

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, 29 August 2019** at the rise of Planning Sub-Committee but not earlier than **6.30pm** 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

Michelle Ossei-Gerning
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www.croydon.gov.uk/meetings
Tuesday, 20 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 righthand 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 15 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 18/05822/FUL 40 and 40A Warminster Road, South Norwood, London, SE25 4DZ (Pages 17 - 42)

Demolition of existing house at 40a Warminster Road and erection of 9 new houses (8 three-bedroom and 1 four-bedroom) with 9 parking spaces; partial demolition of existing terrace house at 40 Warminster Road, to be rebuilt with new single storey extension and rear roof dormer widening adjacent vehicle access to the rear.

Ward: South Norwood
Recommendation: Grant permission

6.2 19/02451/FUL 170 Foxley Lane, Purley, CR8 3NF (Pages 43 - 62)

Demolition of the existing house, and the erection of a block of nine flats, with associating car parking, landscaping and associated works.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.3 19/02050/FUL 9B Haydn Avenue, Purley, CR8 4AG (Pages 63 - 82)

Demolition of existing bungalow. Erection of a 3 storey building with accommodation in the roof space comprising 9 residential apartments with associated parking and landscaping.

Ward: Kenley
Recommendation: Grant permission

6.4 19/00305/OUT Norbury Trading Estate, Craignish Avenue, Norbury, SW16 4RW (Pages 83 - 116)

Demolition of the existing buildings, erection of 3 to 5 storey and part 6/part 7 storey building to provide 1,028 square metres B1 floorspace and 536 square metres D1 floorspace and 73 residential units comprising 50x2 bedroom, 12x1 bedroom and 11x3 bedroom flats, provision of associated off-street parking comprising 28 residential car parking spaces and 4 commercial parking spaces and provision of associated cycle storage and refuse storage, alongside associated landscaping and amenity space. (Application for outline planning permission with landscaping as the reserved matters).

Ward: Norbury and Pollards Hill
Recommendation: Grant permission

**6.5 19/00342/FUL Garage Block And Land Adjoining 91,
Bedwardine Road, Upper Norwood, London
(Pages 117 - 134)**

Demolition of garages/storage sheds and erection of a three-storey building to provide three flats together with landscaping, refuse and cycle storage as well as other associated works.

Ward: Crystal Palace and Upper Norwood
Recommendation: Grant permission

**6.6 19/00343/FUL Garage Block And Land Adjoining 53,
Bedwardine Road, Upper Norwood, London
(Pages 135 - 152)**

Demolition of existing garages/storage sheds and erection of a three-storey building to provide six flats together with landscaping, refuse/cycle stores and other associated works.

Ward: Crystal Palace and Upper Norwood
Recommendation: Grant permission

**6.7 19/00346/FUL Garage Block And Land Adjoining 21
Bedwardine Road, Upper Norwood, London, SE19 3AS
(Pages 153 - 170)**

Demolition of garages/storage sheds and erection of a three-storey building to provide six flats together with landscaping, refuse and cycle storage as well as other associated works (amended description).

Ward: Crystal Palace and Upper Norwood
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 171 - 172)

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

8.1 Weekly Planning Decisions (Pages 173 - 234)

This report 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).

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."

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Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 15 August 2019 at 7.05 pm 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 Chris Clark, Joy Prince, Jason Perry, Scott Roche,
Gareth Streeter, Clive Fraser (In place of Sherwan Chowdhury),
Niroshan Sirisena (In place of Muhammad Ali) and Michael Neal (In place of Ian Parker)

Also Present: Councillor Steve O'Connell

PART A

176/19 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on Thursday 1 August 2019 be signed as a correct record.

177/19 Disclosure of Interest

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

178/19 Urgent Business (if any)

There was none.

179/19 Development presentations

There were none.

180/19 Planning applications for decision

The Chair proposed for the order of the meeting to commence as follows:
19/02486/FUL 8 Abbots Lane, Kenley, CR8 5JH; 19/01837/FUL 78 Higher

Drive, Purley, CR8 2HG; and 17/01319/FUL Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA

181/19 **19/02486/FUL 8 Abbots Lane, Kenley, CR8 5JH**

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

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

Mr Geoff James representing Kenley and District Residents Association and Mr Luke O'Shea spoke against the application.

Mr Michael White on behalf of the applicant, Aventier Limited, spoke in support of the application.

Referring Ward Member Councillor Steve O'Connell 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 impact on street scene and character in the area and loss of private amenity space to neighbouring occupiers. Councillor Perry seconded the motion.

At 7:39pm there was a fire alarm and the Planning Committee adjourned the meeting.

At 7:54pm the Planning Committee reconvened.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. There was a request for a condition requiring the use of mature shrubs and trees to the boundaries of the site to ensure that neighbouring amenity is not adversely impacted. Councillor Clark 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 8 Abbots Lane, Kenley, CR8 5JH.

182/19 **19/01837/FUL 78 Higher Drive, Purley, CR8 2HG**

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

The officers presented details of the planning application with no questions for clarification.

Dr Nicola Aloysius on behalf of Foxley Residents Association spoke against the application.

Mr Paul Webster, Applicant's Agent, spoke in support of the application.

Referring Ward Member, Councillor Steve O'Connell spoke against the application.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of over intensification due to the site mass and density, insufficient parking, out of character and not respectful of the street scene. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. There was a request to maximise vegetation within the landscape to be captured within the condition, and the trees removed to be replaced with additional trees within the scheme. Councillor Clark 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 78 Higher Drive, Purley, CR8 2HG.

183/19 **17/01319/FUL Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA**

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

Ward: South Croydon

The officers presented details of the planning application with no questions for clarification.

Mrs Ann Darke spoke against the application.

Mr Zayn Corkett, site owner for Pace Accident Repair Centre, spoke in support of the application.

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

The motion to approve was put forward to the vote and was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA.

184/19 **Items referred by Planning Sub-Committee**

There were none.

185/19 **Other planning matters**

186/19 **Planning Appeal Decisions (July 2019)**

The report was received for information.

187/19 **Planning Performance and Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9.08 pm

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.

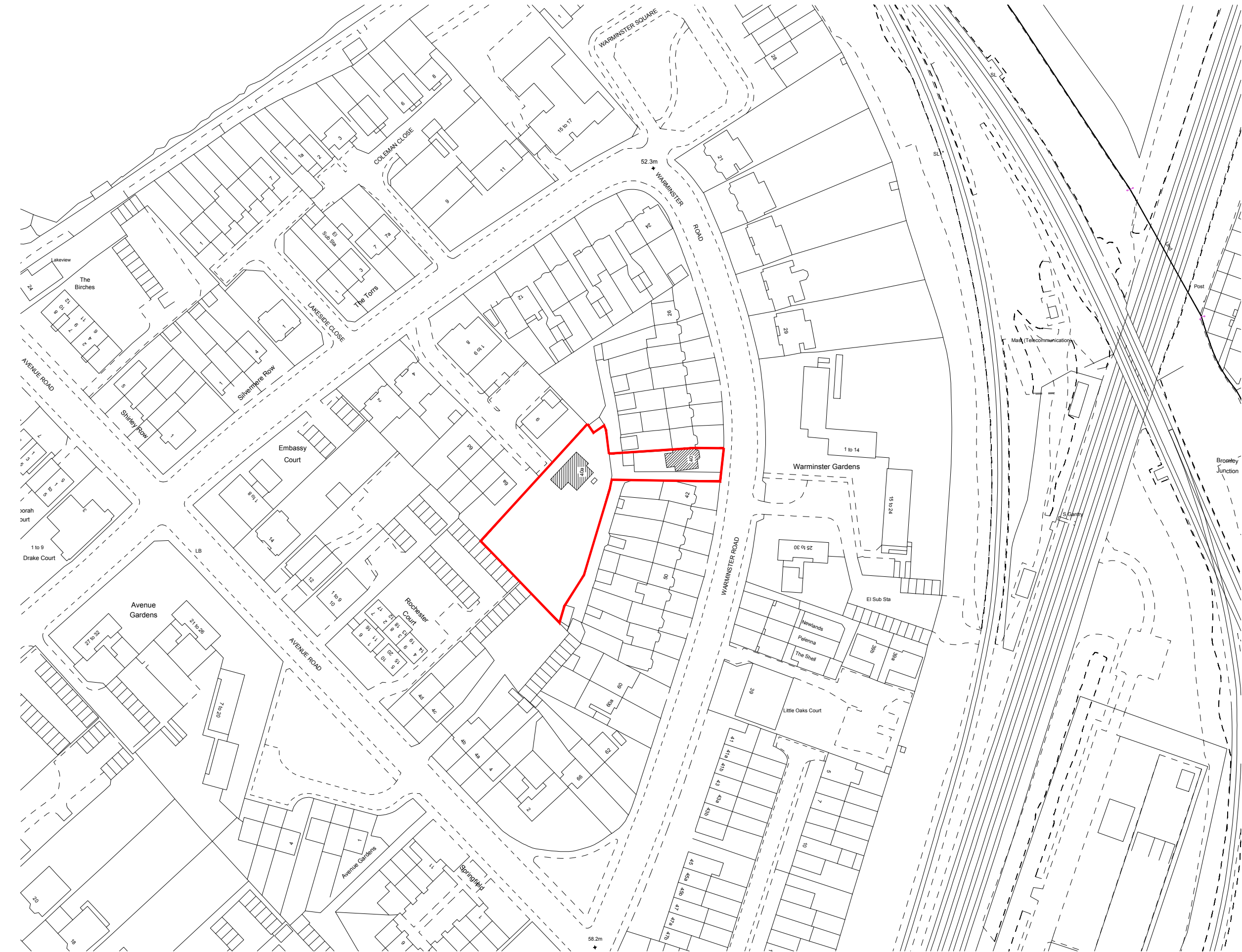
8. BACKGROUND DOCUMENTS

- 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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1 LOCATION PLAN
SCALE: 1:1250

0 metres 25 100

General Notes:

- Do not scale from the drawing.
- All dimensions must be verified on site before the commencement of work of the fabrication of any item. Any discrepancies must be reported to the Architect.
- The drawing is to be read with all related information.

1	first issue		CM	BR	18/09/18
rev	notes	drawn By	checked By	date	



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ARCHITECTS

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dwg status: **PLANNING**

Client: Roger Josephs, Bernard Stanislaus

Project: 40 Warminster Road,
SE25 4DZ

drawing description:
Location Plan

drawing number:
475 -100

scale:
1:1250@A3

Revision:

4

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Agenda Item 6.4

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PART 6: Planning Applications for Decision

Item 6.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/05822/FUL
Location: 40 and 40A Warminster Road, South Norwood, London SE25 4DZ
Ward: South Norwood
Description: Demolition of existing house at 40a Warminster Road and erection of 9 new houses (8 three-bedroom and 1 four-bedroom) with 9 parking spaces; partial demolition of existing terrace house at 40 Warminster Road, to be rebuilt with new single storey extension and rear roof dormer widening adjacent vehicle access to the rear.
Drawing Nos: 475-201/P9, 475-202/P9, 475-203/P9, 475-204/P9, 475-205/P9, 475-210/P3, 475-211/P3, 475-212/P4
Applicant: Miss Annie Reid RPS
Case Officer: Christopher Grace

2 PROPOSED SCHEME

- 2.1 This application was originally presented to Planning Committee on 9th May 2019. The original committee report for the application is appended to this report, below.
- 2.2 The Planning Committee deferred decision on the application for the following reasons:
- to enable a meeting between the adjoining landowners (an affordable housing provider) of the adjacent site along Warminster Road and the applicants, to discuss the possibilities of introducing an alternative vehicle and pedestrian access from the west;
 - to provide additional clarification on the partial demolition of no.40 Warminster Road;
 - to provide further clarification of the proposed drawings and
 - for members to visit and inspect the site.
- 2.3 The meeting between the landowners of the adjoining site and the applicants took place on 23rd May 2019 with the Council officer in attendance. During the meeting the adjoining landowners expressed that they would have an interest in purchasing the application site with a view to providing 9 affordable homes with the proposed access off the established road along Warminster Road from the west. However such an agreement would be dependent on the principle of 9 houses being acceptable on the site in planning terms.

- 2.4 The applicants have submitted a detail statement outlining the partial demolition of no.40 Warminster Road. The statement identifies that at ground floor, the existing rear extension, entire side wall and front wall will be amended and at first floor, the side wall will be removed up to and including part of roof. Internal alterations will take place both at ground and first floor level. Also, the roof will be supported on steel beams spanning from party wall to side wall.
- 2.5 Scaffolding will be erected on three sides, to assist with the erection of the temporary structure and also with the demolition works. The scaffold will be sheeted to prevent the spread of any dust and also to help in the reduction of noise. Detailed scaffold drawings will be produced once the scaffold contractor has been appointed.
- 2.6 Party wall matters would be negotiated between the relevant parties prior to the erection of the temporary façade. The proposal would include the removal of the existing rear extension including flat roof and place new foundation and build new extension walls. Part of main rear wall would be removed and a box frame installed. New strip foundation would be poured throughout and in places foundation to be installed in underpinning stages. Beams would be installed at first floor to support existing floor joists and spine wall removed at ground level. During this stage, first and loft floor including rafters would be propped and back propped to ground level. The existing side wall, part of rear and front wall and part of roof would be removed by adopting a top down solution on a floor by floor basis. The front wall would be supported at first floor with part of front wall removed at ground level.
- 2.7 It is expected that the majority of the demolition will be carried out by hand held plant. The use of enclosed chutes may also be used to get materials from the upper floors down to ground level. Every effort will be used to eliminate nuisance (noise and dust) to the adjoining properties.
- 2.8 In planning terms these works would not constitute full demolition. The technical aspects of the demolition have been verified by the Councils Building Control Officers and are considered in principle to align with Building Control requirements. A planning condition requiring the full details of the demolition management process would be required to be submitted to the local Council prior to any works commencing at no.40.
- 2.5 The following plans 475-201/P9, 475-202/P9, 475-203/P9, 475-204/P9, 475-205/P9, 475-210/P3, 475-211/P3, 475-212/P4 are those which identifies the proposed development. The previous drawings did not clarify the amended appearance of no.40 Warminster Road which involved the introduction of a bay window to the front with a new rendered front elevation, reduced rear roof dormer extension and the use of alternative roofing material.
- 2.6 The site inspection involving Councillors took place on 13th August 2019. Following the site visit it was considered that every attempt should be made to retain the front bay of no.40 Warminster Road which is a consistent feature within the existing terraces either side of the vehicle entrance. The applicants

amended design to represents a similar bay feature. The details of the final finished materials to be controlled by condition

3 RECOMMENDATION

- 3.1 Following the applicant's amendments, the recommendation is that the Planning Committee resolve to GRANT planning permission.
- 3.2 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:

3 RECOMMENDATION

- 3.1 Following the applicant's amendments, the recommendation is that the Planning Committee resolve to GRANT planning permission.
- 3.2 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) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) Details to be provided:-
 - a) Hard and soft landscaping – including widened access road, paving surfaces, parking spaces, play-space, planting and species to be submitted and installed/provided prior to occupation of the dwellings hereby approved.
 - b) Boundary treatment – including private amenity space enclosures between the houses showing height and materials, planting hedges to play-space area
 - c) Vehicle site lines on to Warminster Road including point of entry/exit
- 4) Refuse details to each house and communal storage area to be submitted
- 5) Cycle storage areas to be submitted
- 6) Parking and disabled parking to be provided as specified
- 7) Details of land levels prior to occupation
- 8) Electric vehicle charging points
- 9) Demolition and construction method statement
- 10) 19% reduction in carbon emissions
- 11) 110 litre water consumption target
- 12) Parking to be provided before the buildings are occupied
- 13) Removal of permitted development rights
- 14) Details of security lighting
- 15) Details of Suds measures
- 16) Details of tree protection measures and tree planting scheme
- 17) Ecology protection measures to be submitted

- 18) The proposed two-storey wheelchair user house is to be built in accordance with Part M4(3)
- 19) No windows to be incorporated in the west facing flank elevation of the houses.
- 20) Partial demolition statement
- 21) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informative

- 1) CIL
- 2) Code of Practice regarding small construction sites
- 3) Highways works and or/damage to the existing highway during the construction phases to be made good at developer's expense
- 4) Applicant to liaise with London Fire Services
- 5) Any [other] informative(s) considered necessary by the Director of Planning and Strategic Transport

That the Planning 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.

