. No foundations are proposed within the Root Protection Area of any retained tree. Consequently no restrictions on foundation design or implementation are considered necessary from an arboricultural perspective.

8.35 Although no protected species have been observed on site, local representation has raised concern that the development may impact upon local wildlife. A condition has been added requiring the submission of ecological mitigation measures.



Fig 7: Extract from submitted soft landscaping scheme

Sustainability Issues

- 8.36 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

Other Matters

- 8.37 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.
- 8.38 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.39 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.
- 8.40 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.
- 8.41 Following concerns that the grass verge at the front of the site may not be within ownership of no.8 the applicant has provided a Land Registry Site Plan showing that all of the site marked within the red line is within the ownership of no.8. Although the proposal does not include a 1.5m buffer strip for pedestrians adjacent to Abbots Lane, there is an existing pedestrian footpath on the opposite side for pedestrians to use.

Conclusions

- 8.42 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

8.43 All other relevant policies and considerations, including equalities, have been taken into account.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

2 FURTHER INFORMATION

- 2.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

3 PUBLIC SPEAKING

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

4 BACKGROUND DOCUMENTS

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

5 RECOMMENDATION

- 5.1 The Committee to take any decisions recommended in the attached reports.

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PLANNING COMMITTEE AGENDA

15th August 2019

Part 8 Other Planning Matters

Item 8.1

<p>Report of: Head of Development Management</p> <p>Author: Pete Smith</p>	<p>Title: Planning Appeal Decisions (July 2019)</p>
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1. PURPOSE

- 1.1 This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.
- 1.2 The report covers all planning appeals, irrespective of whether the related planning application was determined by Planning Committee, Planning Sub Committee or by officers under delegated powers. It also advises on appeal outcomes following the service of a planning enforcement notice.
- 1.3 A record of appeal outcomes will also be helpful when compiling future Annual Monitoring Reports.

2. APPEAL DECISIONS

- 2.1 The following appeal decisions have been received by the Council during the reporting period.

Application No:	18/05444/GPDO
Site:	50 Strathyre Avenue, SW16 4RG
Proposed Development:	Erection of a ground floor rear extension (6 metres in depth)
Decision:	REFUSE PRIOR APPROVAL
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Robert Lester
Ward	Bensham Manor

- 2.2 The only issue for consideration was the effect of the development of the amenities of immediate neighbours. Whilst the extension would have projected 6 metres into the rear garden, he concluded that the works would have maintained the amenities of neighbours. He emphasised that the GPDO allows for extensions of a depth proposed and he saw no exceptional circumstances which outweighed the principle of such an extension.
- 2.3 The appeal was ALLOWED.

Application No:	18/01089/FUL
Site:	15 Imperial Way, Croydon, CR0 4RR

Proposed Development:	Use of commercial premises as a place of worship
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Tim Edwards
Ward	Waddon

- 2.4 The main planning issues in this case involved the effect of the loss of the former employment generating use within a Strategic Industrial Location (Tier 1).
- 2.5 The premises had been in use as a place of worship for in excess of 9 years and whilst the Planning Inspector accepted that the scheme ran contrary to planning policy, he concluded that the length of time the use had been operating, alongside the extent of employment activity that appeared to be taking place as part of the use, represented significant material considerations that weighed against the harm caused to the availability of industrial floorspace. He felt that the existing church should be regarded as a positive element of social infrastructure, assisting in the delivery of cultural services
- 2.6 The appeal was therefore ALLOWED and the on-going enforcement investigation will now be closed down.

Application No:	18/05007/FUL
Site:	230-234 Portland Road, SE25 4SL
Proposed Development:	Erection of a second-floor extension to provide 1x2 bed flat including alterations to the front and rear elevation and the provision of cycle and refuse stores
Decision:	PLANNING PERMISSION REFUSED
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Chris Grace
Ward	Woodside

- 2.7 Prior approval had already been granted for the conversion of the property to 12 self-contained flats and this scheme sought planning permission for a further extension to provide a further unit of accommodation whilst providing spaces for refuse and bicycle storage within the small forecourt area. The main issues were the effect of the development on the character and appearance of the immediate area and on the amenities of future occupiers of the building.
- 2.8 The Council was content with the design of the extension and the main focus of concern was the effect of the refuse and bicycle storage arrangements. The property is bounded (onto Portland Road) by a wall and railings and the Planning Inspector was satisfied that with suitable screening/landscaping, the bike and bin storage areas would be suitably screened and would be well set back from the windows of future ground floor occupiers.
- 2.9 He accepted the arrangements and therefore the development as a whole, but imposed conditions requiring details of the bicycle and bin storage arrangements which would need to be in place and permanently retained, following first occupation of the development. The appeal was therefore ALLOWED.

- 2.10 This is a disappointing decision bearing in mind that it is inevitable that the various elements associated with bicycle and refuse storage associated with this development (fronting onto Portland Road) would be very visible (with inevitable limited landscaping maintenance over time). Many sites within Portland Road have poor refuse and bicycle storage arrangements and this is likely to be an issue unless properly managed by the developer and future occupiers/managing agents.

Application No: 18/04575/FUL
Site: 49A and 49B South End, CR0 1BF
Proposed Development: Erection of a first-floor rear extension (to both properties) and the conversion of both properties to each provide 2x1 bed and a studio flat (6 flats in all)
Decision: REFUSE PLANNING PERMISSION
Appeal Method: WRITTEN REPRESENTATIONS
Inspector's Decision: ALLOWED
Case Officer: Justine Aldersey
Ward: South Croydon

- 2.11 The main issues in this case was whether the proposed mix of accommodation (focussing purely on non-family accommodation) was appropriate and whether the scheme provided satisfactory living accommodation (in view of the lack of private amenity space).

- 2.12 The Planning Inspector noted that planning policy only required family accommodation to be provided where more than 10 units of accommodation were proposed and also recognised that the property would be unlikely to be suitable for family living, in view of access arrangements and the issues associated within living in a vibrant and potentially noisy town centre environment (within close proximity to the restaurant quarter).

- 2.13 He also accepted that the size of the units was adequate and did not see the lack of private amenity space as being critical, especially as space available (as part of a conversion) was fixed, with the scheme needing to work with the existing form and layout. He therefore concluded that the lack of private amenity space would not have resulted in substandard accommodation. He noted that the site was located within a highly sustainable location with access to town centre amenities and open spaces (available within the wider area).

- 2.14 The appeal was ALLOWED.

Application No: 18/05642/HSE
Site: 196 Norbury Crescent, SW16 4JY
Proposed Development: Erection of a single storey rear extension
Decision: REFUSE PLANNING PERMISSION
Appeal Method: WRITTEN REPRESENTATIONS
Inspector's Decision: DISMISSED
Case Officer: Sera Elobisi
Ward: Norbury and Pollards Hill

- 2.15 The main issue in this case was the extent to which this extensive ground floor rear extension would have affected the amenities of the immediate neighbours

in terms of outlook, daylight and sunlight.

2.16 The appeal premise is a mid-terrace property and the Planning Inspector concluded that the 6 metre deep extension (added onto a former 2 metre deep extension and extending the full width of the plot) would have resulted in an oppressive and over-bearing form of development and an unacceptable increased sense of enclosure. The height of the extension (at 3 metres) would have been significantly higher than existing fences. With properties being south-west facing, he was also concerned about some negative effect on sunlight and daylight conditions.

2.17 The appeal was DISMISSED.

Application No:	18/05677/HSE
Site:	7 Leicester Road, CR0 6EB
Proposed Development:	Erection of a single storey side and rear extension (wrapping around the rear out-rigger)
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Roberta Henriques
Ward	Addiscombe West

2.18 The main issue in this case was the extent to which this wrap-around ground floor rear extension would have affected the amenities of the immediate neighbour at 5 Leicester Road.

2.19 The appeal property is a two-storey terraced property with a two storey out-rigger and the extension proposed to wrap-around the outrigger and would have extended over 7 metres alongside the boundary with 5 Leicester Road. The Planning Inspector was concerned that this would have resulted in a cramped arrangement between these two properties with some windows having a much restricted and unacceptable outlook. He felt that the presence and impact of the existing outriggers did not render the proposal less harmful in view of the extent and height of the proposed ground floor extension.

2.20 The appeal was therefore DISMISSED.

Application No:	18/04981/HSE
Site:	277 Thornton Road, CR0 3EW
Proposed Development:	Formation of a vehicle access
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Victoria Bates
Ward	West Thornton

2.21 The main issue in this case was the effect of the proposed access on highway safety for pedestrians and other road users.

2.22 Thornton Road is a busy thoroughfare and forms part of the TRLN (managed by Transport for London – which objected to the proposed development). The space in front of the property is relatively shallow and would not have allowed a vehicle to turn on site and exit in forward gear. With the presence of a mature street tree

in close proximity of the proposed access, the Planning Inspector was concerned about the adequacy of site-lines and concluded that the manoeuvre would have caused highway safety issues. Whilst there were existing access points for both neighbouring properties, he felt that each case should be determined on its own merits and he remained concerned that high safety would have been compromised.

2.23 The appeal was therefore DISMISSED.

Application No:	19/00020/HSE
Site:	118 Stanley Road, CR0 3QB
Proposed Development:	Erection of a ground floor rear extension (retrospective)
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Sera Elobisi
Ward	West Thornton

2.24 This application sought to retain a ground floor rear extension which had been undertaken without the benefit of a planning permission. The main issue involved the effect of the extension on the amenities of the neighbouring residential occupiers at 116 Stanley Road in terms of loss of outlook and increased enclosure.

2.25 The Planning Inspector was concerned about the height and depth of extension along the boundary and concluded that it was overly obtrusive and overbearing.

2.26 The appeal was DISMISSED and officers are now re-engaging with the owner of the property to resolve the on-going breach of planning control.

Application No:	19/01394/HSE
Site:	29 Woodcote Grove Road, CR5 2AG
Proposed Development:	Formation of a vehicle access and hardstanding for vehicle parking
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Chris Stacey
Ward	Coulsdon Town

2.27 The main issue in this case was the effect of the vehicular access on pedestrian and highway safety (in view of the relatively shallow space between back edge of footway and the front façade of the house).