PART 6: Planning Applications for Decision**Item 6.2****1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/05822/FUL
 Location: 40 and 40A Warminster Road, South Norwood, London SE25 4DZ
 Ward: South Norwood
 Description: Demolition of existing house at 40a Warminster Road and erection of 9 new houses (8 three-bedroom and 1 four-bedroom) with 9 parking spaces; partial demolition of existing terrace house at 40 Warminster Road, to be rebuilt with new single storey extension and rear roof dormer widening adjacent vehicle access to the rear.
 Drawing Nos: 475-202/P6, 475-203/P6, 475-204/P6, 475-201/P7, 475-201/P1, 475-211/P1, 475-212/P2
 Applicant/Agent: Miss Annie Reid
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
Houses	0	0	8 (6 person)	1 (7 person)
Flats	0	0	0	0
Totals	0	0	8 (111 sq.m)	1 (128 sq.m)

Type of floorspace	Amount proposed	Amount retained	Amount lost
Residential	1148 sq.m	0 sq.m	170 sq.m
Number of car parking spaces		Number of cycle parking spaces	
9		18	

- 1.1 This application is being reported to Planning Committee because the South Norwood Ward Councillor (Councillor Patsy Cummings) has requested it be referred to Planning Committee. Objections above the threshold highlighted by the Committee Consideration Criteria have also been received.

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) Built in accordance with approved plans
- 2) Materials to be submitted for approval

- 3) Details to be provided:-
 - a) Hard and soft landscaping – including widened access road, paving surfaces, parking spaces, play-space, planting and species to be submitted and installed/provided prior to occupation of the dwellings hereby approved.
 - b) Boundary treatment – including private amenity space enclosures between the houses showing height and materials, planting hedges to play-space area
 - c) Vehicle site lines on to Warminster Road including point of entry/exit
- 4) Refuse details to each house and communal storage area to be submitted
- 5) Cycle storage areas to be submitted
- 6) Parking and disabled parking to be provided as specified
- 7) Details of land levels prior to occupation
- 8) Electric vehicle charging points
- 9) Demolition and construction method statement
- 10) 19% reduction in carbon emissions
- 11) 110 litre water consumption target
- 12) Parking to be provided before the buildings are occupied
- 13) Removal of permitted development rights
- 14) Details of security lighting
- 15) Details of Suds measures
- 16) Details of tree protection measures and tree planting scheme
- 17) Ecology protection measures to be submitted
- 18) The proposed two-storey wheelchair user house is to be built in accordance with Part M4(3)
- 19) No windows to be incorporated in the west facing flank elevation of the houses.
- 20) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informative

- 1) CIL
- 2) Code of Practice regarding small construction sites
- 3) Highways works and or/damage to the existing highway during the construction phases to be made good at developer's expense
- 4) Applicant to liaise with London Fire Services
- 5) Any [other] informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.3 That the Planning 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.

Proposal

- [illegible]

- Page 25

powder coated windows, permeable paving. 40 Warminster Road would be finished in render with tiled roofing.

- 3.5 The scheme would include 9 car parking spaces including 1 disabled space and 2 electrical charging points. Bicycle spaces would be accommodated within each of the private gardens, all contained within secured/covered units. Refuse storage would be collected from two communal points from within the site.
- 3.6 The proposal would include removal of a number of trees and the provision of new extensive landscaping. Each of the houses would benefit from private garden areas with a communal play-space area. In addition, there would be hard landscaping to pedestrian routes, new boundary treatment between the buildings with a variety of replacement trees/shrubs planted in and surrounding the site boundary.
- 3.7 The proposal has been amended during the course of the application to provide a pedestrian access route across the site, repositioning of car parking spaces and the introduction of a connection between green spaces and staggered terrace gardens. Further amendments have included some modification to the architectural expression to elevations, the materials palette, changes to landscaping and shared surface arrangements and the relocation of bin stores.

Site and Surroundings

- 3.8 The property is a 0.17 ha back-land site comprising a vacant detached two-storey house. The site narrows to the north with extensive garden towards the south. The site is located behind two rows of terrace houses (36 to 58 Warminster Road) separated by a private right of way which forms access to the application site between 40 to 42 Warminster Road. This access route continues along the eastern boundary of the site and provides access to garaging for a number of properties fronting onto Warminster Road. The site is bounded by residential gardens to the north. To the south-west are residential garages belonging to Rochester Court, with a block of flats also to the south (which has planning permission to be redeveloped – in the form of 12 self-contained flats). To the west, is privately owned cul-de-sac comprising 5 houses (6-6d Warminster Road). The site rises gently to the south and west.
- 3.9 Whilst there are a number of trees on the site, there are no protected trees identified on the site or in the immediate surroundings. The site is located within an area of low surface water drainage flood risk (1:100yrs).

Planning History

- 3.10 The following planning decisions are the most relevant to the application:-
- In 2014, planning permission was refused for the demolition of existing house and garden structures; erection of three storey building comprising 8x2 bed and 1x1 bed flats; provision of associated parking area, cycle stores, refuse store (LBC Ref 14/00980/P). The subsequent appeal was dismissed. The main issues raised by the Planning Inspector were as follows:

- The proposal would have resulted in an uncompromising bulk and mass, over-dominant and visually intrusive;
 - The proposal would have compromised the privacy of occupiers and neighbouring outlook.
 - The scheme would have failed to provide an attractive access; resulting in more activity along the access, which would have quickly deteriorated and would have exacerbated an already unsatisfactory situation.
- In 2019 the local planning authority engaged in pre application discussions regarding the proposed erection of nine dwellings. At the time the proposed access onto the site was shown via the Warminster Road residential cul-de-sac (rather than via the existing access route between 38 and 40 Warminster Road). The Summary advice offered was as follows:
 - No objection in principle to residential development
 - 6 houses along the south 3 along the north with a central vehicle access land with access extending existing cul-de-sac is supported subject to amenity considerations.
 - Proposed material choice to be used should demonstrate appropriateness of the development in order to match the characteristic of the area.
 - In March 2018, planning permission was granted in respect of the adjacent garage court, accessed off Avenue Road, involving the demolition of garages and erection of a three storey building to provide 12 flats together with a disabled car parking space, landscaping and other associated works (LBC Ref 17/06360/FUL). No works have yet to take place on site.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed would provide an appropriate scale for a back-land development, making effective use of the residential site, providing much needed family housing increasing the Council housing stock.
- 4.2 The proposed new buildings would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings.
- 4.3 The proposed new buildings would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would provide an appropriate level of parking, encourage use of sustainable modes of transport, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability techniques as part of the overall drainage strategy.

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 neighbour consultation letters. The number of representations received from neighbours, local groups etc. in response to initial consultation notification and publicity of the application were as follows:

No of individual responses: 37 Objecting: 37 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:

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment, overcrowding, too many houses proposed, particularly in view of nearby Avenue Road 'Brick by Brick' to create 12 flats in 2018, Sylvan Road and Warminster Junction scheme, too dense, loss of homes to create 2-8 Warminster Road in 2004; garden grabbing; continued urbanisation of a suburban area.	The principle of residential development on this site is considered to be acceptable and would make effective use of a brownfield site; Refer to paragraphs 8.2 to 8.7 of this report.
<i>Scale, massing, appearance</i>	
Loss of traditional building; loss of existing terrace house significantly altering its style and architecture; no use of existing materials; development not in keeping, too high with height out of keeping; no continuity; limited green space; lack of playing area; revised design still at odds.	Officers consider that the proposal in terms of scale, massing and appearance creates an acceptable design, with a contemporary frontage building, an acceptable transition in scale between the application site and the surrounding buildings and would be of suitable layout; Refer to paragraph 8.8 to 8.13 of this report.
<i>Amenity, privacy, outlook, light</i>	
Too close to neighbouring properties, loss of privacy, outlook and overlooking of properties in Warminster Road, intrusive to neighbouring properties; Loss of light, overshadowing	The proposed buildings are considered to be acceptable in position and impact on surrounding neighbouring amenity in terms of outlook, light and privacy; Refer to paragraph 8.14 - 8.21 of this report.
<i>Noise</i>	
Noise from traffic to rear of neighbouring houses; pollution	Officers consider that the introduction of an intensified residential use in the residential area

due to construction; impact on health of neighbouring children; subsidence identified in neighbour's property.	would not lead to an unacceptable level of noise and disturbance. Disruption and pollution during the build could be minimised through an approved Construction Management Plan; Refer to paragraph 8.14- 8.21 of this report
<i>Standard of accommodation</i>	
Very little amenity space; will play space be communal.	Officers consider that the proposal would provide a suitable standard of accommodation including external amenity space; Refer to paragraph 8.23 to 8.24 of this report.
<i>Security</i>	
Safety concerns over access to rear gardens of neighbouring properties lack of lighting; Impact of light overspill, light pollution and disturbance. Increase of crime, compromise security to rear of 42-58 Warminster Road, burglaries an anti-social behaviour, existing access used as play area and extra traffic put safety at risk.	In view of the site's back-land location, a condition requiring details of safety measures including lighting and level of illuminance to the rear should protect neighbour amenity; Refer to paragraph 8.14 -8.21 of this report.
<i>Waste</i>	
Refuse maintenance problem with communal point.	The applicant plans include refuse storage provision in line with officer comments. Details to be controlled by condition; Refer to paragraph 8.40 of this report.
<i>Transport</i>	
Access inappropriate for ambulances, fire service; parking difficult, not enough parking proposed; increased traffic, access road issues, overspill of parking requirements; dangerous precedent; no visitor space lead to overflow parking on Warminster Road; increase risk of lack of visibility	Officers consider the level of on-site parking and bicycle provision to be appropriate, the proposed vehicle access would be appropriate and that detailed planning conditions would secure suitable and safe vehicle movement and fire safety; Refer to paragraphs 8.25 to 8.31 of this report.
<i>Flooding</i>	
Pressure on drainage systems, flood risk	Officers consider that the applicants have addressed issues of flooding and sustainable discharge measures, the details to be subject to a condition; Refer to paragraphs 8.38 to 8.39 of this.
<i>Trees and Ecology</i>	
Loss of green space, big mature trees and well-established plants not	A condition requiring details of new landscaping tree planting and protection measures should ensure that suitable planting is provided and

adequately replaced, negative impact on environment; Loss of wildlife, birds, foxes, stag beetles.	suitable ecological measures are secured by condition; Refer to paragraphs 8.32 to 8.37 of this report.
<i>Other</i>	
Pressure on existing services, surgeries, schools, transport, shops need to be considered oversubscribed in area	The proposal would include CIL contributions towards national and local infrastructure. Refer to paragraphs 8.6 of this report.

6.3 Councillor Clive Fraser has made the following comments (requesting further information):

- raised queries over the proposed access (rather than extending the existing Warminster Road cul-de-sac – as pre the pre application submission). The developer should pursue a right of access over the existing Warminster Road cul-de-sac rather than create a disjointed layout and design:

6.4 Councillor Patsy Cummings has objected to the planning application and referred the matter to Planning Committee – for the following reasons:

- The scheme represents a poorly conceived back-land development in terms of access to the site with subsequent layout and design being counter to existing street pattern and residential amenity

6.5 The Norwood Society raised the following objections:

- Overdevelopment of the site;
- Density of the proposal;
- Loss of amenities to the adjoining properties, including outlook and sunlight to 6 and 6a Warminster Road, increased noise from new neighbours and vehicles using the site loss of privacy and overlooking;
- Unsuitable access between 40 and 42 Warminster Road; the intensification of use with these 9 properties with associated parking spaces is unsuitable for additional traffic. Pedestrians would have to share this access with resident's cars and service vehicles
- Loss of mature trees
- The alterations proposed to 40 Warminster Road would be out of keeping and disrupt the symmetry of the existing terrace.

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)

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) 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:

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

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

- 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
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architecture

Croydon Local Plan: Strategic Policies 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- SP7 Green Grid
- SP8 Transport and communication

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM27 Protecting and enhancing our Bio-Diversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion

- DM30 Car and cycle parking in new development
- DM47 South Norwood and Woodside

Supplementary Planning Guidance as follows

- London Housing SPG March 2016
- Suburban Design Guide SPD Adopted April 2019

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Townscape and visual impact and consideration of density
3. Residential amenity/Daylight & Sunlight for neighbours
4. Housing Quality for future occupiers
5. Transport
6. Trees
7. Ecology
8. Sustainability and flooding
9. Waste

Principle of Development

- 8.2 In considering this proposal, the local planning authority has had regard to delivering a wide choice of homes and the presumption in favour of sustainable development.
- 8.3 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 helping to resolve the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and through various forms of suburban intensification.
- 8.4 The proposal would replace an existing house with nine new residential units. The loss of the existing building would not give rise to concern and the proposal would not result in a net loss of family accommodation. The proposal would provide a combination of 3 and 4 bedroom properties which would significantly assist the local planning authority in meeting its target of 30% of homes being suitably sized to accommodate families. The provision of new residential accommodation within this setting would add to the Council's housing stock.
- 8.5 The proposal would have regard to the surrounding residential character whilst optimising the site's development potential. Whilst officers did explore whether there was capacity to deliver further units, there was concern that the introduction of a further unit would have affected the overall quality of the development, impacting on the availability of on and off-street parking and further constraining the site and its potential to deliver sustainable development. Officers are satisfied that the scheme suitably realises the optimal capacity of the site.

- 8.6 Neighbours have raised objection over the extent of development and that a previous planning application involving provision of a block of 9 flats at this site was refused permission in 2014 (LBC Ref 14/00980/P) due to its character and appearance, impact on neighbouring privacy, outlook and unsatisfactory access (supported on appeal). Whilst the Planning Inspector (in dismissing the appeal) did not rule out the principle of development of the site for residential purposes, he was concerned about the bulk and mass of the block and its relationship with the houses at the rear of 4-8 Warminster Road, the extent of visual intrusiveness on 6 Warminster Road, including a long, narrow and unattractive vehicle access, which would have increased activity along a narrow track which would have quickly deteriorated. The Inspector considered that this would have exacerbated an already unsatisfactory situation, failing to improve the conditions for safe and suitable access. The applicants have sought to address these issues, through alternative layout and design approaches, with the provision of an improved and wider access.
- 8.7 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1a and as such, the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha) with 40–80 u/ha; the proposal would be within this range at 176 hr/ha and 58 u/ha. The London Plan further identifies that density is only the start of assessing the merits of development and not an end state. The range for a particular location is broad, enabling account to be taken of other factors including local context, design and transport capacity which, where appropriate, can provide a tool for increased density in certain situations. It is considered that given the site's location, design, transport capacity and parking provision, the density would be acceptable. The proposed development would include Council CIL contributions to be placed towards local infrastructure. The proposal would therefore accord with London Plan requirements in promoting housing.
- 8.8 On balance therefore, it is considered that subject to an appropriately scale of development in line with NPPF requirements of sustainability and good design, proper consideration of amenity effects, improved access arrangements and efforts being taken to mitigate the loss of trees and other landscape features, there is no objection in principle of further residential development in this location.

Townscape and Visual Impact

- 8.9 The previous scheme refused in 2014 involved construction of a 3-storey block of flats along the southern boundary of the site. The current proposal would create two terraces of houses to the north and south, separated by a landscaped area (with the new houses sited between 14 metres and 17 metres apart). Along the west, the site adjoins a cul-de-sac to an un-adopted road providing five houses (6 – 6d Warminster Road). At pre-application stage, officers discussed with the applicant the possibility of providing two sets of terraces either side of a continuation of this neighbouring cul-de-sac to provide road access into the site; thereby providing good site legibility. The Suburban Design Guide identifies that development should seek to create pedestrian connections to link suburban blocks and spaces. It advises that proposals

should demonstrate that where possible, they should seek to provide connections by agreement with neighbouring land owners. Despite negotiations with the landowners of the adjoining site having taken place, the applicants have not been able to reach an agreement. Consequently, access remains limited to land adjacent to 40 Warminster Road, albeit in a widened form to include part of the site currently occupied by 40 Warminster Road. To insist on access being via the cul-de-sac to the west of the site (where access is not permitted at present) would limit the site coming forward in the short to medium term. This is particularly relevant where the proposed development would not result in significant change in the character of the area and would be in line with current aspirations of the Suburban Design Guide.

- 8.10 At 3-storeys in height, the proposed houses would complement the existing predominant height of buildings in the area, in line with Council policy. The pattern of development in surrounding residential area is regular, with a mix of dwellings ranging between 1 and 3 storeys (including 3 storey blocks of flats). This varied character and varying plot sizes means that the proposal would respect the development pattern of the surrounding area. The two-storey end of terrace property would help break the 3-storey terrace form. The stepping in terms of height (with the setback of houses from 2 to 3 storeys) and footprint (staggered layout) would enable a sense of openness when viewed from neighbouring properties and would overcome a number of issues raised by the previous appeal decision. The 3 terrace houses proposed at right angles to 6 Warminster Road would be closer to the boundary, compared to the current house on the site, but would not extend beyond the existing front building line. The 6 terrace houses to the south would be sited on the boundary line but be considerably set back behind the front building line with 6 A-D Warminster Road. The proposed houses would have reasonable separation along the south, west and north boundaries of the site.
- 8.11 The proposal would be in keeping and sympathetic with the surrounding context which includes similar terrace houses. The applicants have demonstrated through 3-D images that the mass and setting of the proposed new buildings would integrate well within the existing site and surrounding. Therefore, in terms of their overall height, footprint and massing the proposed development is supported.



- 8.12 Following officer's comments, the applicants have provided further information on mix of materials to be used on the proposed houses, revised the landscaping and hardstanding treatment in addition to refuse storage and parking space layout, in order to provide a high quality development as an integral part of the overall design. The proposed buildings would be set back at a considerable distance within the site when passing the entrance between 38-40 Warminster Road, with only the proposed frontage building 40 Warminster Road and new access road, directly impacting on the street-scene.
- 8.13 The proposal would involve alterations to the existing terrace house at 40 Warminster Road, reducing its overall width when viewed from the street in order to widen the current vehicle access to the site. The applicants have chosen a contemporary approach to this frontage building. Neighbours have objected to the proposed appearance on design grounds, suggesting its appearance as out of keeping. The remodelled 40 Warminster Road would maintain its current building line and front garden depth in line with the existing rhythm of the street, would match in ridge height the existing terrace, retain features of the existing terrace including front door access, front bay window and front window openings and would introduce a rear dormer set in within the existing roof slope and single storey element to the rear.
- 8.14 The proposed alterations to 40 Warminster Road would include features found within the neighbouring terrace and officers consider the proposed alterations would accord with design guidance. Current design guidance acknowledges that development does not need to replicate existing qualities, but should seek to respond to character and reinforce existing architectural styles. The guidance recognises that the use of unique solutions such as contemporary form of development working with traditional character would be acceptable. The applicants propose the use of materials to match the existing terrace, thereby ensuring uniformity in finished appearance. Officers consider that the proposed design would preserve the existing street scene, the back-land site and the overall local character of the area in line with national, regional and local policies. The proposed materials and finish of all the buildings would be controlled by condition to ensure that they are high quality.

Residential Amenity

- 8.15 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. Due to its position and occupying a back-land location, the proposed development would be surrounded on all sides by residential properties except for the south-west where it is bounded by garages (albeit with some having been found acceptable for redevelopment). The proposed alteration to the existing house at 40 Warminster Road would be in line with the character and appearance of the terrace with the single storey element replacing an existing single storey element away from the boundary with 38 Warminster Road. Whilst the extension is located to the south of 38 Warminster Road, due to the single

storey nature of the proposed extension (off-set from the rear glazed doors of the neighbouring property) the proposal would have a negligible impact in terms of light and visual intrusion.

- 8.16 The western flank elevation of the 3 terrace houses would be 9.9 metres east of the rear elevation of 6 Warminster Road and 13 metres opposite the front elevation of 6a Warminster Road to the south-west. Similarly, the western flank elevation of the six terrace houses to the south would be 4.7 metres from the end wall (of 6A Warminster Road), set back 6 metres behind the front building line of this neighbouring property and 23 metres to the south of the flank elevation to 6 Warminster Road. Due to the distance between the proposed houses and orientation of the site in relation to the neighbouring buildings, the proposed houses would be suitably separated from neighbouring properties. Whilst the proposal would alter the outlook from these properties, the location of the houses are unlikely to seriously impact on light, outlook or privacy for these neighbouring occupiers. Details of boundary treatment would be controlled by condition to ensure that neighbour amenity is protected. No windows are proposed in the flank elevation of the houses nearest to these neighbours. The proposal would not result in any significant reduction in amenity for these neighbouring properties.
- 8.17 Towards the east and north, the proposed 3 houses would be a minimum of 21-29 metres from the rear elevation of the terrace houses fronting onto Warminster Road. Between the application site and rear terrace properties in Warminster Road (36-40 and 42-54) is a 4.8m wide vehicle access way which runs along the rear of these neighbouring gardens. No windows are proposed at third floor level in the front of or in the flank wall of any of the proposed terrace houses protecting privacy of these neighbours. The proposal would introduce new tree planting along the boundary with the vehicle access way which would ensure that the natural green screening is maintained when viewed from the rear neighbouring properties. The proposal would not result in any significant loss of light or outlook for these occupiers.
- 8.18 Towards the south, four of proposed houses would overlook garages and courtyard to the rear of a block of flats in Rochester Court (sited 36 metres away). The remaining houses including the two-storey house, would overlook the rear garden to a recently approved 3 storey block of 12 flats (LBC Ref 17/06360/FUL) currently under construction in Avenue Road. A distance of 13 metres would separate these two blocks which is considered acceptable, especially with the planting of boundary trees and other forms of landscaping. The proposed distance would be in line with the Suburban Design Guide) separation distances – new build to new build with distances to boundaries mirrored between both schemes. The proposed development would not unduly impact in terms of loss of light or outlook for potential occupiers of the neighbouring sites including the approved block of flats to the south which would include living garden, inset balconies to living room areas. Details of planting would protect this neighbouring outlook and would offer a similar outlook for both sets of neighbouring properties either side.
- 8.19 Officers consider the proposed houses to be at a suitably distance so as not to result in undue loss of neighbours in terms of daylight/sunlight or

overshadowing. The applicant's daylight and sunlight report (including the residential redevelopment to the south) confirms that 99.3% of the neighbouring windows would meet daylight requirements with all the neighbouring windows meeting APSH levels for sunlight.

- 8.20 The proposed development would change the outlook when viewed from the rear of the surrounding neighbouring properties and gardens. There is no right to a view under planning and given the separation distances and the overall building heights, the development would not appear cramped or overbearing. Neighbours have raised concerns over security issues associated with the site. The site is currently vacant and in a semi derelict state and therefore, the development would equally result in informal surveillance. A condition requiring details of safety measures including lighting (included as part of the landscaped plan) and level of illuminance to the rear and along the vehicle approach should protect neighbour amenity (without resulting in light disturbance to these neighbours). Details of landscaping measures including measures to protect existing trees would ensure suitable softening of the development. The proposed buildings are therefore considered to be acceptable in terms of outlook from this neighbour's property.
- 8.21 The provision of further residential accommodation would result in increased activity to this site. Neighbours have raised concern over possible noise, fumes and disturbance from vehicle parking, movement to the rear of their properties and the unsuitability of residential development on amenity. However, there would be no change in the residential character of the area. The level of vehicle movement is not considered to be so significant to result in a serious loss of amenity for neighbours. It is acknowledged that there will be some noise and disturbance during the construction process, with pollution also a concern expressed by neighbours. A Construction Logistics Plan would be secured by condition for approval prior to the start of building works to ensure that the construction process would not give rise to harm to neighbours and consider traffic impacts and safeguard the development during the build. Further informatics focus on the need to reinstate the highway (associated with modifying existing crossover arrangements) with developers to meet the cost of reinstatement.
- 8.22 In view of the residential setting it is not considered that the proposal would result in undue loss of amenity in terms of light, outlook or noise disturbance in line with policy.

Housing Quality/Daylight and sunlight for future occupiers

- 8.23 All 9 houses would accord with the National Technical Housing Standards in terms of floor space requirements. Each property would enjoy dual aspect and should receive good levels of sunlight and daylight. The applicants have demonstrated through section drawings that sufficient head height would be afforded to the accommodation and this includes the proposed new dormer within the roof space of 40 Warminster Road. This arrangement would therefore be acceptable.

- 8.24 Each of the houses would have level access entry and would be constructed and fitted out to comply with the Building Regulations 2010 in respect of M4(1). The two-storey house would be wheelchair accessible in line with M4(3)(2)(b) and this would be secured by condition.
- 8.25 Each of the houses would have their own private garden space in excess of minimum amenity guidelines for dwellings. The proposal would include an area of communal garden play-space in excess of London Plan standards and include a softening of landscaping and planting, the details of which would be secured by condition.

Transport

- 8.26 The layout shows 9 car parking spaces, one of which is a disabled bay. The site is located in an area with PTAL level of 1a (on a scale of 1 to 6b), which is considered to be a very poor level of public transport accessibility. There is however a range of bus and rail services (including Norwood Junction rail station) which can be reached within acceptable walking distances.
- 8.27 The level of parking is provided at a rate of one space per dwelling. Given the low public transport accessibility, this would be acceptable and is within the London Plan standards and reflects SDG guidance which seeks to ensure that the site would be able to accommodate all parking within the site. Nevertheless, the applicant has also provided a parking survey which has identified that the majority of parking locally is unrestricted and the local area is not subject to a Controlled Parking Zone and a recent survey (2017) on the neighbouring site in Avenue Road (which is still relevant) established on street parking at 54% occupied with 67 spaces during the day. The applicants have pointed to this as demonstrating that spare on-street parking capacity exists locally – which should be able to accommodate visitor parking associated with this site and any parking overflow that might be associated with neighbouring sites. .
- 8.28 Cycle storage is provided at a rate of two spaces per dwelling (18) which would be acceptable. Cycle storage should be covered and secure and details would be secured by condition.
- 8.29 Neighbours have raised concerns over access to the site. Unlike the previous refused proposal in 2014, this scheme includes significant improvements to the existing vehicle access including widening the access route, resurfacing, lighting and the inclusion of a pedestrian footpath in connection with overall paving of the site. The proposal would introduce substantial improvements to the current access-way which serves several of the properties within the existing terraces. The proposed access road would be 5 metres wide and this is acceptable from a highway safety point of view.
- 8.30 The introduction of the pedestrian footway (shared surface) would ensure that visitors would be able to access the site safely on foot with adequate site lines either side of the access route to the neighbouring garages. The applicants have submitted details demonstrating that there would be sufficient space for fire tenders, refuse vehicles and 7.5t box vans to enter the site and carry out three point turns within the site and leave in forward gear. The site entrance will

require pedestrian visibility splays and vehicular visibility splays in accordance with the Council guidance and secured by condition. The proposal would be in line with Council Design Guidelines for access to sites through rear gardens or back-land sites.