2.28 The Planning Inspector was concerned that a car parked on the hardstanding would have projected over the footway and would have impeded pedestrian movements on the footway. Whilst he acknowledged that there were other crossovers and use of hardstanding areas for off street car parking, he concluded that this would not have rendered the scheme acceptable, especially as there was evidence that cars do project over the footway. Whilst he recognised that the parking of a small car might have been possible, there was no way to insist that only a small car is parked on the space

2.29 The appeal was therefore DISMISSED.

Application No: 18/01755/FUL
Site: 40 Raymead Avenue, Thornton Heath, CR7 7SA
Proposed Development: Erection of a single storey rear extension and rear roof extension in connection with the conversion of the property into 2x2 bedroom flats
Decision: REFUSE PLANNING PERMISSION
Appeal Method: WRITTEN REPRESENTATIONS
Inspector's Decision: DISMISSED
Case Officer: Chris Grace
Ward: West Thornton

2.30 The main issue in this case was the loss of a small family house and the quality of the proposed flats in terms of internal space dimensions, especially as one of the flats was proposed to be laid out across two levels.

2.31 The existing house provides 3 bedrooms and the Planning Inspector agreed with the Council that the scheme was contrary to policy which seeks to protect small family houses, with replacement accommodation not being suitable for alternative family occupation. Moreover, he was concerned that one of the units would have been undersized (by 3 square metres) which he concluded was critical. He was less concerned about inadequate details proposed for bicycle storage, which he felt could have been suitably controlled through the use of planning conditions

2.32 The appeal was DISMISSED.

Application No. 19/00369/HSE
Site: 87 Sandown Road, London, SE25 4XD
Proposed Development: Erection of a single storey side and rear extension
Decision: REFUSE PLANNING PERMISSION
Appeal Method: WRITTEN REPRESENTATIONS
Inspector's Decision: DISMISSED
Case Officer: Victoria Bates
Ward: Woodside

2.33 The main issue in this case was the effect of this extension on the living conditions of the occupiers of 89 Sandown Road.

2.34 The application site is a two-storey terraced property which has a two-storey rear extension set back off the side boundary. The Planning Inspector was concerned that the ground floor extension (which would have projected above the fence-line) would have affected the outlook enjoyed from the neighbouring living room window which would have suffered an increased sense of enclosure (with the 6-metre depth of extension rising to a height of 2.8 metres).

2.35 The appeal was DISMISSED.

Application No. 18/03319/FUL
Site: 11 Barham Road, CR2 6LD
Proposed Development: Formation of basement accommodation and the erection of a

Decision:

Appeal Method:
Inspector's Decision

Case Officer
Ward

part single, part two storey side and rear extension in connection with the conversion of the property to form 5 self-contained residential units
REFUSE PLANNING PERMISSION
(Overturned by Planning Committee)
WRITTEN REPRESENTATIONS
ALLOWED
Cost Application DISMISSED
Rachel Gardener
Waddon

2.36 The main issues in this case centred on the quality of the residential accommodation for future occupiers in terms of the internal floorspace of the accommodation and the availability of outdoor amenity space.

2.37 The Planning Inspector noted that approximately 176 square metres of communal amenity space would have been provided within the rear garden along with 120 square metres for one of the basement flats. He was satisfied that it would have been difficult to provide private balconies as part of the conversion without loss of privacy to neighbours and therefore accepted that the private amenity space was not necessary (especially in view of the availability of communal space which could be accessed down the side of the property). A landscaping condition was imposed and he saw no reason to doubt that the area would be an attractive area for future residents. In terms of overall flat size, he noted that only Flat 4 would have not met the standards (with a short fall of 1.2 square metres) which he concluded would not have been critical. The appeal was ALLOWED. The amended application (which sought to overcome the previous reasons for refusal) which was considered and deferred by Planning Committee at meeting of the 30th May 2019 has subsequently been withdrawn by the applicant. One therefore presumes that the scheme the subject of the appeal will now progress.

2.38 The cost application focussed largely on the decision to refuse planning permission by Planning Committee contrary to the officers' recommendation. This was not accepted by the Planning Inspector who found the decision to be complete, specific and relevant to the planning application and had been adequately substantiated. The application for costs was therefore DISMISSED.

Application No:

Site:

Proposed Development:

Decision:

Appeal Method:
Inspector's Decision

Case Officer
Ward

18/05112/FUL
St Andrews Vicarage, Julian Road,
Coulsdon, CR5 2DN
Erection of a part 1, part 2, part 3 and part 4 storey building comprising 9 flats with vehicle access from Woodmansterne Road and with basement car parking for 11 car parking spaces.
REFUSE PLANNING PERMISSION
WRITTEN REPRESENTATIONS
DISMISSED
Louise Tucker
Coulsdon Town

2.39 The appeal site sits in a prominent location at the junction of Julian Road and

Woodmansterne Road and the Planning Inspector noted that the dwellings in the immediate area were relatively traditional in appearance with pitched roofs of various forms.

- 2.40 He was concerned that the proposal would have involved the introduction of a building of significant bulk and mass with its footprint occupying a large proportion of the site. He was concerned that the scheme would have disrupted the overall sense of space. He felt that the introduction of flat roofs and a very modern design would have been specifically at odds with the prevailing pitched roofed character, especially with the heavy use of glass which would have been at odds with the prevailing character. He felt the issues associated with the form, mass and design of the building were accentuated by its corner location.
- 2.41 He referred to the Suburban Design Guide and even though the SPD advises that design should be innovative and original, it also advises that it should respect the existing character of the area and not create any negative aspects on that character. He was satisfied that this scheme conflicted with SPD Guidance.
- 2.42 In terms of the quality of on-site communal amenity space, he was concerned about the location of the space (with the space situated on an overshadowed roof) or tucked away and only accessed via the stairwell of the under-croft car park. He concluded that the siting of the communal amenity space (linked to the scale and mass of the building) would have not been of sufficient quality.
- 2.43 The appeal was DISMISSED.

Application No:	18/05041/FUL
Site:	172 Parchmore Road, Thornton Road, CR7 8HA
Proposed Development:	Revisions to planning permission (LBC Ref 16/05935/FUL) for alterations to a two storey element to the rear involving a further 0.9 metre extension, alterations to windows and the conversion of the first floor to provide an additional 1 bedroom flat – totalling 6x1 bed flats
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Chris Grace
Ward	Thornton Heath

- 2.44 This case has extensive planning history following on from a 2016 planning permission for extensions and the conversion of the property into 5 self-contained flats. The developer failed to carry out the development in accordance with the approved drawings with the property now being used as six self-contained flats without the benefit of planning permission. Over recent years he has continually attempted to modify the scheme (as part of a planning application process) in order to regularise the use of the property as six self-contained flats.
- 2.45 The main issue in this case was the effect of the proposed alterations on the living conditions of the proposed flats and neighbouring flats in the block by way of the quality of internal and external space, privacy and outlook. In effect, the proposal involved the splitting up of the rear addition into two small flats. His main

concern was the quality of the first floor flat in terms of the size of some of the rooms, the lack of adequate head height, the reliance on roof-lights and the proposed dormers potentially overlooking the neighbouring properties – with potential noise nuisance from the adjacent access road and car park.

- 2.46 As regards amenity space provision, he referred to the Croydon Local Plan which now advises that accommodation should be provided with private amenity space. He noted that the first floor flat would have no private amenity space and the ground floor flat would have amenity space which would be oppressive (having to be screened) and he was very concerned about the failure of other flats failing to have access to private amenity space, with the communal garden appearing somewhat contrived. He also noted that it would have been necessary to demolish an existing outbuilding within the rear garden area to form meaningful communal garden spaces and he was far from satisfied that the communal space would have compensated for the failure of the scheme to provide private amenity space.
- 2.47 Finally, he was concerned about the capacity of the refuse storage area (to accommodate the sixth unit) which again pointed to the cramped nature of the proposal (in view of the six units proposed). The appeal was DISMISSED.
- 2.48 It is interesting that the Planning Inspector (in his concluding remarks) commented that the scheme had developed incrementally with a previous Planning Inspector indicating that an appeal process should not be used to evolve a scheme. This developer has continued to try and secure planning permission for 6 flats over an extensive period of time (with no success) the time has now come to enforce against this on-going breach of planning control and ensure that the breach is fully resolved. Continued submission of planning applications to modify the scheme and still secure 6 residential units is clearly not sustainable.

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PLANNING COMMITTEE AGENDA

15th August 2019

Part 8 Other Planning Matters

Item 8.2

Report of: Director of Planning and Strategic Transport Author: Pete Smith	Title: Planning Performance and Weekly Planning Decisions
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1. Purpose

1.1 This report provides details the Council's overall development management performance (over a rolling 12 month period) with monthly statistics which highlight the following performance measures:

- Refusal and approval rates
- Speed of determination (majors, minors and others)
- Number of applications on hand (at time of reporting)
- Appeals considered by Planning Inspectorate and the % ALLOWED.

1.2 This report also provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval)

Development Management Performance

1.3 Development Management Performance (over a 12 month rolling period) is attached as Appendix 1 to this report.

1.4 The local planning authority is monitored by Central Government in respect of the speed of determination and the quality of decision making (which can be reflected in its appeal performance). There is a firm expectation that applications for "non-major" development ("minor" and "other" development) should be determined within 8 weeks of validation whereas applications for "major" development should be determined within 13 weeks. There is scope to determine beyond these published time scales (with the formal agreement of the applicant) through use of "Planning Performance Agreements" or "Extension of Time" arrangements although these are only utilised if delays in the processing of the application have been delayed for good reason.

1.5 The National Planning Policy Framework (NPPF) advises that decisions on planning applications should be made as quickly as possible. Moreover, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way and should use the full range of planning tools available to secure

developments that will improve the economic, social and environmental conditions of the area. Critically, it advises that decision-makers at every level should seek to approve applications for sustainable development where possible. The approval/refusal rate is therefore an important comparative data set.