- 8.31 The proposal would result in increased activity along this route but officers do not consider that the level would be so significant as to justify refusal (especially as the access is already used to access the existing house and the garages of Warminster Road properties. The applicant's parking survey includes an analysis of potential trip generation, concluding that it is likely to generate 3-4 two way vehicles movements across the peak hours (0800hrs-0900hrs am and 1700-1800hrs pm). The report demonstrates that the proposed residential units are likely to generate a limited number of trips per day which would not result in undue disturbance to neighbours.
- 8.32 2 Electric charging points should be provided to the London Plan standard of 20% active provision and 20% passive provision for the proposed parking spaces, the details to be secured by condition.
- 8.33 The proposal is therefore considered to be in accordance with London Plan policies and Croydon Local Plan policies in respect to traffic and highway impacts.

Trees

- 8.34 Neighbours have raised concern over the loss of trees on site. The site which is primarily soft landscaping contains several trees and is not included in a conservation area. There are no tree preservation orders affecting any trees within the site or attached to any trees immediately adjacent to the site. The applicant has submitted a detailed tree report which identifies 30 trees and including 6 groups of Cypress trees on site.
- 8.35 The report which categorises trees from A to C; from high to low quality and U trees of poor condition where removal is recommended. No Category A trees have been identified on site. The proposal would involve the removal of a total of 17 trees (2 groups of category B trees, 4 groups of category C trees, 9 individual category C trees and 2 category U trees). Officers consider that although a number of trees will be removed to enable the proposed development, they are either small garden scale trees or trees of poor quality or of limited amenity value in the context of the wider area.
- 8.36 Officers have recognised that substantial tree cover exists along the eastern boundary with the neighbouring properties, adjacent to the shared vehicles access to neighbouring garages and rear boundaries of properties in Warminster Road. Whilst the existing trees are of reasonable life expectancy at this point, the applicants have identified that their retention would constrain the development opportunities and make it difficult to manoeuvre vehicles on site. The proposal has been revised to include substantial replacement planting along this boundary – proposing replacement specimens more fit for purpose. A condition requiring suitable replacement trees to maintain the green wall along this boundary would ensure that suitable tree cover is provided. All trees that

are to be retained on the site are proposed to be protected by the use of a tree protection measures, the details of which would be secured by condition. New tree planting will help to preserve the site and screen and help soften the development when viewed from neighbouring properties.

Ecology

8.37 Neighbours have raised concerns over the possible impact which the development could have on wildlife and plant life within the site. The applicants have commissioned their own independent Ecology Report. Whilst the report has identified that the site has the potential for providing habitats for protected species, it advises that it is unlikely that the existing building would be used to provide bat habitat with no suitable features for roosting bats or structures that could allow for nesting. Officers are satisfied that this is a valid conclusion. The report suggests that as the proposal would involve removal of mature trees suitable for nesting, these should be removed between September and February (to avoid disturbing any nesting). The site's overall urban location reduces suitability for reptiles and the roads and pavements surrounding the site do not provide good connectivity for this species (roads and pavements). It is recommended that sensitive vegetation clearance be undertaken for the dense bramble scrub present across the site to avoid harm to potential reptiles and any foxes using this area.

8.38 The report identifies a number of measures which should be incorporated into the development and therefore enhance the ecological aspects of the site. These include the introduction of biodiverse green roofs to provide habitat for various species, the inclusion of bat and bird boxes, native planting for various species, and retention of deadwood logs and retention of gaps under fences to allow mammals to move across the site. The details of the ecological measures would need to be secured by condition to ensure that the proposed development provides an enhancement for biodiversity.

Sustainability and Flooding

8.39 The Council would seek new homes to meet the needs of residents throughout their lifetime and be constructed using sustainable measures to reduce carbon emissions. The Council would require the development to achieve a water use target of 110 litres per head. The proposal has been designed in line with a sustainable and energy saving strategy, incorporating the use of renewable energy in the form of photovoltaic cells on the south facing roofs of the new houses, with low water usages for all internal appliances.

8.40 The applicants have submitted a flood risk statement which identifies the site to be in Flood Zone 1. Neighbours have raised concerns over potential problems associated with flooding from the site. The site is located in a potential area for surface water flooding. The proposal would include SUDS measures through introducing permeable surfacing wherever possible. The inclusion of water soak-away with all public and private paving areas to be permeable should help reduce surface water run-off rates to an acceptable level. The three storey dwellings would all have a green roof on the first-floor flat roofed section and this should further contribute to reduced surface water run-off. In order to

ensure that the proposal meets the Council required rates details of the SUDS measures would need to be secured by condition.

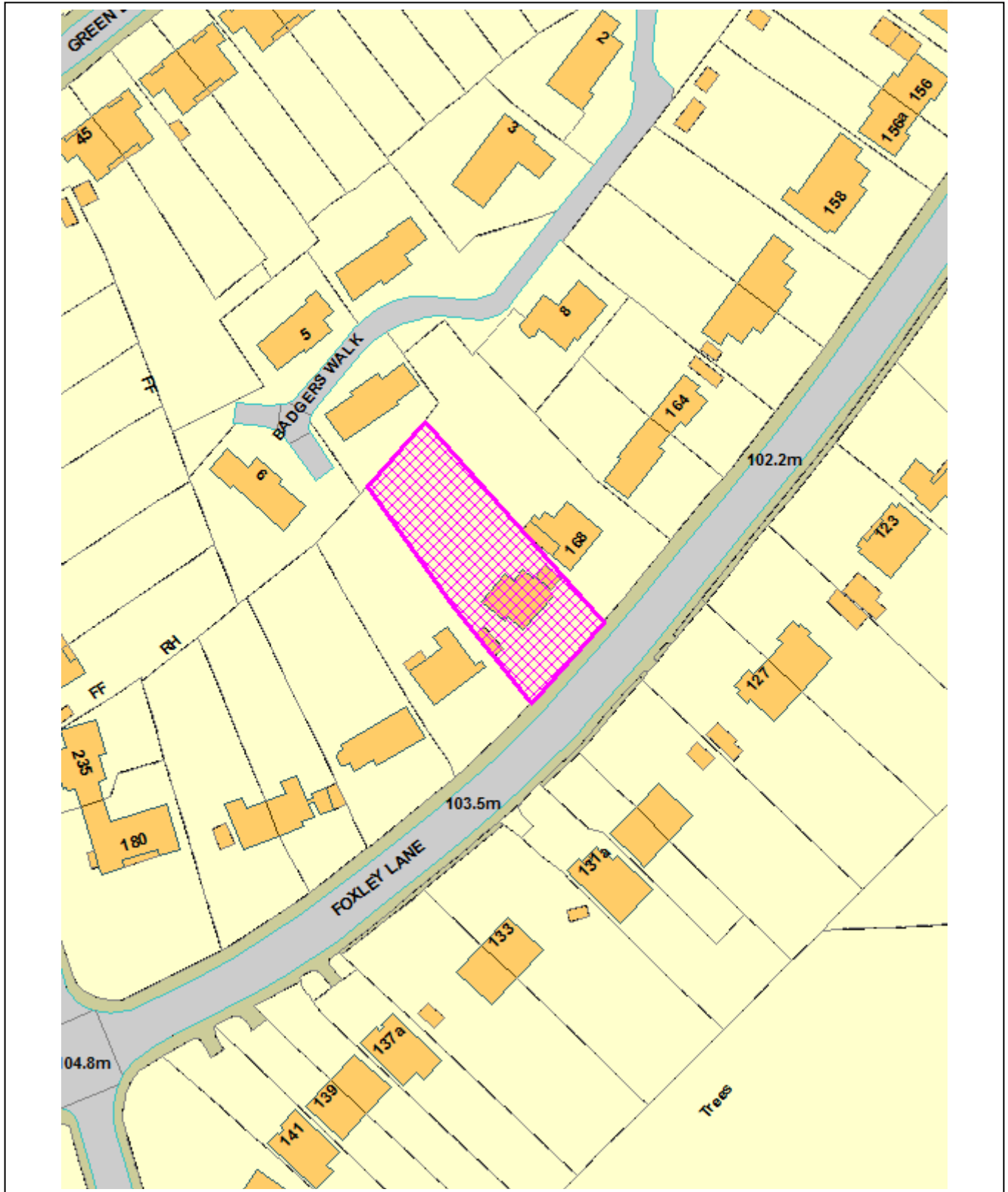
Waste and Fire Fighting

- 8.41 The proposed plans show the location for the waste storage facilities to be at the eastern part of the site. Officers have identified that the proposed development would be within an acceptable distance for collection from the new access road as refuse vehicles would be able to enter, turn, collect and leave the site with the bin storage within reasonable drag distance to the houses. Whilst manoeuvring on site would be tight, the swept path analysis as set out in the submitted details confirm this. Alternatively, a refuse vehicle could reverse along the access-way towards the refuse presentation area. The refuse storage points have been designed with sufficient capacity for the development, with the equivalent allowance of 2x240 litre bin and 1x180 litre bin per unit. Details of the bin storage per house and the design and capacity of the communal location including maintenance would need to be secured by condition to ensure suitable facilities are provided in line with policy.
- 8.42 Fire brigade access arrangements are matters for the Building Regulations, but the 5 metre width would be most likely to accommodate access (in the case of fire). An informative has been added to encourage early engagement with the Fire Brigade.

Conclusions

- 8.43 The recommendation is to grant planning permission. All other relevant policies and considerations, including equalities, have been taken into account.

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1 APPLICATION DETAILS

Ref: 19/02451/FUL
 Location: 170 Foxley Lane, Purley, CR8 3NF
 Ward: Purley and Woodcote
 Description: Demolition of the existing house, and the erection of a block of nine flats, with associating car parking, landscaping and associated works
 Drawing Nos: 170FL P1A, 170FL P2A, 170FL P3D, 170FL P4B
 Agent: Graham Rix
 Case Officer: Emily Holton-Walsh

	1b2p	2b3p	2b4p	3b4p	3b5p	4b+	Total
Existing					1		1
Proposed	1	3	2	3			9

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 following receipt of a referral from a Ward Councillor, Councillor Badsha Quadir (objecting) and because representations in excess of the Committee Consideration Criteria have been received.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT full 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 development shall be carried out wholly in accordance with the approved plans.
- 2) Submission of materials, floor levels, balcony details and lighting for approval.
- 3) Submission of FRA and SuDS strategy, following site investigation, for approval.
- 4) Tree protection fencing to be installed.
- 5) Submission of a detailed landscaping scheme (including details on replacement trees) for approval
- 6) Submission of the following to be approved and thereafter retained: cycle storage, refuse storage and presentation details and child play space.

- 7) To be provided as specified prior to occupation: Parking spaces, EVCP (including spec and passive provision), access and visibility splays.
- 8) All first and second floor flank facing windows to be obscured glazed and non-opening up to 1.7 metres from internal floor height and no additional windows at first or second floor level without express consent of the local planning authority.
- 9) Trees – in accordance with Tree Protection Plan. Trees to be removed out of bird nesting season.
- 10) The development must achieve 19% CO2 reduction beyond Building Regulations
- 11) The development must achieve 110 litres water per head per day
- 12) Demolition, Construction Logistics and Environmental Management Plan to be submitted and approved.
- 13) Time limit of 3 years
- 14) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning & 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 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for:
- Demolition of an existing two storey building and erection of a three storey building to provide 9 units.
 - Provision of 9 parking spaces to the front of the site.

Site and Surroundings

- 3.2 The application site is located on north-western side of Foxley Lane. The character and appearance of Foxley Lane is varied, with infill and flatted developments seen throughout.
- 3.3 There is an existing two storey dwelling with two vehicle entrances and a substantial soft-landscaped rear garden; significantly overgrown. The site also backs onto Badgers Walk which is a residential cul-de-sac.

- 3.4 Land levels fall gradually from Foxley Lane towards the rear of the site. The prominent pines tree located at the front of the site is protected by a Tree Preservation Order (TPO 15, 2018).
- 3.5 The site is in an area at risk of surface water and groundwater flooding.

Planning History

- 3.6 Whilst the site itself has not been subject to any relevant planning applications, of relevance to this proposal are the following at other sites:

168 Foxley Lane

18/05098/FUL: Demolition of existing dwelling. Erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 8 unit.

Permission granted on 24th June 2019.

158 Foxley Lane

18/02915/FUL: Change of use and extension of care home (Use Class C2) to 7 self-contained flats (Use Class C3); erection of single and two storey building to rear of 2 self-contained flats (Use Class C3); landscaping; alterations and associated works

Permission granted and works have commenced.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is a sustainable location for new dwellings and the principle of its re-development and intensification to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 9 additional units on site, 5 of which would be family-sized units.
- The proposed scale and layout of the building is considered to be appropriate whilst responding to the surrounding street scene.
- The proposal would avoid unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed would be suitable, providing an appropriate quantity for the proposed mix.
- Other matters including flooding, sustainability, landscaping can be appropriately managed through condition.

4 CONSULTATION RESPONSE

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

5 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to adjoining 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: 17 Objecting: 14 Supporting: 2

No of group responses: 1 Objecting: 1 Supporting: 0
Signatories: 12

- 5.2 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	Officer Comment
<i>Principle of development</i>	
Loss of family houses.	Refer to paragraphs 7.3 – 7.4 of this report.
Cumulative impact due to the number of flatted developments within Foxley Lane.	Each application is assessed on its own merits and cumulatively there is not considered to be a detrimental impact caused by the proposal.
<i>Design and appearance</i>	
Character of the area – overdevelopment, bulk, scale, density, massing, flats, design out of keeping, materials, landscaping	Refer to paragraphs 7.7 – 7.16 of this report.
<i>Impact upon amenities of neighbouring properties</i>	
The adjoining part of the building at No. 168 is not a 'garden store' but is a habitable room, the light to which will be affected. The landing and bathroom windows will also be affected.	The submitted Daylight & Sunlight Assessment shows that the impact on these windows would be within the levels set out in the BRE guidance. The impact is therefore acceptable. The landing and bathroom windows serve non-habitable rooms, therefore the impact is acceptable.
There would be a detrimental impact on the amenities of the neighbouring properties, particularly given the cumulative impact of the redevelopment of 168. The impact on 7 Badger's Walk has not been properly considered.	See paragraphs 7.17 – 7.27.

<i>Highways and Parking</i>	
Increased traffic congestion and detrimental to highway safety and efficiency.	Refer to paragraphs 7.33 – 7.39 of this report.
Lack of parking stress survey.	Refer to paragraphs 7.33 – 7.39 of this report. Parking provision is at a ratio of 1:1 which is acceptable.
<i>Trees and Ecology</i>	
Loss of mature trees and vegetation. Lack of information regarding tree retention.	Refer to paragraphs 7.32 – 7.33 of this report. A tree report has been provided, which is acceptable.
<i>Other material issues</i>	
Lack of disabled access.	Refer to paragraph 7.30
Inadequate standard of accommodation for future occupiers.	Refer to paragraph 7.27 – 7.31
Flood risk	The application is supported by a Flood Risk Assessment. A further assessment will be secured by condition, to ensure flood risk is appropriately managed.

5.3 Councillor Badsha Quadir has objected to the scheme, making the following representations:

- Out of character.
- Overdevelopment.
- Overlooking.

5.4 Maples Residents Association has also objected to this application on the following grounds:

- Overdevelopment.
- Out of character.
- Unacceptable impact on the amenity of neighbours.

5.5 Whilst amended plans were submitted as part of the application process and have been considered, these did not change the nature of the proposal originally consulted upon and responded to issues raised by local residents. Further re-consultation was therefore not considered necessary.

6 RELEVANT PLANNING POLICIES AND GUIDANCE

6.1 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.

6.2 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:

- 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

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

Consolidated London Plan 2015 (LP):

- 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
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities

- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

6.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (SPD) (2019)

7 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Trees and landscaping;
- Parking and highway safety;
- Flood risk;
- Other planning matters

Principle of Development

7.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Approximately 30% of future housing supply may be delivered by windfall sites which provide sensitive renewal and intensification of existing residential areas and play an important role in meeting demand in the Capital, helping to address overcrowding and affordability issues.

7.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized. The proposed unit mix is one 1-bedroom (2 person) unit, three 2-bedroom (3 person) units, two 2-bedroom (4 person) units, and three 3-bedroom (four person) units. The proposal would therefore provide five family units on site, totalling 56% and would therefore contribute significantly to the above 30% target.

7.4 Policy DM1.2 prevents the loss of small family homes by restricting the net loss of units with three bedrooms or a floor area of less than 130sq.m. There is therefore a requirement to retain or re-provide family sized homes in this case, with several recent appeal decisions supporting both policies DM1.2 and SP2.7.

As the existing dwelling is a family unit with 3 bedrooms, there is a requirement to re-provide a family unit. A 3-bed unit is proposed as part of the scheme and therefore the proposal would comply with Policy DM1.2.

- 7.5 The site has a general suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that the density levels could range from 150 - 200 habitable rooms per hectare (hr/ha). The proposed density of this development would be 146hr/ha which sits comfortably within the recommended density levels.
- 7.6 The site is located within an existing residential area and subject to policy compliance in other respects, the principle of redevelopment at the density proposed should be welcomed.

Townscape and Visual Impact

- 7.7 The existing dwelling is not statutorily or locally listed and therefore, there is no objection to its demolition and replacement with a proposed flatted development. The scheme proposes a three storey building fronting onto Foxley Lane.
- 7.8 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys respecting local character. In this case, as demonstrated in Figure 1, the two existing adjoining properties are two storeys. When viewed in context, the proposed height and massing would be appropriate for the site. In addition, the scheme recently approved at No. 168 is for a building of two and a half storeys.



Figure 1: Proposed building in existing street scene

The scale of the proposed building would also sit comfortably when viewed in the context of this recently approved building.

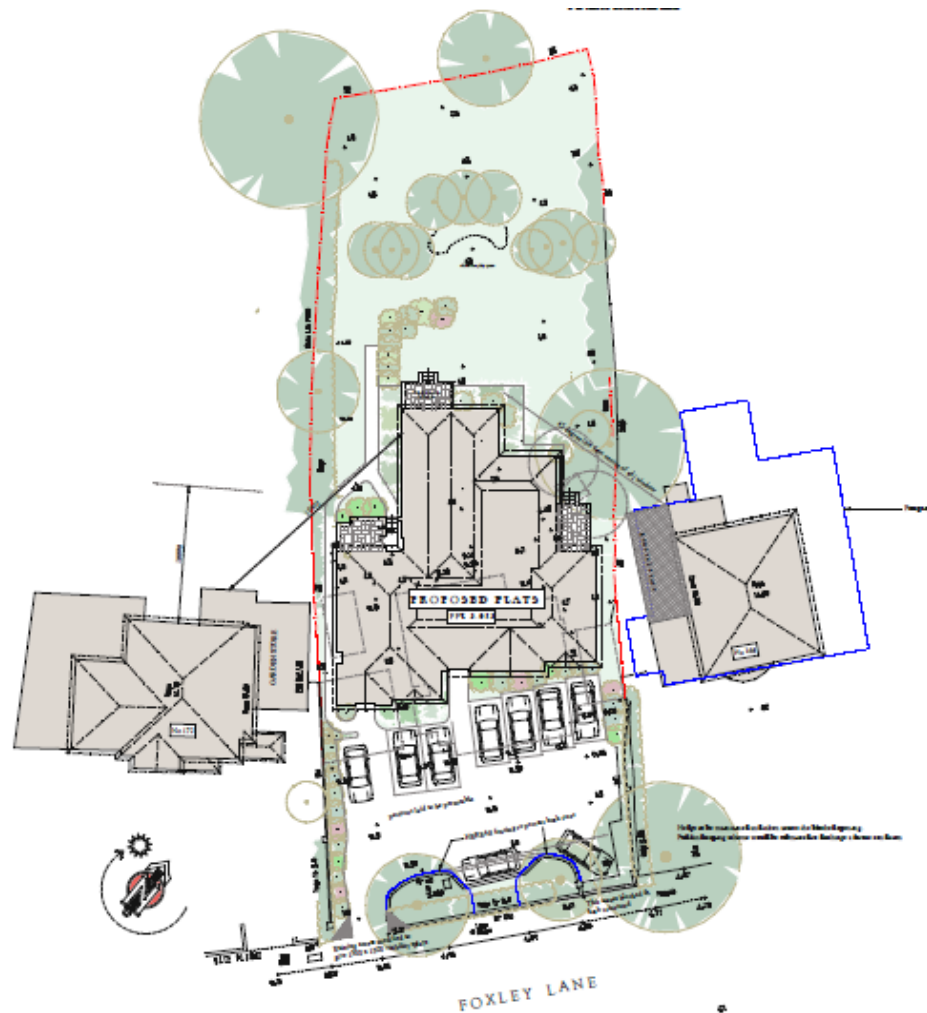


Figure 2: Approved building at No. 168 Foxley Lane

- 7.9 In terms of siting, the proposed building would be sited slightly further rearwards in the plot than the existing dwelling. The characteristic spacing between dwellings and the street, found within this part of Foxley Lane, would be retained. The rearwards projection would not significantly exceed that of the approved building at 168 and would be acceptable. Therefore, the established pattern of built form in the locality would be respected. The rear garden of the existing property is not as deep as that of the adjoining property, No. 168, and 7 Badger's Walk sits immediately to the rear of the site. In this context, it is not possible to provide additional units at the rear of the site without significantly compromising the amenity of the neighbouring property, or resulting in an overly cramped form of development.
- 7.10 The "Arts and Crafts" style architectural expression is supported and is considered in-keeping with the character of the area. The existing building consists of hung tile, timber battens, leaded windows and a decorative red brick plinth and quoins. The proposed materials palette has been informed by this and is acceptable in principle. A full specification should be secured by condition to ensure the materials are sustainable, durable and high-quality. The front elevation has been simplified in terms of its material application and detailing, from the pre-application drawings, and would work well in the context of the streetscape.

7.11 As shown by Figure 3 below, the site has been laid out to retain the TPO tree located along the Foxley Lane frontage, as well as other trees located at the rear. A communal area is proposed to the rear, with car parking and soft landscaping to the front.

Figure 3: Proposed Site Layout



7.12 The building would incorporate balconies within the side and rear elevation at first and second floor level which are designed to minimise overlooking. Whilst these balconies would increase the mass to the rear and have a flat roof, which does not fully integrate with the building, they would not be visible from the street due to the scale and close proximity of the neighbouring building at No. 168. Similarly, the blank flank elevations would not be appreciable in most views due to the siting of the neighbouring building. On balance, the appearance of the balconies and the northern flank wall is acceptable.

7.13 The proposal carefully integrates ancillary items, refuse and cycle storage within the building, therefore ensuring that there would not be an unacceptable level of clutter to the front of the building.

7.16 Overall, the proposed development would represent a high quality addition to the wider street scene, providing a building that is respectful to local character whilst intensifying the site to provide additional residential units.

Impact on Neighbouring Residential Amenity

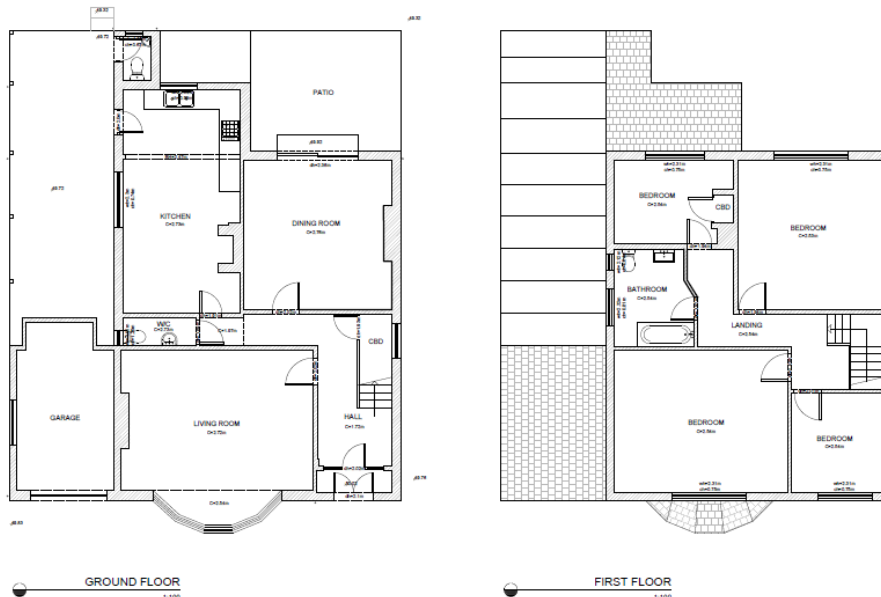
7.17 The properties most affected by the development would be 168 and 172 Foxley Lane as well as 7 Badgers Walk as detailed within Figure 4 below:



Figure 4: Relationship of site to adjoining neighbours

168 Foxley Lane

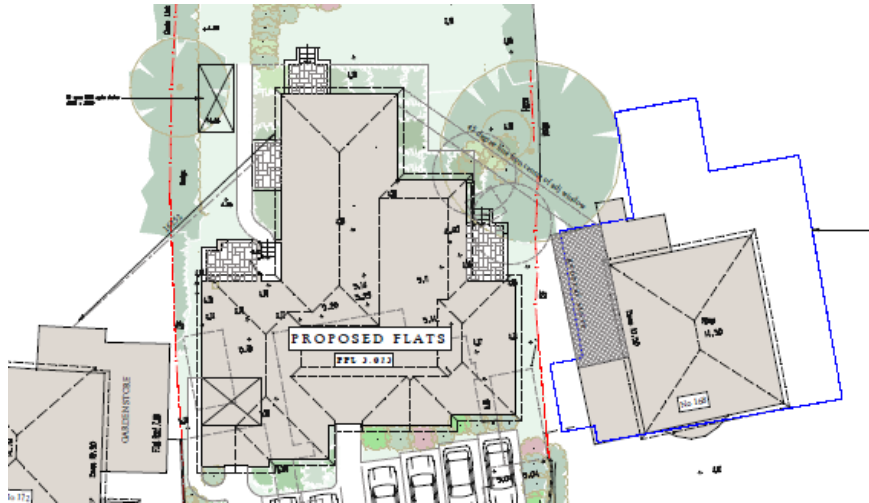
7.18 This site, to the north, has recently gained planning permission for redevelopment. However this permission has not yet been implemented. The existing dwelling contains a number of side and rear facing windows, as shown on the floor plan below:



7.19 The side facing windows serve non-habitable rooms or are not the sole window to the room. Therefore the impact on the side windows from the proposed building at No. 170 would be acceptable in terms of any loss of light or outlook. With regard to the rear facing windows, the proposal has demonstrated that both in plan and elevation it would not break the 45 degree angles as set out in the SDG (2019). The proposal would therefore not have an overbearing impact upon this adjoining occupiers of 168 or detrimentally impact upon the level of daylight and sunlight received by this immediate neighbour.