- 1.6 The NPPF also promotes the use of pre application engagement as a mechanism to resolve a number of issues prior to planning application submission. It sees pre application processes as assisting local planning authorities to issue timely decisions and improve the quality of proposed development and planning application submissions, whilst helping to ensure that applicants do not experience unnecessary delays or costs.

Planning Decisions

- 1.7 Attached as Appendix 2 is the list of delegated and Planning Committee/Sub Committee decisions taken between 22nd July and 2nd August 2019.

- 1.8 During this period the service issued 177 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 3 applications were withdrawn by the applicants (which also appear in the list).

- 1.9 Out of the 177 decisions made, 19 were refused (11%). Therefore the approval rate was 89%.

- 1.10 Notable decisions include the following:

- Refusal of planning permission for the conversion of 58 Lower Addiscombe Road to a large HMO (for 8 persons within 6 rooms) with a second floor rear extension and conversion of the roof space (LBC Ref 19/02443/FUL). The reasons for refusal focussed on the quality of accommodation proposed with inadequate communal and amenity space for future occupiers, noise and disturbance issues and the impact of the development on car parking stress in the immediate area – detrimental on highway safety and residential amenities of neighbours.
- Prior approval has been granted for the conversion of ground, first, second, third and fourth floors of Cappella Court - from offices to residential (LBC Ref 19/02578/GPDO).
- Planning permission has been issued (following the Planning Committee decision to grant planning permission - subject to completion of a S.106 Agreement) for the redevelopment of Land Adj to Quail Gardens in the form of 15x3 bedroom houses (LBC Ref 19/00543/FUL). The S.106 Agreement was concluded late July 2019 and officers understand that the contract to build out the scheme on behalf of PA Housing has been concluded, we the scheme delivering

all units as affordable housing. It is currently programmed to start on site in October 2019.

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Appendix 1

Period ending	The % of Major applications determined within 13 weeks (month)	Refusal Rate	The % of Minor applications determined within 8 weeks (month)	Refusal Rate	The % of Other applications determined within 8 weeks (month)	Refusal Rate	The % of planning appeals allowed	Number of planning appeals allowed	Total No of planning appeals
Aug-18	66.67	33%	79.89	13%	85.23	7%	18%	2	11
Sep-18	20.00	40%	84.70	13%	93.01	8%	38%	5	13
Oct-18	83.33	8%	82.52	6%	93.84	10%	13%	2	16
Nov-18	66.67	0%	80.30	8%	92.59	7%	0%	0	2
Dec-18	100.00	0%	80.61	13%	91.27	6%	50%	4	8
Jan-19	81.82	9%	68.22	10%	90.13	12%	29%	4	14
Feb-19	100.00	0%	80.91	5%	85.32	8%	38%	1.5	4
Mar-19	90.91	18%	69.72	15%	91.79	8%	35%	6	17
Apr-19	75.00	0%	81.13	12%	88.06	9%	20%	3	15
May-19	100.00	0%	76.58	13%	88.51	8%	33%	2	6
Jun-19	50.00	0%	78.21	14%	80.45	4%	50%	4	8
Jul-19	75.00	25%	78.10	19%	89.94	5%	36%	5	14
Rolling Year	77.27	12%	78.75	11%	89.14	8%	30%	39	128
2019	82.93	10%	75.77	13%	87.80	7%	33%	26	78

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DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

The following is a list of planning applications determined by the Head of Development Management under delegated powers since the last meeting of the Planning Committee.

Note: This list also includes those decisions made by Planning Committee and released in this time frame as shown within the level part of each case.

NOTE: The cases listed in this report can be viewed on the Council's Website.

Please note that you can also view the information supplied within this list and see more details relating to each application (including the ability to view the drawings submitted and the decision notice) by visiting our Online Planning Service at the Croydon Council web site (www.croydon.gov.uk/onlineplans).

Once on the Council web page please note the further information provided before selecting the Public Access Planning Register link. Once selected there will be various options to select the Registers of recently received or decided applications. Also; by entering a reference number if known you are able to ascertain details relating to a particular application. (Please remember to input the reference number in full by inserting any necessary /'s or 0's)

Ref. No. : 19/01722/DISC
Location : 121-123 Lower Addiscombe Road
Croydon
CR0 6PU

Ward : **Addiscombe East**
Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Discharge of Condition 11 (Contaminated Land) of Planning Permission 16/01683/P for demolition of existing buildings at rear and erection of single storey building at rear for use as MOT centre, Alterations and use of main building as 5 two bedroom, 3 one bedroom and 1 three bedroom flats, erection of a three storey rear and basement extension; provision of 4no. car parking spaces and associated vehicular crossovers

Date Decision: 26.07.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/03009/DISC

Ward : Addiscombe East

Location : 121-123 Lower Addiscombe Road
Croydon
CR0 6PU

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 attached to Planning Permission 16/01683/P for Demolition of existing buildings at rear and erection of single storey building at rear for use as MOT centre; Alterations and use of main building as 5 two bedroom, 3 one bedroom and 1 three bedroom flats; erection of a three storey rear and basement extension; provision of 4no. car parking spaces and associated vehicular crossovers

Date Decision: 26.07.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 18/04849/FUL

Ward : Addiscombe West

Location : 12 Canning Road
Croydon
CR0 6QD

Type: Full planning permission

Proposal : Ground floor rear extension to ground floor and part first floor flat and erection of outbuilding

Date Decision: 26.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 18/05860/DISC

Ward : Addiscombe West

Location : Rees House/ Morland Lodge And 6 Morland
Road
Croydon
CR0 6NA

Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Discharge of conditions 17 (Floodlights) & 23 (Delivery and Service Plan) attached to planning permission 17/03709/FUL for; Demolition of existing buildings & erection of a part four/part five storey building to create a 1200 place (900 pupils & 300 6th Form Post-16 Pupils) six form entry secondary school with associated access and landscaping (incorporating a roof top multi use games area (MUGA))

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02354/HSE **Ward : Addiscombe West**
Location : 331 Morland Road **Type: Householder Application**
Croydon
CR0 6HF
Proposal : Erection of single storey side and rear extension with internal alterations

Date Decision: 31.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02443/FUL **Ward : Addiscombe West**
Location : 58 Lower Addiscombe Road **Type: Full planning permission**
Croydon
CR0 6AA
Proposal : Conversion of the flat into a large HMO (Sui Generis) for 8 people (six rooms), new shopfront with new access to upper floors, second floor rear extension and loft conversion involving the addition of a rear dormer

Date Decision: 24.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02603/HSE **Ward : Addiscombe West**
Location : 146A Oval Road **Type: Householder Application**
Croydon
CR0 6BN
Proposal : Erection of loft conversion, with a dormer and rear roof slope and roof lights in the front roof slope

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02624/DISC **Ward : Addiscombe West**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : Eden Apartments
3 Hermitage Lane
South Norwood
London
SE25 5FD

Type: Discharge of Conditions

Proposal : Details pursuant to conditions 2 (refuse), 3 (cycle storage) 4 (partially discharge boundary treatment) of planning permission 18/04409/ful granted for proposed alterations including elevation and window openings to two buildings.

Date Decision: 02.08.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/02866/GPDO
Location : 14 Freemason's Road
Croydon
CR0 6PB

Ward : **Addiscombe West**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 31.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02021/FUL
Location : R/O 118 Pawsons Road
Croydon
CR0 2QF

Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Erection of a two storey two bedroom house. Provision of associated refuse storage and cycle storage.

Date Decision: 02.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02582/FUL
Location : 364 - 366 Bensham Lane
Thornton Heath
CR7 7EQ

Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Amalgamation of 2 flats to 1 on second floor level.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 26.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02584/LP **Ward : Bensham Manor**
Location : 17 Beverstone Road **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 7LL
Proposal : Erection of loft conversion with dormer in the rear roof slope and roof lights in the front roof slope

Date Decision: 02.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02587/HSE **Ward : Bensham Manor**
Location : 17 Beverstone Road **Type: Householder Application**
Thornton Heath
CR7 7LL
Proposal : Demolition and erection of single storey rear extension

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02607/FUL **Ward : Bensham Manor**
Location : 108 Brigstock Road **Type: Full planning permission**
Thornton Heath
CR7 7JB
Proposal : Conversion of dwelling to provide HMO accommodation for 9 people.

Date Decision: 26.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02620/FUL **Ward : Bensham Manor**
Location : 232 Brigstock Road **Type: Full planning permission**
Thornton Heath
CR7 7JD
Proposal : Erection of a roof extension to facilitate the creation of a one bedroom flat

Date Decision: 02.08.19

Permission Refused

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Level: Delegated Business Meeting

Ref. No. : 19/02749/GPDO
Location : 87 Kimberley Road
Croydon
CR0 2PZ

Ward : Bensham Manor
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.4 metres

Date Decision: 24.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02776/GPDO
Location : 97 Melfort Road
Thornton Heath
CR7 7RT

Ward : Bensham Manor
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a height of 3.75 metres

Date Decision: 24.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02889/GPDO
Location : 16 Woodland Road
Thornton Heath
CR7 7LP

Ward : Bensham Manor
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.65 metres

Date Decision: 31.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02220/FUL
Location : 25 Canterbury Road
Croydon
CR0 3PY

Ward : Broad Green
Type: Full planning permission

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Conversion of the existing house into three flats with ground floor and second floor rear extensions and associated alterations

Date Decision: 30.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02452/FUL

Ward : **Broad Green**

Location : 30 Hathaway Road
Croydon
CR0 2TP

Type: Full planning permission

Proposal : Erection of single storey side/rear extension and conversion of property into 1 X 1 bedroom flat and 1 X 3 bedroom flat

Date Decision: 24.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02650/HSE

Ward : **Broad Green**

Location : 5 Onslow Road
Croydon
CR0 3NN

Type: Householder Application

Proposal : Erection of first floor rear extension

Date Decision: 02.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03206/LP

Ward : **Broad Green**

Location : 34 Stonecroft Way
Croydon
CR0 3DG

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension.