7.21 The proposed building has been designed with the existing building and the approved scheme in mind and would not breach the 45 degree rule for either the existing or proposed building at No. 168, as illustrated below:

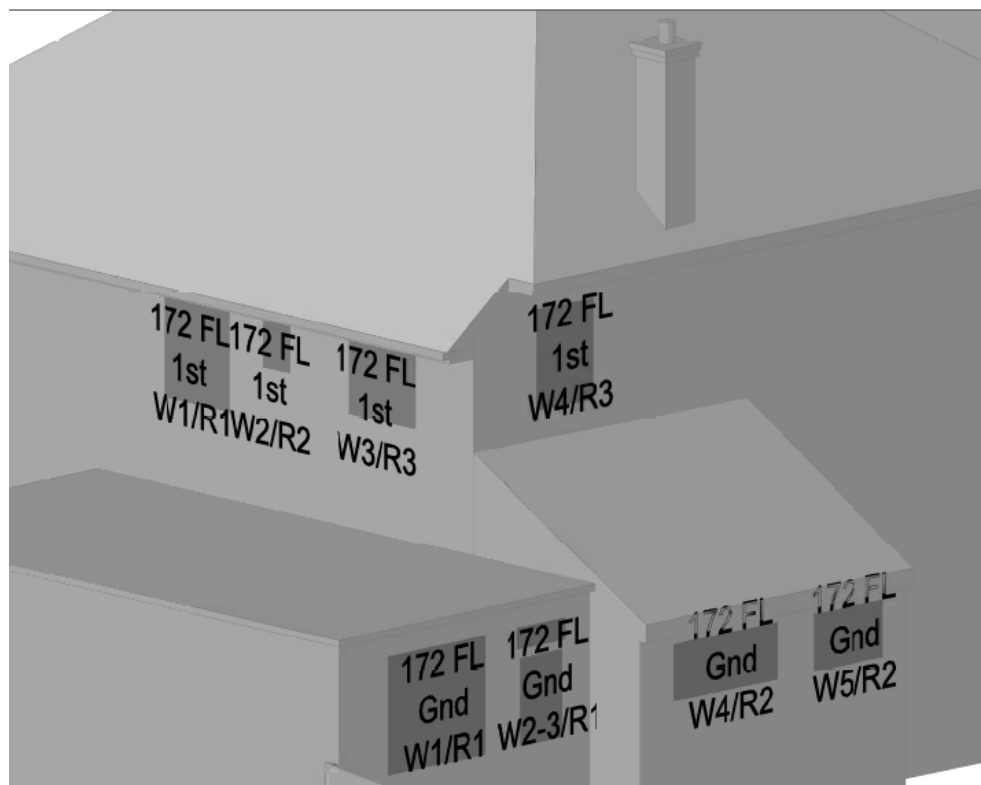


7.22 All proposed private amenity spaces are shown as being set within the building envelope, restricting overlooking and utilising solid materials up to a height of 1.7 metres within their flanks. Whilst flank windows are proposed, these are secondary windows and would therefore be controlled via condition to be non-opening and obscure glazed up to 1.7 metres from the internal floor level.

7.23 Therefore, the impact of the proposed building on both the existing dwelling and the proposed flats would be acceptable.

172 Foxley Lane

7.24 The property to the south at No. 172 has a number of rear facing windows in the rear elevation, as shown on the 3D image below:



- 7.25 The submitted site location plan demonstrates that the depth of the proposed rear projection would modestly exceed the 45 degree angle, measured from ground floor window W4/R2 above. Windows W4 & W5 serve the same room. The application was amended during the course of the application to reduce the rearwards projection to the extent now shown. Given that the area of the building exceeding the 45 degree angle is approximately 17 metres from the affected windows and set in from the side boundary of the site, there would not in this instance be an unacceptable loss of outlook to the property at No. 172.
- 7.26 In addition, a Daylight & Sunlight Assessment has been submitted. Whilst a number of secondary windows would experience small transgressions of the BRE guidance, overall each of the affected rooms would still benefit from adequate levels of daylight and sunlight.
- 7.27 As above, the balcony flank walls would afford sufficient privacy and the side facing windows will be subject to a condition requiring them to be obscured glazed. As such, there would be no loss of privacy to the property at No. 172.

7 Badger's Walk

- 7.24 The proposed building would be located approximately 25 metres from the rear elevation of 7 Badgers Walk. This distance is sufficient to ensure that there would not be an unacceptable level of overlooking, loss of light or loss of privacy to this neighbouring property.

The Standard of Accommodation for Future Occupiers

- 7.27 All the units would comply with requirements set out by the Nationally Described Space Standards (NDSS) in relation to units, bedrooms and floor to ceiling heights. All units are provided with acceptable outlook, daylight and sunlight, with all being dual aspect in nature.
- 7.28 As regards external amenity space, the London Housing SPG and Croydon Plan states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional person. Each unit would benefit from private amenity space which would meet or exceed these minimum private open space requirements.
- 7.29 In addition to private amenity spaces, the proposal includes children's play-space within the communal area at the rear. Details of this play-space will be controlled through the use of a planning condition, in line with London Plan Policy 3.6 and the Mayor's Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation'.
- 7.30 The scheme achieves M4(2) compliance. Specifically, the ground units would have step free access from the front door and to the refuse store, and reasonable level access to the communal space to the rear via the side ramp. The level/step-free access issues from the internal access route into the rear have arisen due to the topography of the site and the building being set at grade to retain the character of the area and protect the existing trees. 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 and in order to protect the character of the street scene against the backdrop of housing need, the proposal is considered acceptable without providing level access to the upper floors.

- 7.31 The development would provide high quality accommodation including a number of family sized homes with high quality internal layouts, private amenity space, and communal areas for all future occupiers.

Trees

- 7.32 There is a prominent Pine Tree to the front of the site, which is subject to a Tree Preservation Order (TPO). The Pine at No.168 is also protected by a TPO. The submitted Arboricultural Method Statement outlines that the protected tree on-site will be enclosed within Tree Protection Fencing, which will be ensured by condition, to prevent damage during construction. The new parking area will lie partially within the root protection area of the tree. The Arboricultural Method Statement outlines that this shall be constructed of a geoweb cellular membrane with a permeable surface above, to ensure adequate drainage for the tree. Any excavation will be carried out by hand and overseen by a suitable professional to ensure an acceptable depth. To the rear, the scheme would entail the removal of 3 Category 'C' trees which are considered to be of low quality. This is acceptable. Overall, the tree protection measures and extent of tree removal would be acceptable.

- 7.33 An acceptable indicative landscaping scheme has been prepared, but further details will be secured by condition.

Parking and Highways

- 7.34 The site has a PTAL rating of 1b which indicates poor accessibility to public transport, although the site is located in close proximity to local bus stops and existing cycle lane situated along Foxley Lane, which provide access to Purley District Centre.
- 7.35 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. 1-2 bedroom units should provide a maximum of up to 1 space per unit and up to 1.5 spaces per unit for 3 bedrooms. It is important to note that the SDG states in low PTAL areas of 0 and 1, the Council should seek to accommodate all parking within the site (off street) and any anticipated need for on-street parking will be judged on a case by case basis. Taking into account the proposed unit mix and policy requirement, the maximum number of spaces policy could require would be 10.5 spaces (1.5 spaces for each 3-bed unit, of which there are 3, and 1 space per 1/2 bed unit, of which there are 6) – but it should be noted that this is a maximum number and a number

of policies aim to promote sustainable development by limiting reliance on the private car, as well as other measures.

- 7.36 This proposal proposes 9 on-site parking bays with 1 space designated for each unit, and one blue-badge holder space, in-line with the policy requirements for a development of this nature in this location.
- 7.37 Cycle storage facilities will need to comply with the London Plan (which would require 17 spaces). These are proposed to be located internally, along with the bin store. Whilst the location is considered acceptable, further details in relation to the proposed appearance, size and security of this storage will need to be controlled through the use of planning conditions.
- 7.39 The bin store is also proposed to be located internally, which is acceptable and it meets the dimension requirements for the requisite number of bins.
- 7.40 The site layout would be capable of accommodating all construction vehicles on site for the duration of the construction process. A Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, particularly given the proximity of the site to Foxley Lane. This should also outline measures to minimise noise and dust impacts and disruption to neighbours.

Flood Risk

- 7.41 The application lies within area at risk from both surface water and ground water flooding. A Flood Risk Assessment (FRA) has been provided outlining the existing on-site specifics alongside proposed situation. The site is at low risk of surface water flooding, but in very heavy rainfall events surface water may flow through the rear of the site at a depth of up to 300mm. The proposed floor level would be 500mm above the existing ground level and so the properties are unlikely to flood internally. Building resilience measures may still be required to ensure that any water flowing around the building has a minimal impact on the units. The assessment has outlined that the development would not increase off-site flood risk and that additional surface water would drain to a borehole, pending further site investigations. The proposed approach is satisfactory and an updated FRA is required along with any updated mitigation measures undertaken in accordance with the updated FRA (following further on-site investigations). Officers are satisfied that flood risk can be satisfactorily mitigated.

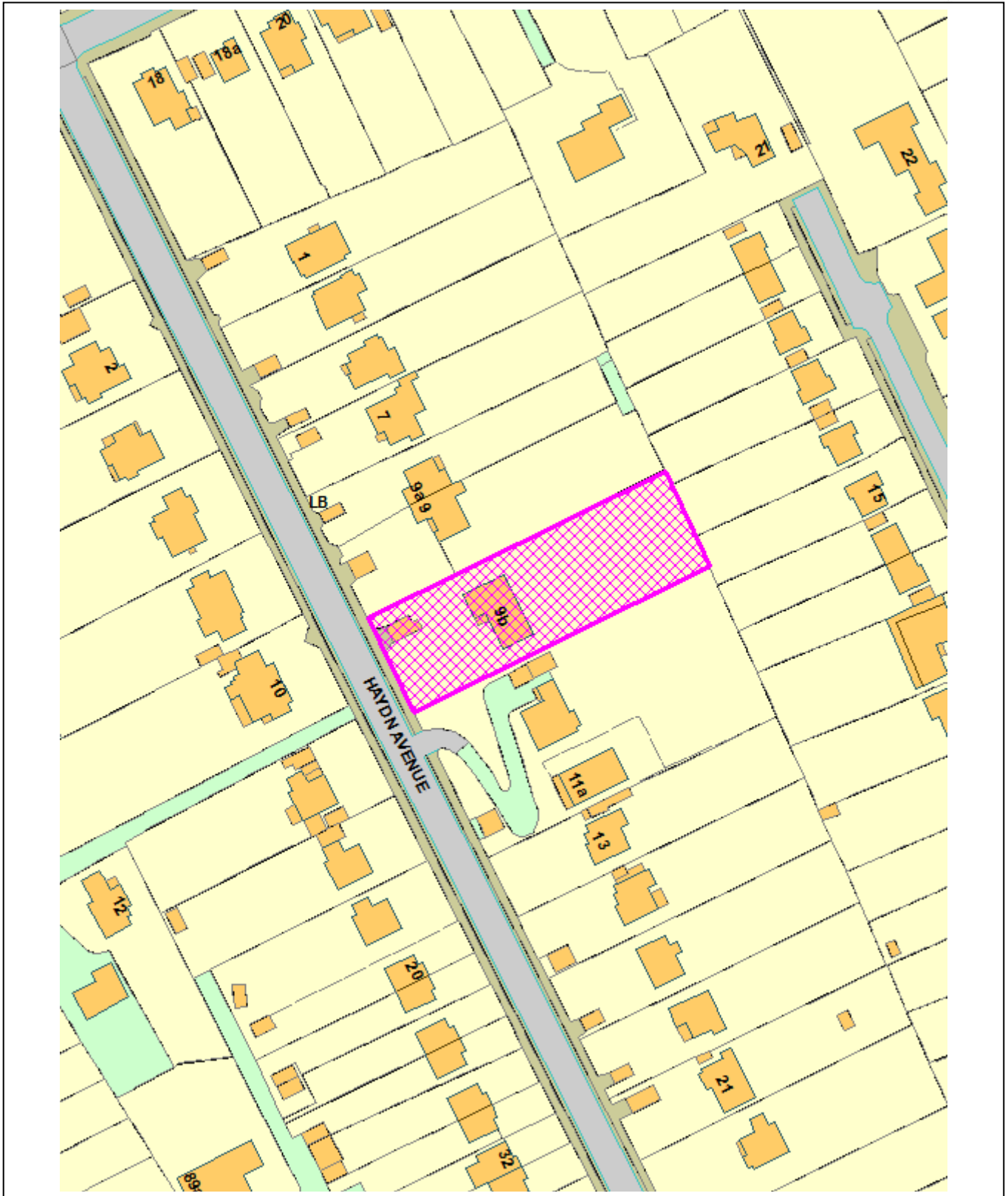
Other planning matters

- 7.42 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.
- 7.43 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusion

- 7.44 The site is in a sustainable location for new housing development and the scale, size and amount of development is appropriate for its setting. The new dwellings would provide a good quality and appropriate mix of family sized housing types, supported by car parking, cycle storage and bin storage. The impacts to neighbours would be largely limited to the construction period and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions.
- 7.45 The proposal would comply with the Croydon Local Plan 2018 and would be acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 7.46 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement 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 6.3****1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/02050/FUL
 Location: 9B Haydn Avenue, Purley, CR8 4AG
 Ward: Kenley
 Description: Demolition of existing bungalow. Erection of a 3 storey building with accommodation in the roof space comprising 9 residential apartments with associated parking and landscaping.
 Drawing Nos: 251-D-00-Rev_A, 251-D-02-Rev_A, 251-D-03-Rev_A, 251-D-08-Rev_A, 251-D-09-Rev_A, 251-D-10-Rev_A, 251-D-11-Rev_A, 251-D-12-Rev_A, 251-D-13-Rev_A, 251-D-14-Rev_A, 251-D-15-Rev_B, 251-D-16-Rev_A, 251-D-18-Rev_A, 251-D-19-Rev_A, 251-D-22, 251-D-23, 251-D-24, 251-D-25, 251-D-26, 251-D-27-Rev_A and 251-D-28.
 Applicant: Mr Justin Owens
 Agent:
 Case Officer: Samantha Dixon

	1 bed	2 bed	3 bed	4 bed	5 bed
Existing					1
Proposed flats	2 (1 x 2 person)	6 (2 x 3 person and 4 x 4 person)	1 (1 x 5 person)	0	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
9	17

- 1.1 This application is being reported to committee because the ward councillor (Councillor Steve O'Connell) and Hartley and District Resident's association (HADRA) have made a representation in accordance with the Committee Consideration Criteria and requested 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, retaining walls and maintenance to be submitted
4. Accordance with submitted Arboriculture methodology and tree protection scheme
5. Details of children's playspace to be provided
6. Details (materials, height) of enclosure to bin store to be agreed
7. No additional windows in the flank elevations
8. Obscure glazing to windows in flank elevations at first and second floor if below 1.7m
9. Details of privacy screen to communal walkway to be agreed
10. Car and cycle parking provided as specified
11. Details of electric vehicle charging point to be submitted
12. Construction Logistics Plan to be submitted
13. 19% Carbon reduction
14. 110litre Water usage
15. Details of site specific SuDS to be submitted
16. Flood resistance and resilience measures to be submitted
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) Highways works
- 4) Ecology consideration
- 5) 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 four storey building to create 9 residential units including 1 x 3 bed flats, 6 x 2 bed flats and 2 x 1 bed flats.
- Provision of communal external amenity space and children's play space
- Provision of 9 off-street parking spaces
- Provision of associated refuse and cycle stores

- 3.2 During the course of the application amended plans have been received to provide improved and level access to the communal garden through the building, to include the provision of a lift, to improve the internal layout and amenity of the proposed new units and relocate the bin store to ensure ease of collection by operatives.