Date Decision: 31.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/00442/FUL

Ward : **Crystal Palace And Upper Norwood**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : 120 Beauchamp Road
Upper Norwood
London
SE19 3DB

Type: Full planning permission

Proposal : Retrospective application for conversion of single dwelling to 2 x 2 bedroom flats

Date Decision: 02.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/00849/DISC

Ward : Crystal Palace And Upper Norwood

Location : Land Adjacent To The South Of 2 Harold Road And Land Adjacent To Ravensdale Gardens
Upper Norwood
London

Type: Discharge of Conditions

Proposal : Discharge of condition 7 (Security Gates) attached to permission 16/06374/FUL for demolition of garages; erection of four/ five/ six storey building comprising 14 two bedroom and 1 one bedroom flats; erection of 2 three-storey and 11 two-storey three bedroom houses with associated car parking, landscaping and associated works.

Date Decision: 02.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02436/FUL

Ward : Crystal Palace And Upper Norwood

Location : Crown Point
Beulah Hill
Upper Norwood
London
SE19 3NF

Type: Full planning permission

Proposal : Erection of part three/part four storey building comprising 4 two bedroom and 2 one bedroom flats, erection of three storey building comprising 2 two bedroom maisonettes, provision of additional parking spaces.

Date Decision: 01.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02441/FUL **Ward : Crystal Palace And Upper Norwood**
Location : 228 Grange Road **Type: Full planning permission**
South Norwood
London
SE25 6TB
Proposal : Use of existing rear outbuilding as a Dog Grooming parlour (Retrospective).

Date Decision: 24.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02471/HSE **Ward : Crystal Palace And Upper Norwood**
Location : Green Hedges **Type: Householder Application**
10 Spurgeon Avenue
Upper Norwood
London
SE19 3UQ
Proposal : Alterations, erection of two storey side/rear/front extensions including rear balconies at ground and first floor levels.

Date Decision: 02.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02611/FUL **Ward : Crystal Palace And Upper Norwood**
Location : 203 Church Road **Type: Full planning permission**
Upper Norwood
London
SE19 2PS
Proposal : Erection of a single detached house on the land to the rear of 203 Church Road.
Demolition of existing garage on site and the erection of bin and cycle store and new landscaping plan.

Date Decision: 02.08.19

Permission Refused

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Ref. No. : 19/03208/NMA **Ward : Crystal Palace And Upper Norwood**
Location : 283 - 287 Beulah Hill **Type: Non-material amendment**
Upper Norwood
London
SE19 3UZ
Proposal : Non-material amendment (alterations to windows, bin store and PV panels) to planning permission 17/03743/FUL for Demolition of existing buildings and erection of three/four storey building with basement and accommodation in roofspace comprising a 60 bedroom care home and a two storey building with accommodation in roofspace comprising 3 two bedroom flats, formation vehicular access and provision of parking and associated landscaping

Date Decision: 02.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03336/LP **Ward : Crystal Palace And Upper Norwood**
Location : 50 South Vale **Type: LDC (Proposed) Operations edged**
Upper Norwood
London
SE19 3BA
Proposal : Installation of roof lights on the front roof slope

Date Decision: 30.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01429/FUL **Ward : Coulsdon Town**
Location : Pavilion **Type: Full planning permission**
Rickman Hill Recreation Ground
Rickman Hill
Coulsdon
CR5 3DR
Proposal : Formation of serving hatch in southern flank wall of Pavilion

Date Decision: 26.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01788/FUL **Ward : Coulsdon Town**
Location : 69 Windermere Road Type: Full planning permission
Coulsdon
CR5 2JE
Proposal : Erection of 2 storey side and single storey rear extension, rear roof extension and outbuilding.

Date Decision: 01.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02110/FUL **Ward : Coulsdon Town**
Location : 40 Woodcote Grove Road Type: Full planning permission
Coulsdon
CR5 2AB
Proposal : Demolition of existing dwelling house and replacement with 9 new build apartments with associated car parking and landscaping.

Date Decision: 02.08.19

P. Granted with 106 legal Ag. (3 months)

Level: Planning Committee

Ref. No. : 19/02196/TRE **Ward : Coulsdon Town**
Location : Opposite 7 Tickners Way Type: Consent for works to protected trees
Coulsdon
Croydon
CR5 3GG

Proposal : T1 Norway maple- Fell to ground level remaining stem following failure of top. Replace with x1 native Field Maple (TPO no. 25, 1993)

Date Decision: 30.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02235/HSE **Ward : Coulsdon Town**
Location : 70 Smitham Bottom Lane Type: Householder Application
Purley
CR8 3DD
Proposal : Alterations. Erection of a single storey front/ side and rear extension to existing garage and change of use to a habitable room. (amended description).

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 22.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02489/FUL
Location : 58 Reddown Road
Coulsdon
CR5 1AX
Ward : **Coulsdon Town**
Type: Full planning permission
Proposal : Demolition of garage and erection of a 4-bedroom detached dwelling house and vehicular accesses. Alterations to the existing house including removal of conservatory and erection of two storey side extension.

Date Decision: 26.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02529/HSE
Location : 70 Portnalls Road
Coulsdon
CR5 3DE
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Erection of first floor side extension

Date Decision: 30.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02913/TRE
Location : 40A Bramley Avenue
Coulsdon
CR5 2DP
Ward : **Coulsdon Town**
Type: Consent for works to protected trees
Proposal : Silver Birch (T1) - To section fell mature Silver Birch located in the front garden closest to the house due to fungal infection
Silver Birch (T2) - To reduce the remaining smallest Silver Birch by 1.5 reduction.
(TPO no. 47, 1990)

Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03113/TRE
Ward : **Coulsdon Town**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : St Aidans Roman Catholic Primary School Type: Consent for works to protected
Portnalls Road trees
Coulsdon
CR5 3DE

Proposal : T1: Norway Maple - Reduce crown height - by 1.5m. Reduce crown radial spread - by 1.5m. Raise low canopy - to 3.0m. T2a: Sycamore - Raise overhanging branches to 3m height. T3: Sycamore - Fell and treat stump. T11: Norway Maple - Remove - Basal growth. Raise low canopy to 3.0m. T12: Norway Maple - Remove crossing branches. Raise low canopy to 3.0m. T13: Sycamore - Remove basal growth. Raise low canopy to 3.0m. T16: Manna Ash - Raise low canopy to 2.5m. T18: Norway Maple - Raise low canopy to 2.5m. T19: Sycamore - Ivy sever to base. T20: Dutch Elm - Raise low canopy to 2.5m. T21 - Sycamore - Remove major deadwood. T22: Pissards Plum - Raise low canopy to 2.5m. T23: Norway Maple - Reduce crown height by 3m. Reduce crown radial spread by 1.5-2m. Crown raise to 3m. T24: Common Hawthorn - Fell to ground level. T25: Sycamore - Shorten lowest easterly primary lim by 3m. Raise low canopy to 2.5m. Remove suspended or broken branches. T27: Sycamore - Remove suspended or broken branches. T30: Common Ash - Remove basal growth. T32: Common Oak - Raise canopy to 2.5m. T34: Common Hawthorn - Fell and treat stump. T38: Norway Maple - Raise low canopy to 2.5m. T39: Sycamore - Remove major deadwood. T40: Sycamore - Remove major dead wood. T45: Norway Maple - Reduce to a 4m high habitat feature. T49: Common Ash - Remove basal growth. T52: Sycamore - Ivy sever at base. T53: Common Oak - Remove major dead wood. G57: Sycamore - Northern boundary group. Remove 6x stems at road end of group. G59: Sycamore - Cut back overhanging branches to the boundary line, to a height of 2.5m.
(TPO no. 24, 1971)

Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03507/DISC **Ward : Coulsdon Town**
Location : 6A The Drive Type: Discharge of Conditions
Coulsdon
CR5 2BL
Proposal : Condition 7 - Site plan indicating electrical vehicle charging point
Condition 8 - Carbon dioxide emissions calculations
Condition 9 - Water usage calculation

Date Decision: 31.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/00172/DISC **Ward : Fairfield**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : Land Former Site Of Essex House Adjoining Type: Discharge of Conditions
100
George Street
Croydon

Proposal : Approval of details pursuant to condition 20 (Deliveries and Servicing) of planning permission 17/04201/FUL, for: Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1) uses with basement accommodating parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping.

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01799/NMA Ward : **Fairfield**
Location : Impact House Type: Non-material amendment
2 Edridge Road
Croydon
CR9 1PJ

Proposal : Non-Material Amendment to Planning Permission 16/04750/FUL for (Use of the former office floor area of the top three floors as 38 flats. Construction of Infill extensions of part of 8th and 16th floors and provision of new communal roof terrace at 9th floor. Provision of bin and cycle storage at lower ground floor together with external alterations and provision of disabled parking bays). Reconfiguration of the lower ground floor undercroft and parking layout (Amended description).

Date Decision: 02.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01897/CONR Ward : **Fairfield**
Location : Hamilton Apartments Type: Removal of Condition
49A High Street
Croydon

Proposal : Alterations; conversion of the first and second floor to include loft extension to provide 4 one bedroom and 4 two bedroom flats (variation of condition 1 of planning permission 16/04421/FUL in accordance with approved plans and as previously varied under application reference 17/00759/CONR and 18/01619/CONR)

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 22.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02277/FUL

Ward : Fairfield

Location : 127 Edridge Road
Croydon
CR0 1EJ

Type: Full planning permission

Proposal : Temporary change of use from Class C3 (dwelling) to Class B1 (office) to be used as site office for a period of 18 months.

Date Decision: 23.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02320/FUL

Ward : Fairfield

Location : Unit 2, 3 And Part 4 Including R/O Unit 1
Norfolk House
Wellesley Road
Croydon
CR0 1LH

Type: Full planning permission

Proposal : Change of use of first floor from A1+C3 to flexible B1/D1/D2. Alterations to ground floor shopfront and creation of new ground floor access to proposed B1/D1/D2 use.

Date Decision: 01.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02412/DISC

Ward : Fairfield

Location : Wandle Road Car Park
Wandle Road
Croydon
CR0 1DX

Type: Discharge of Conditions

Proposal : Discharge of condition 13 (Secure by design and CCTV measures) attached to planning permission 17/06318/FUL for redevelopment of part of site to provide part 5, 22 and 25-storey mixed used building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm including shared pedestrian and cycle access through the site.

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02289/TRE
Location : 30 Cullerden Road
Kenley
CR8 5LR
Ward : **Kenley**
Type: Consent for works to protected trees
Proposal : T1) To section fell mature Cherry tree located in the front garden that has sever amount of dieback in the crown.
(TPO no. 4, 1975)

Date Decision: 30.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02463/HSE
Location : 47 Abbots Lane
Kenley
CR8 5JB
Ward : **Kenley**
Type: Householder Application
Proposal : Construction of a single storey side extension

Date Decision: 24.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02547/DISC
Location : Volunteer Gliding Squadron
Kenley Aerodrome
Hayes Lane
Kenley
Ward : **Kenley**
Type: Discharge of Conditions
Proposal : Full discharge of conditions 4 (detailed design) attached to planning application 18/02172/FUL for the demolition of existing single storey building and erection of a single storey building for use by the Volunteer Gliding Squadron as an office (B1 (a) Class) and classroom facility (D1 Class) including associated works to include car parking and hard landscaping.

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02562/TRE
Ward : **Kenley**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : The Gateway
Hawkhurst Road
Kenley
CR8 5DL

Type: Consent for works to protected trees

Proposal : T1 Ash (Opposite no.21) Overall crown reduction of upto 4-5m. tree is in poor order and dysfunctional with much dead wood. T2 Ash (Opposite no.27) Fell due to significant dysfunctionality.
(TPO no. 1, 2003)

Date Decision: 24.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02675/DISC

Ward : **Kenley**

Location : 7 Highwood Close
Kenley
CR8 5HW

Type: Discharge of Conditions

Proposal : Discharge of Condition 9 (Drainage layout and calculations.) attached to PP 18/02710/OUT for the demolition of the side extension to No.7 and erection of a single storey rear extension: Formation of access road and erection of 3x two storey detached dwellings at the rear.

Date Decision: 26.07.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/02694/HSE

Ward : **Kenley**

Location : 4 Wattendon Road
Kenley
CR8 5LU

Type: Householder Application

Proposal : Erection of a single storey side/rear extension. (partially retrospective).

Date Decision: 01.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02729/DISC

Ward : **Kenley**

Location : 157 Hayes Lane
Kenley
CR8 5HP

Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Full discharge of conditions 2 (Materials/Details and refuse stores), 5 (Construction Logistics Plan) and 11 (Arboricultural Method Statement) attached to planning application 18/06006/FUL for the Demolition of existing property. Erection of three storey building comprising 7 flats with creation of vehicular crossover, parking area, refuse and cycle store and landscaping

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02775/GPDO
Location : 46 Whitefield Avenue
Purley
CR8 4BJ

Ward : Kenley
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.43 metres

Date Decision: 24.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02792/DISC
Location : 157 Hayes Lane
Kenley
CR8 5HP

Ward : Kenley
Type: Discharge of Conditions

Proposal : Full discharge of conditions 3 (Detailed design), 4 (Landscaping) and 9 (SUDs) attached to planning application 18/06006/FUL for the Demolition of existing property. Erection of three storey building comprising 7 flats with creation of vehicular crossover, parking area, refuse and cycle store and landscaping

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02952/DISC
Location : 7 Highwood Close
Kenley
CR8 5HW

Ward : Kenley
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials) attached to PP 19/01649/RSM for the approval of reserved matters relating to conditions 1 and 2 of planning permission 18/02710/OUT.

Date Decision: 29.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02953/DISC **Ward : Kenley**
Location : 7 Highwood Close Type: Discharge of Conditions
Kenley
CR8 5HW
Proposal : Discharge of Conditions 5 (Archaeology) attached to PP 18/02710/OUT for the demolition of the side extension to No.7 and erection of a single storey rear extension. Formation of access road and erection of 3x two storey detached dwellings at the rear.
Date Decision: 29.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03155/TRE **Ward : Kenley**
Location : 8 Beckett Avenue Type: Consent for works to protected trees
Kenley
CR8 5LT
Proposal : T1 - Pine tree. To reduce by a maximum of 5 meters all the way round.
(TPO 100)
Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03231/LP **Ward : Kenley**
Location : 8 Wattendon Road Type: LDC (Proposed) Operations edged
Kenley
CR8 5LU
Proposal : Construction of an out building ancillary to existing house.
Date Decision: 02.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01987/HSE **Ward : New Addington North**
Location : 107 Headley Drive Type: Householder Application
Croydon
CR0 0QL

Proposal : Alterations, erection of a single storey side extension

Date Decision: 31.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02307/DISC **Ward : New Addington South**
Location : 56A - 76D Chertsey Crescent **Type: Discharge of Conditions**
Croydon
CR0 0DX

Proposal : Details pursuant to condition 6 (Electrical vehicle charging point) of planning permission 18/01995/FUL granted for Refurbishment of tower block to include new rain-screen cladding, new windows and upgraded roof works, alterations, landscaping and ancillary works to include car parking spaces, new bin stores, new general stores and new mobility scooter stores.

Date Decision: 02.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03390/NMA **Ward : New Addington South**
Location : 25 Aldrich Crescent **Type: Non-material amendment**
Croydon
CR0 0NP

Proposal : Application for a non-material amendment to Planning Permission 19/01247/HSE (Demolition of the existing garage, erection of a single storey rear extension and a two-storey side/rear extension) to amend the rear doors and add a rooflight to single storey side projection

Date Decision: 31.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03417/LP **Ward : New Addington South**
Location : 27 Flora Gardens **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 0JT

Proposal : Erection of dormer extension in rear roofslope and installation of 2 rooflights in front roofslope.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 31.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02214/HSE
Location : 3 Virginia Road
Thornton Heath
CR7 8EL
Ward : **Norbury Park**
Type: Householder Application
Proposal : Erection of a part single, part two storey side extensions.

Date Decision: 29.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02293/CAT
Location : 8 Arnalls Road
Norbury
London
SW16 3EP
Ward : **Norbury Park**
Type: Works to Trees in a
Conservation Area
Proposal : Sycamore (T1) - fell because of low amenity value and high nuisance value. Leaf falls block neighbour's hard-to-access gutters and windows.

Date Decision: 30.07.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/02664/HSE
Location : 27 St Oswald's Road
Norbury
London
SW16 3SA
Ward : **Norbury Park**
Type: Householder Application
Proposal : Erection of single/two storey side/rear extension

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Ref. No. : 19/02975/HSE **Ward :** **Norbury Park**
Location : 11 Florida Road **Type:** **Householder Application**
Thornton Heath
CR7 8EY
Proposal : Alterations, erection of dormer extension in rear roof slope, roof lights in front roof slope and first floor rear and side extension

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02433/FUL **Ward :** **Norbury And Pollards Hill**
Location : Telephone Exchange **Type:** **Full planning permission**
Craignish Avenue
Norbury
London
SW16 4DD

Proposal : Installation of two louvres (ventilation) within existing window openings on the south elevation

Date Decision: 23.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02439/LP **Ward :** **Norbury And Pollards Hill**
Location : 44-46 Norbury Crescent **Type:** **LDC (Proposed) Operations**
Norbury **edged**
London
SW16 4LA

Proposal : Ground floor rear extension and extensions to the roof

Date Decision: 23.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02822/GPDO **Ward :** **Norbury And Pollards Hill**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : 15 Semley Road
Norbury
London
SW16 4PS

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 31.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03144/LP

Location : 98 Isham Road
Norbury
London
SW16 4TF

Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of dormer extension in rear roofslope, erection of hip to gable extension and installation of 2 rooflights in front roofslope.

Date Decision: 24.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03518/LP

Location : 38 Dalmeny Avenue
Norbury
London
SW16 4RT

Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations
edged

Proposal : The erection of an outbuilding.

Date Decision: 30.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02442/HSE

Location : 45 Taunton Lane
Coulson
CR5 1SJ

Ward : **Old Coulsdon**
Type: Householder Application

Proposal : Construction of a single storey rear extension.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02498/DISC **Ward : Old Coulsdon**
Location : Land And Garages At Goodenough Way And Type: Discharge of Conditions
Ellis Road
Coulsdon
CR5 1DX

Proposal : Discharge of condition 20 (carbon reduction) attached to planning permission 16/06505/FUL for demolition of existing garages, substation, refuse stores and community centre; erection of 7 buildings varying in height between two and three storeys comprising 18 three bedroom and 4 two bedroom houses and 14 two bedroom and 4 one bedroom flats and 161 sq m community centre space (Use Class D1), provision of associated car parking, landscaping and other associated works.

Date Decision: 29.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02511/LP **Ward : Old Coulsdon**
Location : 153 Chaldon Way Type: LDC (Proposed) Operations
Coulsdon edged
CR5 1DP

Proposal : Construction of a single storey rear extension, part hip to gable roof extension, 2 x side dormers and associated alterations.

Date Decision: 26.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02524/FUL **Ward : Old Coulsdon**
Location : 13 Lacey Avenue Type: Full planning permission
Coulsdon
CR5 1LQ

Proposal : Erection of single storey rear extension

Date Decision: 01.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02640/FUL	Ward :	Old Coulsdon
Location :	47 Court Avenue Coulsdon CR5 1HJ	Type:	Full planning permission
Proposal :	Continued use of a room as B1 (a) Office in the loft of a C3 residential dwelling (retrospective).		

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02644/HSE	Ward :	Old Coulsdon
Location :	40 Bradmore Way Coulsdon CR5 1PA	Type:	Householder Application
Proposal :	Erection of first floor side extension.		