Site and Surroundings

- 3.3 The site comprises a single storey dwelling set well back from the pavement edge. A detached garage sits at the front of the site and a steep drive leads up to the house. The house is a 1960s/70s bungalow clad in buff stonework and yellow render with a low pitched roof. Due to the topography of the land, the terrace to the rear of the house is set against a 3m retaining wall beyond which lies a long garden leading to the back of the plot.
- 3.4 There are no specific policy constraints at the site. The site lies in an area at low risk of surface water flooding and potential for groundwater flooding to occur below the surface. The site has a PTAL of 1a.



Figure 1: Aerial street view highlighting the proposed site within the surrounding streetscene

Planning History

- 3.4 08/02840/P Excavation of land levels; Erection of conservatory at side and erection of single storey rear extension (Amended Description). Granted 29.09.2008 and implemented.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The scheme is of a high quality design, utilising the contemporary reinterpretation approach the 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 and can be controlled through conditions.
- 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 9 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: 38 Objecting: 38 Supporting: 0 Comment: 0

6.2 The neighbours were renotified with regard to the amended plans. The number of further representations received in response to notification and publicity of the application are as follows:

No of individual responses: 3 Objecting: 3 Supporting: 0 Comment: 0

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	Addressed in Section 8.15 of this report.
Out of keeping and scale with existing development in the area	Addressed in Section 8.7 – 8.17 of this report.
Flats out of keeping in the area	
<i>Impact on amenities of neighbouring properties</i>	
Loss of light to neighbouring properties	Addressed in Sections 8.25, 8.27, 8.27 and 8.30 of this report.
Overlooking and loss of privacy for neighbours	Addressed in Sections 8.26, 8.28, 8.29 and 8.30 of this report.
Overbearing impact of the plain flank walls	Addressed in Sections 8.25 and 8.27 of this report.

Loss of view from adjacent properties	This is not a material planning consideration
Extra pollution, light and noise disturbance	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.
Construction noise, dust and traffic will be harmful to local residents	A condition will be imposed requiring a Construction Logistics Plan to ensure construction noise and dust is not harmful to local residents.
<i>Landscape/Trees</i>	
Loss of trees	Addressed in Sections 8.38 and 8.39 of this report.
Loss of wildlife habitat	Addressed in Sections 8.40 of this report.
<i>Transport and parking</i>	
Inadequate parking provision will cause overspill parking on Haydn Avenue leading to road safety concerns (lack of passing places)	Addressed in Sections 8.31 – 8.35 of this report.
No parking stress survey or Transport Assessment undertaken	The Council's Validation Checklist only requires Transport Assessments for major developments. The local planning authority has enough information to be able to assess the highways impacts of the proposal.
Adverse impact on highway safety. Exacerbate existing traffic problems on Haydn Avenue which is a narrow rat run. Make Haydn Road impassable for emergency and larger vehicles	Addressed in Section 8.35 of this report. You can currently park on both sides of Haydn Avenue. The proposal will not alter the existing access from emergency vehicles.
Inadequate bin storage – how will refuse be collected	Given the change in gradient of the site, the plan have been amended to provide refuse/recycling storage at the front of the site. Addressed in Section 8.37 of this report.
No provision for service vehicles on site or turning points for parking bays	There is no policy requirement to provide space on site for service vehicles. The gap between parking bays is adequate to

	enable vehicles to manoeuvre and access/egress the site in forward gear.
<i>Amenities of future occupiers</i>	
Inadequate light, ventilation, storage space and garden amenity for proposed residents	Addressed in Sections 8.18 – 8.22 of this report.
Inadequate accommodation for those with disabilities. No elevator or designated disabled parking bays. No access to communal garden space	The plans have been amended to include a lift providing step free access to all levels and the communal garden. A designated parking bay is also provided. Addressed in Section 8.21 of this report.
Inadequate pathway from front to rear of site	The plans have been amended to provide a step free internal access through the building to the communal garden.
Only one exit/entrance – what about fire escapes?	There are two entrances to the building. One to the front and one to the rear at first floor level.
No affordable housing provision	This is a minor development and there is no policy requirement for affordable housing.
Need for more family homes not flats. Inadequate family accommodation. Not enough 3 bedroom flats	The proposal would provide 1 x three bedroom unit and 6 x 2 bedroom 4 person units which is an increase in family units over the existing situation.
Who will be responsible for the upkeep of the communal garden	This is a private matter which will be the responsibility of the developer/owner of the building. Not a planning matter. Details of landscape maintenance and management will be required by condition.
Other matters	
Extent of hard surfacing will affect water drainage in the area	Policy DM25 requires all development to incorporate sustainable drainage techniques. A condition will be imposed requiring site specific SuDS to be provided.
Exacerbate existing problems with and overload the sewerage system	This is not a planning matter.

Harm to Metropolitan Green Belt	The site is not located in the Metropolitan Green Belt
Set precedence for other such developments in the road and loss of family houses	There is no objection to the principle of the development. This is a previously-developed brownfield site and the proposal reprovides family housing in accordance with Local Plan policy.
Inadequate services in the area to support high density housing development	The application is CIL liable. Addressed in Section 8.43 of this report.
Devalue existing house prices	This is not a material planning consideration.
Lack of public consultation from the Council regarding this application	Neighbours were notified of the application in accordance with the required national guidelines.

6.4 The following Councillor has made representations:

- Cllr Steve O'Connell (Kenley Ward Councillor) Objecting:
 - Out of character
 - Over development of plot
 - Lack of supporting information

6.5 Hartley and District Resident's Association have objected to the proposal:

- No affordable housing
- Only 1 x 3 bed unit proposed
- No blocks of flats nearby
- Contemporary design, bulk and massing too large, overbearing, out of keeping and out of scale with the area that consist of two storey family houses
- Overdevelopment – significant loss of wildlife habitat and green garden. No ecological survey undertaken
- No parking stress survey or Transport assessment undertaken. No detail of expected trip generation or parking stress or assessment of impacts from overspill vehicles. No visibility splays provided.
- Inadequate parking. No visitor parking or parking from trades people.
- How will bins be safely emptied on collection days? Gradient of access
- No lifts – does not meet M4(2) and M4(3) requirements
- Loss of privacy for neighbours and additional noise
- No Health Impact assessment to comply with Policy DM16
- Not demonstrated private amenity meets the minimum requirements for children's play space
- No daylight study to assess loss of light to side windows of 9A and 11 or their gardens
- No demolition/Construction Logistics Plan submitted

Following points raised in respect of the amended plans:

- All previous comments stand except comments regarding bin store and lifts.
- The contemporary design is ugly
- Bin relocation introduces more hard landscaping and reduction in soft landscaping
- Is a lift shaft now proposed? Not clear from plans.
- Nine additional windows in south and north elevations and extension to the south side will cause a loss of privacy for the neighbouring gardens
- Internal rainwater pipes proposed in a number of corner rooms – not good engineering practice.

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 2015, 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;
- Delivering a wide choice of high quality homes;
- 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
- 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 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

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. Trees, landscaping and ecology
7. Sustainability and environment
8. Other matters

Principle of Development

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market

Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.3 This presumption includes Kenley, which is identified in the “Places of Croydon” section of the CLP (2018) as being an area for sustainable growth of the suburbs with some opportunity for windfall sites, with growth mainly confined to infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness. The Croydon Suburban Design Guide (2019) has recently been adopted, which sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 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 accords with all other relevant material planning considerations, the principle of development is supported.
- 8.5 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m². The existing building on site is a 5 bedroom house but was originally three bed with a floor area of approximately 117sqm. All of the proposed units have floor spaces of less than 130sqm and 1 of the new units would comprise three bedrooms. There would therefore be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.6 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough’s need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. CLP policy goes on to say that within three years of the adoption of the plan, an element may be substituted by two-bedroom (four person) homes. The application proposes 1 x 3 bedroom unit and 6 x 2 bedroom 4 person units. Overall, the proposal provides a net gain in family accommodation and contributes towards the Council’s goal of achieving a strategic target of 30% three bedroom plus homes.

Townscape and Visual Impact

- 8.7 The majority of built form in the immediate surrounding area comprises of detached two storey dwellings on large plots. Further to the south on Haydn Avenue the building type consists of semi-detached properties. The existing dwelling No.9B is itself a 1970/1980s single-storey infill property and is already somewhat of an anomaly in the street scene. The building does not hold any significant architectural merit and therefore there is no objection to its demolition.

- 8.8 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; and c) the appearance, existing materials and built and natural features of the surrounding area.
- 8.9 The Suburban Design Guide suggests appropriate ways of accommodating intensified development on sites and suggests that where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below. The proposal is for a three storey building with a fourth floor of accommodation contained in the roofspace, in accordance with this guidance.
- 8.10 The front of the building sits in line with the neighbouring properties thereby retaining the established building line on this side of Haydn Avenue. The existing site slopes significantly from front to rear. In order to maximum the development potential of the site and create an accessible entrance to the site, the scheme proposes excavation to form a gently sloped parking area with the building sitting at a lower ground floor level than the existing. The lower ground floor level has been designed as a separate plinth with 2.5 storeys of accommodation above. Given this design layout, the significant setback of the building from the highway and the soft landscaping opportunities to the front of the site, this level change can be successfully undertaken without harming the established character of the area. The overall resultant ridge height of the proposal sits below that of the neighbouring properties either side.



Figure 2: Plan of proposed frontage within the street scene

- 8.11 The new building is conceived as a contemporary interpretation of the traditional 1920s/1930s gable fronted houses along Haydn Avenue. The building has a double-gabled front elevation with a hipped roof in between. The offset gables and clipped ridge lines re-imagine their forms in a modern manner. The gables successfully break up the massing of the building and create a built form that appears consistent with the prevailing scale along Haydn Avenue. From first floor level the roof form slopes away from the side boundaries which ensures that significant gaps are retained and visible between the buildings on this side of the road.



Figure 3. Visual interpretation of front elevation

- 8.12 The material palette has been chosen to break down and reflect the different elements of the building. The lower ground floor plinth would comprise of a dark brick base rooting the building into the site, the ground floor a red brick and the gables a lighter brick to respect the lighter colour of the render to the nearby properties. The transition between different brick colours echoes the layering of the materials between the different storeys of the traditional houses along the road. The roof would be finished in clay tiles to respect the character of the adjacent buildings.
- 8.13 Owing to the topography of the site, to enable collection, the application has been amended to provide bin storage at the front of the site. It is noted that there is an existing garage at the front of the site in a similar location and other properties in this row have detached garages fronting the street. For this reason, the placing of structures in this location will not significantly harm the visual amenities of the street scene, and soft landscaping is proposed to the front to screen as far as possible.
- 8.14 As well as detached garages, access driveways, forecourt parking and retaining walls to these areas are features commonly found on to this side of Haydn Avenue. The extent of hard surfacing at the front of the site would be increased to provide a parking forecourt. The parking bays have been set back and to the right side of the access a 4 meter buffer has been provided from the highway to provide soft landscaping to visually screen the extent of hard surface within the street scene. As such, the proposal would not have an overly dominant or incongruous impact on the visual amenities of the area.
- 8.15 The building has a greater footprint than the current house however given the layout of the buildings in this row the impact on the appearance of the wider area is not harmfully affected. The building is set in from the side boundaries and the roof slope maintains a visual gap between the plots. Whilst the depth of the proposed built form is significantly more than the adjacent properties, this mass will not be readily apparent from any public vantage points.
- 8.16 The site has a suburban setting with a PTAL rating of 1a and as such the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha)

are appropriate. The proposal would provide 151 hr/ha. 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.

- 8.17 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would create a high quality contemporary reinterpretation that would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.18 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). Whilst the majority of units are single aspect, none of the units are north facing. The window/door openings are large to maximise light gain and none of the rooms are exceptionally deep. The plans have been amended to include rooflights in the side slopes to create more light and ventilation to the units at first floor level and windows are also proposed in the roof to benefit the upper most unit. Overall, the quality of proposed internal amenity space is considered acceptable.
- 8.19 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All units have private amenity spaces that meet or exceed the required standards.
- 8.20 A large communal garden (approximately 480sqm) is provided at the rear of the site. As originally proposed, the only access to this garden was to the northern side of the building. This access would have been lengthy for the occupiers and given the site's topography would have meant that there would be no level access to the outdoor space. The plans have been subsequently amended so that access to the garden is through the building. A lift is proposed with external access to the garden provided at first floor level. Approximately 80sqm of the garden is then level to enable this element to be accessible for all occupiers. Owing to the significant changes in topography of the site, the rest of the garden is tiered to increase its usability. A childrens[' play space is shown to be provided within the communal garden space and full details of this area will be secured by condition.
- 8.21 In terms of accessibility, the excavation of the site allows for the parking area to be gently sloped with step free access to the lower ground floor level. A lift has also been introduced. The lower ground floor unit would be a wheelchair user/adaptable dwelling and step free access is provided to the rest of the development and garden. A disabled parking bay is also proposed.
- 8.22 Overall, the development is considered to result in a high quality development including a three bedroom unit and good amount of family accommodating, all with adequate amenities and provides an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.23 The main properties that would be affected by the proposed development are No's.9a and 11 Haydn Avenue, the properties on Highland Road that abut the rear boundary of the site and dwellings on the opposite side of Haydn Avenue.



Fig 4: Proposed Block Plan highlighting the relationship with the adjoining occupiers.

9A Haydn Avenue

- 8.24 This semi-detached dwelling is located to the north of the site. It is approximately 8m from the side boundary and has ground and first floor windows facing the site. Whilst the proposal is significantly deeper within the plot than No.9a, the rear element is stepped and set off the boundary by almost 5m. The development does not encroach over a 45 degree angle from the rear windows of No.9a either horizontally or vertically. Therefore the proposal would not be unduly overbearing or cause an unacceptable loss of outlook from the rear elevation.
- 8.25 No.9a appears to have main habitable windows in its southern side elevation, 8m from the shared boundary. There is a mature tree screen along this boundary. The upper ground floor of the proposed development would be 11m from these windows and then the first floor would pitch away from the boundary. The side elevation is stepped in form. Given the gap and the design of the building, the proposal would not unduly harm the outlook from these windows, be unduly obtrusive or cause any harmful loss of light.
- 8.26 There are no windows proposed that would cause any loss of privacy to No.9a. The proposed upper ground floor windows in the side elevation would face the boundary fence. Rooflights have been introduced at first floor level and if below 1.7m above floor level would be conditioned to be obscurely glazed below. Overall, the impact on No.9a is acceptable.