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03022/TRE	Ward :	Old Coulsdon
Location :	1 Shelley Close Coulsdon CR5 2LT	Type:	Consent for works to protected trees

Proposal : Tree has sever die back - reduce crown by 4-5m. 1 Oak tree - (TPO no 34 of 1991).

Date Decision: 30.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/03254/LP	Ward :	Old Coulsdon
Location :	50 Inwood Avenue Coulsdon CR5 1LN	Type:	LDC (Proposed) Operations edged

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Erection of dormer extension in rear roofslope, hip to gable extension and installation of 2 rooflights in front roofslope.

Date Decision: 25.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03280/LP

Ward : Old Coulsdon

Location : 135 Coulsdon Road
Coulsdon
CR5 1EH

Type: LDC (Proposed) Operations
edged

Proposal : Erection of dormer extension in rear roofslope, hip to gable extension and installation of rooflights in front roofslope.

Date Decision: 25.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02249/HSE

Ward : Park Hill And Whitgift

Location : 39 Sandilands
Croydon
CR0 5DF

Type: Householder Application

Proposal : Erection of single storey side extension

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00094/CONR

**Ward : Purley Oaks And
Riddlesdown**

Location : 140 & 142 Pampisford Road
Purley
CR8 2NH

Type: Removal of Condition

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Variation of conditions 1 (decision drawings), 4 (various incl. cycle and refuse), 8 (landscaping), 15 (CLP) of planning permission 17/05463/FUL at the rear of 140 and 142 Pampisford Road. The permission was for the erection of a two storey building at rear with accommodation in roof space comprising 1 x 1 bedroom; 5 x 2 bedroom and 1 x 3 bedroom flats with associated access, 11 parking spaces, cycle storage and refuse store. The proposed variation is amendments to the building layouts and elevations, including external detailing & fenestration.

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02460/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : Land To The East Of Montpelier Road And Land And Garages South Of 75-135 Kingsdown Avenue South Croydon CR2 6QL

Type: Discharge of Conditions

Proposal : Discharge of condition 17 (35% CO2 reduction) attached to permission 16/06031/FUL for demolition of existing garages and erection of 1 six storey building comprising 9 two bedroom, 1 one bedroom and 1 three bedroom flats, 1 four storey building comprising 4 two bedroom and 2 one bedroom flats and 13 three bedroom and 4 two bedroom houses. Provision of associated car parking, landscaping and associated works.

Date Decision: 29.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02572/FUL

Ward : **Purley Oaks And Riddlesdown**

Location : Purley Bury Tennis Club
53A Purley Bury Avenue
Purley
CR8 1JF

Type: Full planning permission

Proposal : Installation of floodlighting to five tennis courts

Date Decision: 29.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02578/GPDO **Ward :** **Purley Oaks And Riddlesdown**
Location : Cappella Court **Type:** Prior Appvl - Class O offices to houses
725 Brighton Road
Purley
CR8 2PG
Proposal : Change of use of ground, first, second, third and fourth floors (Use Class B1 - office) to residential use (Use Class C3 - dwelling), to comprise of 64 residential units.
Date Decision: 01.08.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/02596/HSE **Ward :** **Purley Oaks And Riddlesdown**
Location : 178 Riddlesdown Road **Type:** Householder Application
Purley
CR8 1DF
Proposal : Conversion of a garage to bike store/habitable room and erection of a first floor side extension
Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02829/NMA **Ward :** **Purley Oaks And Riddlesdown**
Location : 58 Whytecliffe Road South **Type:** Non-material amendment
Purley
CR8 2AW
Proposal : Demolition of the existing single storey office building (Class B1) and the erection of a four/five storey building providing 9 residential units (Class C3) comprising 7 x two bed units and 2 x one bed units, including private amenity space for each unit, refuse and recycling storage and secure cycle storage (amendments to application number 18/02340/FUL)
Date Decision: 26.07.19

Approved

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Level: Delegated Business Meeting

Ref. No. : 19/03024/LP **Ward : Purley Oaks And Riddlesdown**
 Location : Rotary Field Recreation Ground Type: LDC (Proposed) Operations edged
 Brighton Road
 Purley
 CR8 2LG
 Proposal : Installation of a cast iron sculpture measuring 12 mtrs long x 2.4 mtrs high x 0.3mtrs wide mounted on a concrete foundation measuring 12.5 mtrs long x 1 mtrs deep x 0.5 mtrs wide.

Date Decision: 31.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03245/DISC **Ward : Purley Oaks And Riddlesdown**
 Location : 96A Riddlesdown Road Type: Discharge of Conditions
 Purley
 CR8 1DD
 Proposal : Discharge of Condition 9 (Carbon Dioxide Emissions) attached to PP 18/01032/CONR for the Section 73 application seeking to vary condition 1 (approved drawings) attached 17/04385/FUL for the demolition of existing dwelling; erection of a two storey building including basement and with additional accommodation in roofspace comprising of 5 x two bedroom flats and 3 x three bedroom flats; formation of associated access, and provision of 8 parking spaces, cycle storage and refuse store.

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/05066/FUL **Ward : Purley And Woodcote**
 Location : 102 Foxley Lane Type: Full planning permission
 Purley
 CR8 3NB
 Proposal : Demolition of the existing house and garage. Erection of a three storey building comprising 6 two bedroom and 3 three bedroom flats, formation of vehicular access and provision of associated parking.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 31.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/00989/HSE
Location : 36 Manor Wood Road
Purley
CR8 4LE
Proposal : Alterations to the land levels located across the site and erection of side/rear boundary fencing (partial retrospective application).

Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 22.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01859/GPDO
Location : 67 Whytecliffe Road South
Purley
CR8 2AZ
Proposal : Change of use from existing B1 offices to C3 residential use. Provision of 3no. flats (3no. 2B flats)

Ward : **Purley And Woodcote**
Type: Prior Appvl - Class O offices to houses

Date Decision: 31.07.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/01963/OUT
Location : 15A Russell Hill
Purley
CR8 2JB
Proposal : Outline application for demolition of existing dwelling and garage and the erection of a 2/3 storey building to provide 6 flats with associated parking, amenity space, bin store and cycle store. Access, Layout and Scale ONLY to be considered.

Ward : **Purley And Woodcote**
Type: Outline planning permission

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02222/FUL
Ward : **Purley And Woodcote**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : 21 High Street
Purley
CR8 2AF
Type: Full planning permission

Proposal : Change of use from A2 (Bank) to A1 (Jewellery shop) with ancillary workshop and offices, alterations to shop front

Date Decision: 22.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02316/HSE
Location : 2 Silver Lane
Purley
CR8 3HG
Type: **Ward : Purley And Woodcote**
Householder Application
Proposal : Erection of a single-storey front extension

Date Decision: 31.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02446/LP
Location : 8 Meadow Close
Purley
CR8 3HN
Type: **Ward : Purley And Woodcote**
LDC (Proposed) Operations
edged
Proposal : Proposed erection of a rear dormer extension, and insertion of a roof light.

Date Decision: 24.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02536/FUL
Location : 47 Hartley Hill
Purley
CR8 4EQ
Type: **Ward : Purley And Woodcote**
Full planning permission
Proposal : Retention of land level alterations (with additional landscaping) to the front including the addition of a raised car parking space, raised garden/terrace, retaining walls and steps and a new terrace to the rear

Date Decision: 30.07.19

Permission Granted

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Level: Delegated Business Meeting

Ref. No. : 19/02629/HSE
Location : 16A Higher Drive
Purley
CR8 2HE
Proposal : Erection of hip to gable loft conversion, side roof dormers, conversion of garage to habitable room, outbuilding, alterations to fenestration, raised decking, associated alterations

Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 31.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02680/DISC
Location : 41 Woodcote Valley Road
Purley
CR8 3AN
Proposal : Discharge of condition 8 - carbon dioxide emissions - attached to planning permission 18/01178/FUL for the erection of two storey side and single storey rear extensions with dormer extension in rear roof slope and conversion to form 1 x three bedroom, 1 x two bedroom and 6 x one bedroom flats with associated landscaping and parking provision

Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03014/TRE
Location : 25 Hartley Down
Purley
CR8 4EF
Proposal : Beech Tree - Fell.
(TPO no. 9, 2003)

Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Date Decision: 30.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03042/DISC
Ward : **Purley And Woodcote**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : Serene Court, 92 Foxley Lane
Purley
CR8 3NA

Type: Discharge of Conditions

Proposal : Discharge of condition 6 (requirement for highways agreement) attached to planning permission 18/00331/CONR for the demolition of existing building; erection of a two storey building with roof accommodation comprising 6 two bedroom and 3 three bedroom flats; provision of car and cycle parking and refuse storage; and alterations to vehicular access (without compliance with condition 6 - requirement for a S278 agreement - attached to planning permission 16/01664/P)

Date Decision: 25.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03152/CAT

Location : 3 Upper Woodcote Village
Purley
CR8 3HE

Ward : **Purley And Woodcote**

Type: Works to Trees in a Conservation Area

Proposal : Thuja Plicata (T1) - To reduce mature Thuja Plicata located in the front garden, to give 2.5m clearance from the building, lifted to give 3.0m ground clearance.
Conifer (T2) - To lift mature Conifer located in the front garden to give 3.0m ground clearance.
Conifers (G1) - To reduce mature line of Conifers located along the right hand rear boundary to match the neighbouring side (approx. 2.5m) and trim side. All branches will be pruned to appropriate growth points.
Limes (T3,T4,T5) - To re-pollard 3x mature Lime trees located in the front garden (Back to previous pollard points approx. 2-3m). All branches will be pruned to appropriate growth points.

Date Decision: 02.08.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/03215/TRE

Location : 16 Verulam Avenue
Purley
CR8 3NQ

Ward : **Purley And Woodcote**

Type: Consent for works to protected trees

Proposal : T1- Copper Beech
To crown thin by 25%
To shorten lateral branches to achieve a 2.5m clearance from the property
To crown raise to 4m high
T3 - Monkey Puzzle
To tip back from both properties to achieve a 1m clearance and remove dead wood.
(TPO no. 39, 2007)

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03226/TRE
Location : 18 Church Hill
Purley
CR8 3QN
Proposal : T1 Maple Reduce the overall size of crown by up to 3 meters crown lift to 4 meters (TPO no. 23, 1979)

Ward : Purley And Woodcote
Type: Consent for works to protected trees

Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03355/NMA
Location : 4, 6 And 8 Russell Hill
Purley
CR8 2JA
Proposal : Application for a non-material amendment to Planning Permission 17/02427/FUL to amend the unit mix

Ward : Purley And Woodcote
Type: Non-material amendment

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03369/LP
Location : 23 Cliff End
Purley
CR8 1BP
Proposal : Erection of dormer extension in rear roofslope, hip to gable extension and installation of rooflights in front roofslope.

Ward : Purley And Woodcote
Type: LDC (Proposed) Operations edged

Date Decision: 25.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02209/FUL **Ward : Sanderstead**
Location : 48 Mitchley Hill Type: Full planning permission
South Croydon
CR2 9HB
Proposal : Demolition of single-family dwelling and erection of one 3-storey block, containing 6 x 2-bedroom apartments, 2 x 4-bedroom houses and 1 x 3 bedroom house with associated access, 10 parking spaces, cycle storage and refuse store.

Date Decision: 02.08.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/02415/HSE **Ward : Sanderstead**
Location : 58 Brian Avenue Type: Householder Application
South Croydon
CR2 9NF
Proposal : Installation of 2 roof lights to the flat roof of the existing single storey rear extension

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02513/HSE **Ward : Sanderstead**
Location : 12 Merrin Hill Type: Householder Application
South Croydon
CR2 0SD
Proposal : Alterations, erection of two storey side extension and dormer extension on side roof slope

Date Decision: 26.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03212/TRE **Ward : Sanderstead**
Location : 3 Melbury Gardens Type: Consent for works to protected trees
South Croydon
CR2 0DQ
Proposal : T1: Pine - Fell.
(TPO no. 8, 2006)

Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03221/LP
Location : 37 Briton Hill Road
South Croydon
CR2 0JJ
Proposal : Erection of dormer extension in rear roofslope and installation of 3 rooflights in front
roofslope.

Ward : Sanderstead
Type: LDC (Proposed) Operations
edged

Date Decision: 26.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03468/NMA
Location : 28 Ellenbridge Way
South Croydon
CR2 0EU

Ward : Sanderstead
Type: Non-material amendment

Proposal : Non-material amendment to application reference 18/00676/HSE

Date Decision: 26.07.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/02002/HSE
Location : 142 Croham Valley Road
South Croydon
CR2 7RA
Proposal : Erection of single storey rear and side extension. Loft conversion including rear dormer.

**Ward : Selsdon And Addington
Village**
Type: Householder Application

Date Decision: 23.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02062/HSE
**Ward : Selsdon And Addington
Village**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : Roselea Cottage
Ballards Farm Road
Croydon
CR0 5RL

Type: Householder Application

Proposal : Demolition of the existing side garage and construction of two storey side extension.

Date Decision: 02.08.19

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 19/02070/FUL

**Ward : Selsdon And Addington
Village**

Location : Saraband
Bishops Walk
Croydon
CR0 5BA

Type: Full planning permission

Proposal : Demolition of detached dwelling and garage, erection of two storey detached dwelling with accommodation at roof level, paved terrace, landscaping and associated alterations

Date Decision: 22.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02430/FUL

**Ward : Selsdon And Addington
Village**

Location : 3C Selsdon Parade
Addington Road
South Croydon
CR2 8LH

Type: Full planning permission

Proposal : Alterations. Erection of a single storey side/rear extension for use as storage and installation of a new shop front.

Date Decision: 22.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02905/HSE

**Ward : Selsdon And Addington
Village**

Location : 73 Chestnut Grove
South Croydon
CR2 7LL

Type: Householder Application

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Erection of front porch, single storey rear and side extension. Loft extension and conversion to habitable use with rear dormer and front and rear rooflights.

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 18/06162/FUL
Location : 252 - 254 Brighton Road
South Croydon
CR2 6AH

Ward : South Croydon
Type: Full planning permission

Proposal : Retrospective application for change of Use form A1 to A3/A5 and retention of shop front, canopy and replacement of extractor flue unit

Date Decision: 29.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00356/DISC
Location : Coombe Lodge Playing Fields
Melville Avenue
South Croydon
CR2 7HY

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Discharge of conditions 4 (SUDs), 34 (Ground Drainage) and 35 (Piling Works) of planning permission reference 18/01711/FUL for the 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.'

Date Decision: 02.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02346/CONR

Ward : South Croydon

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : 5 Ballards Way
South Croydon
CR2 7JP
Type: Removal of Condition

Proposal : Variation of Condition 1 of 19/00500/FUL (Demolition of existing garage and erection of two storey side extension to create annexe accommodation ancillary to the main house) to increase ridge height of extension

Date Decision: 22.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02366/HSE
Location : 6 Winchelsey Rise
South Croydon
CR2 7BN
Type: Householder Application
Ward : **South Croydon**

Proposal : Erection of a part single, part two-storey side and rear extension; and alterations to garage door.

Date Decision: 30.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02653/DISC
Location : 11 Blunt Road
South Croydon
CR2 7PA
Type: Discharge of Conditions
Ward : **South Croydon**

Proposal : Details pursuant to conditions 2 (materials) , 3 (floor levels, boundary treatment, site lines),, 6 (refuse storage), 14 (sustainable drainage) 15 (contamination) of planning permission 18/03200/ful granted for Demolition of the existing property followed by a replacement building accommodating six new apartments, landscaping, amenity space, refuse, cycling, with vehicle access..

Date Decision: 02.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03237/DISC
Ward : **South Croydon**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : Laurel Court
7 South Park Hill Road
South Croydon
CR2 7DY

Type: Discharge of Conditions

Proposal : Discharge of Condition 15 (Flood Resilience Measures) attached to PP 18/04376/FUL for the construction of 3-storey residential building at rear comprising 9 units (6 x 2 bed and 3 x 3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage, and refurbishment of existing building with associated external alterations.

Date Decision: 29.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03433/LP

Location : 5 Ballards Way
South Croydon
CR2 7JP

Ward : **South Croydon**

Type: LDC (Proposed) Operations edged

Proposal : Erection of a dormer in the rear roof slope and roof lights in the front roof slope

Date Decision: 30.07.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/02512/CONR

Location : 118 Windmill Road
Croydon
CR0 2XQ

Ward : **Selhurst**

Type: Removal of Condition

Proposal : Variation of condition 3 (opening hours) of planning permission 15/01635/P which reads 'The application premises shall not be used except between 0700 hours and 1500 hours on Mondays to Saturdays' with proposed new opening hours of 07:00 - 22:30 Mondays to Saturdays and 10:00 - 22:00 on Sundays

Date Decision: 02.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02610/FUL

Ward : **Selhurst**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : First Floor Flat
39 Saxon Road
South Norwood
London
SE25 5EQ

Type: Full planning permission

Proposal : Erection of loft conversion, with dormer in rear roof slope and roof light in the front roof slope.

Date Decision: 01.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02623/LP

Location : 48 Limes Road
Croydon
CR0 2HE

Type: LDC (Proposed) Operations edged

Ward : Selhurst

Proposal : Erection of loft conversion, with dormers in the rear roof slopes and roof lights in the front slope

Date Decision: 26.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02727/GPDO

Location : 170 Whitehorse Road
Croydon
CR0 2LA

Type: Prior Appvl - Class B1(c) to Dwelling

Ward : Selhurst

Proposal : Change of use from Light Industrial (B1c) to Residential (C3) to create 16 Flats

Date Decision: 02.08.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/02741/HSE

Location : 289 Sydenham Road
Croydon
CR0 2EL

Type: Householder Application

Ward : Selhurst

Proposal : Erection of single storey side/rear extension

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03419/LP
Location : 2 Amersham Road
Croydon
CR0 2QJ
Ward : **Selhurst**
Type: LDC (Proposed) Operations
edged
Proposal : Erection of a dormer in the rear roof slope and roof lights in the front roof slope
Date Decision: 26.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02449/HSE
Location : 36 Nursery Close
Croydon
CR0 5EU
Ward : **Shirley North**
Type: Householder Application
Proposal : Construction of a first floor side extension and conversion of garage into study
Date Decision: 24.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02647/HSE
Location : 29 Gladeside
Croydon
CR0 7RL
Ward : **Shirley North**
Type: Householder Application
Proposal : Erection of single/two storey side/rear extension
Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02709/HSE
Location : 20 Firsby Avenue
Croydon
CR0 8TL
Ward : **Shirley North**
Type: Householder Application
Proposal : Erection of dormer extension in side roof slope
Date Decision: 02.08.19

Permission Granted

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Level: Delegated Business Meeting

Ref. No. : 19/02726/GPDO
Location : 3 Mardell Road
Croydon
CR0 7TJ

Ward : Shirley North
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5.1 metres with a maximum height of 3 metres

Date Decision: 24.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02853/FUL
Location : 64 Woodmere Avenue And R/O 62
Woodmere Avenue, Croydon,
CR0 7PD

Ward : Shirley North
Type: Full planning permission

Proposal : Erection of vehicular and pedestrian gates and retention of existing vehicular access to 64 Woodmere Avenue

Date Decision: 24.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01634/HSE
Location : 33 Farm Drive
Croydon
CR0 8HX

Ward : Shirley South
Type: Householder Application

Proposal : Demolition of the existing conservatory and the erection of a replacement first floor conservatory and ground floor rear extension.

Date Decision: 24.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03339/TRE

Ward : Shirley South

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : Car Park Adjoining 4 Red Oak Close Type: Consent for works to protected
Croydon trees
CR0 8EZ

Proposal : T1: Mature Oak - Grown over rear of roof, reduce back to create a 2m clearance
(TPO no. 13, 2004)

Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02630/HSE Ward : **South Norwood**
Location : 15 Huntly Road Type: Householder Application
South Norwood
London
SE25 6QY
Proposal : Erection of single storey side and rear extensions.

Date Decision: 25.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02631/LP Ward : **South Norwood**
Location : 15 Huntly Road Type: LDC (Proposed) Operations
South Norwood edged
London
SE25 6QY
Proposal : Erection of rear dormer window and two roof windows in the front roof slope in
connection with loft conversion.

Date Decision: 25.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03139/LP Ward : **South Norwood**
Location : 7 Pembroke Road Type: LDC (Proposed) Operations
South Norwood edged
London
SE25 6PB
Proposal : Erection of "L-shaped" rear dormer and two front roof lights (amended description)

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 30.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03350/DISC
Location : R/O 12 Sunny Bank
South Norwood
London
SE25 4TQ
Ward : **South Norwood**
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 attached to Planning Permission 18/06051/CONR for Non-Compliance with Condition 1 (approved drawings) of planning permission Ref 18/02276/FUL for alterations, Erection of 1 three storey building to rear with accommodation in the roofspace comprising 1 x 3 bedroom, 5 x 2 bedroom and 1 x 1 bedroom flats and erection of 1 two storey building to rear comprising of 2 x 2 bedroom flats and erection of double garage to rear. Formation of vehicular access from Bevill Close and provision of associated parking to rear and provision of associated refuse and cycle storage.

Date Decision: 29.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00543/FUL
Location : Land Adjoining 46 Quail Gardens
South Croydon
Ward : **Selsdon Vale And Forestdale**
Type: Full planning permission

Proposal : Erection of 15 x three bedroom terraced houses. Provision of vehicular access, access road and associated works including car/cycle parking, refuse storage and landscaping

Date Decision: 25.07.19

P. Granted with 106 legal Ag. (3 months)

Level: Planning Committee

Ref. No. : 19/02367/GPDO
Location : 222C Addington Road
South Croydon
CR2 8LD
Ward : **Selsdon Vale And Forestdale**
Type: Prior Appvl - Class O offices to houses

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Change of use of basement (Use Class B1 - office) to a studio unit (Use Class C3 - dwelling).

Date Decision: 22.07.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/02614/FUL
Location : 162 Markfield
Court Wood Lane
Croydon
CR0 9HQ
Proposal : Subdivision of property and creation of studio flat at basement level, associated alterations (retrospective application)

Ward : **Selsdon Vale And Forestdale**
Type: Full planning permission

Date Decision: 31.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02947/TRE
Location : 25 Kingswood Way
South Croydon
CR2 8QL
Proposal : T1 - Copper Beech - To reduce overall by up to 1m and crown thin by 10%
(TPO no. 19, 1972)

Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03026/TRE
Location : 8 Kersey Drive
South Croydon
CR2 8SX
Proposal : To remove two large branches of a Maple tree which overhang into our garden and are nearly touching our roof. (TPO no 104)

Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Date Decision: 30.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03114/TRE **Ward : Selsdon Vale And Forestdale**
Location : 11 Kingswood Way **Type: Consent for works to protected**
South Croydon **trees**
CR2 8QL
Proposal : T3, T5, T6, T7 Beech - Crown lift lateral branches that overhang the highway to 5.2m
measured from ground level, to a max cut size of 50mm only
(TPO no. 19, 1972 and 12, 1987)

Date Decision: 24.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03121/LP **Ward : Selsdon Vale And Forestdale**
Location : 1 Lynne Close **Type: LDC (Proposed) Operations**
South Croydon **edged**
CR2 8QA
Proposal : Erection of hip to gable roof extension; dormer extension in rear roofslope and installation
of rooflights in front and rear roofslope.

Date Decision: 29.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03340/TRE **Ward : Selsdon Vale And Forestdale**
Location : 9 Ravenshead Close **Type: Consent for works to protected**
South Croydon **trees**
CR2 8RL
Proposal : T1: Common Beech - Reduce height by 2m. Reduce lateral limbs by 2m. T2: Common
Beech - Reduce lateral spread over the road by 2m. to reduce crown weight.
(TPO no. 20, 1972)

Date Decision: 02.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01153/FUL **Ward : Thornton Heath**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : 6 - 8 Manchester Road
Thornton Heath
CR7 8NH

Type: Full planning permission

Proposal : Part re-construction of a pair of semi-detached dwelling houses. Alterations to roof, erection/retention of rear single storey extensions and basement excavations, and conversion of buildings into 7 apartments comprising 1 x 1 bedroom and 1 x 2 bedroom split-level apartments at basement/front ground floor, 2 x 1 bedroom apartments at rear ground floor, 1 x 1 bedroom and 1 x 2 bedroom apartments at first floor, 1 x 2 bedroom apartment at second floor (in roofspace), provision of associated refuse storage and cycle storage

Date Decision: 01.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02314/DISC
Location : Development Site Rear Of 3 Heath Road
Thornton Heath
CR7 8NF

Ward : **Thornton Heath**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (external materials), 3 (privacy screens), 4 (refuse and cycle stores), 11 (contaminated land) and 12 (hard and soft landscaping) attached to permission 18/05859/FUL for 'Erection of a semi-detached three storey building comprising of 2 x two bed and 1 x studio flats.'

Date Decision: 26.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02364/FUL
Location : 24 & 26 Northwood Road
Thornton Heath
CR7 8HQ

Ward : **Thornton Heath**
Type: Full planning permission

Proposal : Demolition and erection of a four storey building consisting of 1 x 3 bedroom unit, 5 x 2 bedroom unit, 2 x 1 bedroom unit, installation of crossover and associated cycle parking, car parking and landscaping

Date Decision: 26.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02569/DISC
Ward : **Thornton Heath**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : Development Site Rear Of 3 Heath Road Type: Discharge of Conditions
Thornton Heath

Proposal : Discharge of Condition 9 (Construction Management Logistics Plan) attached to permission 18/05859/FUL for 'Erection of a semi-detached three storey building comprising of 2 x two bed and 1 x studio flats.'

Date Decision: 26.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03403/NMA **Ward : Thornton Heath**
Location : 7 Willett Road And, 2-12 Thornton Road, Type: Non-material amendment
Thornton Heath, CR7

Proposal : Application for Non Material Amendment associated with the demolition of existing buildings, erection of 2 four storey buildings comprising a total of 14 one bed, 29 two bed and 7 three bed flats, alterations to existing vehicular access and provision of 31 associated parking spaces (amendment to planning permission 12/02749/P).

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02362/GPDO **Ward : Waddon**
Location : 60-62 Southbridge Road Type: Prior Appvl - Class M A1/A2 to dwelling
Croydon
CR0 1AE

Proposal : Application for notification of prior approval of the GPDO 2015 - Part 3 Changes of Use Class M Use from Class A1/A2 to Class C3 6x residential dwellings.

Date Decision: 25.07.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/02422/DISC **Ward : Waddon**
Location : Land And Garages Rear Of 94-110 Type: Discharge of Conditions
Southbridge Road
Croydon
CR0 1AF

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Discharge of condition 3(4) (Contaminated Land - Verification Plan) and 5 (verification report) of planning permission 16/04589/FUL.

Date Decision: 02.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02593/HSE

Ward : **Waddon**

Location : 86 Stafford Road
Croydon
CR0 4NE

Type: Householder Application

Proposal : Erection of conservatory at rear

Date Decision: 25.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02638/LP

Ward : **Waddon**

Location : 10 Haling Park Gardens
South Croydon
CR2 6NP

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension

Date Decision: 02.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02648/DISC

Ward : **Waddon**

Location : 90 Stafford Road
Croydon
CR0 4NE

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (cycle/refuse stores, access and parking) attached to PP 19/00038/FUL for the alterations, erection of single/two storey side/rear extensions, loft conversion with rear dormer extension, conversion to form 1 three bedroom, 1 two bedroom and 1 one bedroom flat, provision of associated cycle and bin/recycle stores, formation of vehicular access and provision of 2 parking spaces.

Date Decision: 30.07.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/03304/NMA

Ward : **Waddon**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Location : Bramley Hall Brethren
40C Bramley Hill
South Croydon
CR2 6NS
Type: Non-material amendment

Proposal : Non-material amendment to PP 18/05647/FUL for the demolition of existing church hall. Erection of a two storey building to provide a replacement church hall with ancillary community facilities. Provision of associated cycle/refuse stores, hard and soft landscaping.

Date Decision: 24.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01785/HSE
Location : 97 Adams Way
Croydon
CR0 6XR
Ward : **Woodside**
Type: Householder Application

Proposal : Erection of a conservatory

Date Decision: 30.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02487/FUL
Location : 167 Portland Road
South Norwood
London
SE25 4UY
Ward : **Woodside**
Type: Full planning permission

Proposal : Additional storey to the building and the creation of two new one bedroom flats

Date Decision: 25.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02821/GPDO
Location : 8 Crowther Road
South Norwood
London
SE25 5QW
Ward : **Woodside**
Type: Prior Appvl - Class A Larger House Extns

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Proposal : Erection of single storey rear extension projecting out 5.5 metres with a maximum height of 3.5 metres

Date Decision: 31.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02890/LP

Ward : Woodside

Location : 529 Davidson Road
Croydon
CR0 6DT

Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable roof extension; dormer extension in rear roofslope and installation of rooflights in front roofslope.

Date Decision: 24.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02894/GPDO

Ward : Woodside

Location : 529 Davidson Road
Croydon
CR0 6DT

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.3 metres with a maximum height of 3.65 metres

Date Decision: 31.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02896/GPDO

Ward : Woodside

Location : 529 Davidson Road
Croydon
CR0 6DT

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.7 metres

Date Decision: 31.07.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 5th August 2019

Date Decision: 02.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03130/LP

Ward : West Thornton

Location : 81 Wharfedale Gardens
Thornton Heath
CR7 6LE

Type: LDC (Proposed) Operations
edged

Proposal : Erection of dormer extension in rear roofslope and installation of 3 rooflights in front
roofslope.

Date Decision: 25.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

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