11 Haydn Avenue

- 8.27 This building is a two storey detached dwelling. There is a garage and outbuilding to the side of the property adjacent to the application site and further outbuildings in the rear garden. The proposed building does not encroach over a 45 degree angle from the rear windows of No.11 either horizontally or vertically. Therefore the proposal

would not be unduly overbearing or cause an unacceptable loss of outlook from the rear elevation and given the orientation of the buildings would cause no loss of light.

- 8.28 There are no windows proposed that would cause any loss of privacy to No.11. The proposed upper ground floor windows in the side elevation would face the boundary fence. The first floor window would be conditioned to be obscurely glazed. The rooflights are high level and would cause no overlooking. The amended plans introduce the access to the communal garden from first floor level and to ensure there is no overlooking from this walkway, a 1.8m high privacy screen is proposed along part of this length. A condition would be imposed to obtain full details of this screen and to ensure it is retained for the duration of the development. With these protection measures, the proposal will cause no harm to the amenity of No.11.

15, 16, 17 Highland Road

- 8.29 These residential properties are located to the rear of the application site, their gardens backing onto the site. The rear gardens of these properties are approximately 30 meters in length. The proposed development is 30 meters from the rear boundary. Given this separation distance, the proposals would cause no undue loss of light, outlook or privacy. There are also existing established garden trees and shrubs along the rear boundary which are to be retained. The neighbours to the rear have commented that the location of the children's play space would cause noise disturbance to these properties. This is an established residential area where it is expected that children will play in rear gardens. The proposed development is no exception to this.

Dwellings on the opposite side of Haydn Avenue

- 8.30 No's 10 and 14 Haydn Avenue are located on the opposite side of the road. Their front elevations are separated by the proposal by over 40 meters. As such the proposal would not cause any harmful loss of light, outlook or privacy to these dwellings.

Access and Parking

- 8.31 The site has a PTAL rating of 1a which means that it has very poor access to public transport links. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit.
- 8.32 It is proposed to create nine vehicular parking spaces off road all from a single access from Haydn Avenue. Car parking demand on the site has been estimated using 2011 Census data which concludes that the proposed development will generate a demand of 8.1 spaces. As such, it is considered that the proposal provides an acceptable amount of parking provision so not to have any adverse impact on the free flow of the highway network.
- 8.33 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. Details and provision of the EVCP will be conditioned. One disabled bay is shown to be provided for the wheelchair accessible unit.

- 8.34 Access to the parking area would be in a similar position to the existing vehicular access at the site. There is also an existing access for the garage which would be stopped up. Haydn Avenue is a relatively straight road and has good visibility in both directions. Plans have been submitted showing that the necessary visibility splays can be achieved. The access arrangement is acceptable and a condition to ensure there is no obstruction within the splays will be imposed on any permission granted.
- 8.35 Local residents have raised concern as Haydn Avenue is used as a commuter route with little passing places and extra traffic and parking on street will exacerbate highway issues in the area. The number of parking spaces proposed would not result in overspill on the street. The situation with regard to the narrowness of the road and vehicular traffic is existing and it is not considered that a residential use, albeit intensified, would affect this existing situation so significantly as to warrant refusal of the scheme.
- 8.36 A cycle storage area would be provided within the building. 16 cycle parking spaces would need to be provided in line with London Plan requirements (1 space for 1 bed flats and 2 spaces for all other units). The plan shows that 17 cycles could be stored in line with this requirement.
- 8.37 Refuse storage was originally shown within the building however given the level change across the site it was unclear how refuse would be safely collected by operatives. As such, the scheme has been amended relocating the refuse store to the front of the site with direct access from the highway which is convenient and suitable for refuse collectors. The plans show that the scale of the area is adequate for the needs of the development. A condition would be imposed requiring full details of the appearance of this area to be approved.

Trees, landscaping and ecology

- 8.38 The site is not covered by any Tree Preservation Order. The development would result in a loss of 7 mature trees of varying quality, mostly Grade C specimens. The most notable removal would be a Grade B Norway Spruce to the front of the site. The Tree Officer does not consider this tree worthy of protection however given the overall tree loss has required a substantial tree mitigation scheme to ameliorate the loss. The applicant has subsequently provided an illustrative landscaping masterplan showing replacement tree planting to the front and rear of the building as well as other hedging and shrubbery. The Tree Officer finds the landscaping plan satisfactory. Full details of hard and soft landscaping including a maintenance plan will be secured by condition.
- 8.39 The Arboriculture Method Statement outlines site specific methods to ensure the protection of the remaining trees on site which the Tree Officer finds acceptable. The measures outlined in this document will be secured by condition.
- 8.40 Ecology – Respondents have indicated that wildlife has been sighted in the vicinity of the site including badgers, foxes and deer. The application site is over 170m from the closest site of nature conservation value, separated by residential roads, houses and gardens. During the officer's site visit, there was no evidence to suggest the presence of any protected species on site. This is an existing residential garden which is maintained. Many of the mature trees to the boundaries would be retained and a garden of approximately 480sqm would be provided. Gaps would be retained to side boundary which would enable wildlife to roam the area and therefore it is not considered that the current situation for such animals would be harmfully affected. An informative would be included on any decision making the applicant aware that it is an

offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.

Environment and sustainability

- 8.41 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.
- 8.42 The site is located within an area some risk of surface water flooding and risk of groundwater flooding below the surface. A Flood Risk Assessment (FRA) has been submitted as part of the application which outlines the risks of flooding at the site. The report outlines methods of reducing flood risk however does not specify any site specific proposals. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). A condition requiring site specific SuDS measures would be imposed on any planning permission, alongside flood resistance and resilience measures to protect against groundwater flooding.

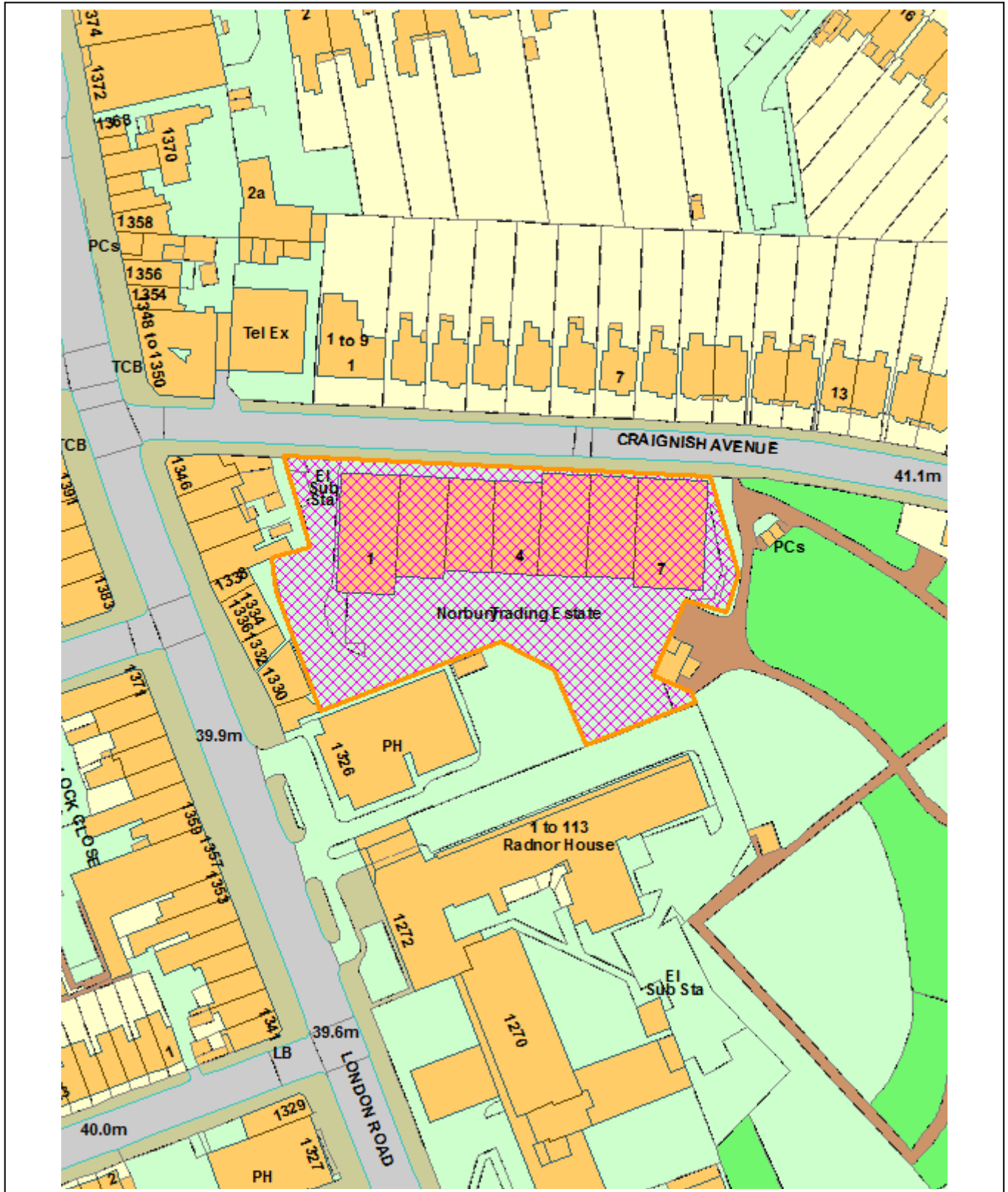
Other matters

- 8.43 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

- 8.44 The principle of development is considered acceptable within this area. The development has successfully been designed as a contemporary reinterpretation of the traditional dwellings found in the area. The development accords with the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. With the imposition the proposal would have no harmful impact on the adjacent properties. Adequate parking is proposed on site and the impact on the highway network is acceptable. The loss of existing trees on site would be mitigated by replacement tree planting. Thus the proposal is considered to be in accordance with the relevant policies.
- 8.45 All other relevant policies and considerations, including equalities, have been taken into account.

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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/00305/OUT
Location: Norbury Trading Estate,
Ward: Norbury and Pollards Hill, Craginsh Avenue, Norbury, SW16 4RW.
Description: Demolition of the existing buildings, erection of 3 to 5 storey and part 6/part 7 storey building to provide 1,028 square metres B1 floorspace and 536 square metres D1 floorspace and 73 residential units comprising 50x2 bedroom, 12x1 bedroom and 11x3 bedroom flats, provision of associated off-street parking comprising 28 residential car parking spaces and 4 commercial parking spaces and provision of associated cycle storage and refuse storage, alongside associated landscaping and amenity space. (Application for outline planning permission with landscaping as the reserved matters)
Drawing Nos: T1_0_20100 Rev T1A ; T1_0_20101 Rev T1A ;
T1_0_20102 Rev T1A ; T1_0_20103 Rev T1A ;
T1_0_20104 Rev T1A ; T1_1_20100 Rev T1A ;
T1_1_20101 Rev T1A ; T1_1_20102 Rev T1A ;
T1_1_20103 Rev T1A ; T1_1_20104 Rev T1A ;
T1_1_20402 Rev T1A ; T1_1_20403 Rev T1A ;
T1_1_20404 Rev T1A ; T1_1_20410 Rev T1 ;
T1_1_20411 Rev T1 ; T1_1_20412 Rev T1 ; T1_1_20413 Rev T1 ; T1_1_20420 Rev T1 ; T1_1_20421 Rev T1 ;
T1_1_20422 Rev T1 ; T1_1_20423 Rev T1 ; T1_1_23301 Rev T1 ; T2_1_20402 Rev T2A ; T2_1_20403 Rev T2A ;
T2_1_20404 Rev T2A ; T1_1_20405 Rev T1 ; B(20)E01 Rev T1 ; T1_1_20099 Rev T1 ; T1_0_20099 Rev T1 ;
T1_0_20201 Rev T1 ; T1_1_20201 Rev T1 ; T1_0_20202 Rev T1 ; T1_1_20202 Rev T1 ; T1_0_20203 Rev T1 ;
T1_1_20203 Rev T1 ; T1_0_20105 Rev T1 ; T1_1_20105 Rev T1 ; T1_0_20107 Rev T1 ; T1_1_20107 Rev T1 ;
T1_0_20106 Rev T1 ; T1_1_20106 Rev T1 ; B(20)S01 Rev T1 ; B90E02 Rev T1 ; B90E01 Rev T1 ; B(10)P100 Rev T1 ; B(20)E02 Rev T1.
Applicant: Goldcrest Land
Agent: KG Creative Consultancy
Case Officer: Dean Gibson

Proposed Residential Accommodation

	1 bed	2 bed	3 bed	Total
Proposed	12 (16.5%)	50 (68.5%) (14 x 2 bed/3person) (36 x 2 bed/4person)	11 (15%)	73

Affordable - 30% on site: 8 affordable rented dwellings (at London Affordable Rents) and 22 shared ownership dwellings with required early and late stage review mechanisms.

Proposed Employment and Community Uses

	Number of Units	Total Floor Area	Net Change
Employment (B1c Use)	6	1,028 sq m	- 739 sq m
Community (D1 Use)	3	536 sq m	- 14 sq m

Parking and Cycle Storage Provision

	Number of car parking spaces	Number of Disabled Spaces	Number of cycle parking spaces
Residential	26 car spaces	8 car spaces	136
Other Uses	2 car spaces 4 van spaces	2 car spaces	18

- 1.1 This application is being reported to Planning Committee because the Ward Councillors (Shafi Khan and Leila Ben-Hassel) have made representations in accordance with the Committee Consideration Criteria and requested Planning Committee consideration. Moreover, 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 prior to the completion of a legal agreement to secure the following:
- a) Affordable housing – 30 units (8 x affordable rented at London Affordable Rent and 22 x Shared Ownership) with review mechanisms (early and late);
 - b) Local Employment and Training contribution (£43,000 - covering construction and end user phases) and compliance with employment and training and local business initiatives;
 - c) Financial contribution towards air quality (£7,600);
 - d) Provision/contribution to car club space (£5,050);
 - e) Future restriction of car parking permits
 - f) Marketing strategy for commercial and community-related accommodation

- g) Financial contribution towards public realm improvements to Norbury Hall Park (£100,000);
- h) S.278 Agreement for the implementation of the highway works / street tree works;
- i) Works to trees close to the boundary with the application site;
- j) Carbon off-setting financial contribution (£130,410)
- j) Monitoring fees

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.

2.3 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:

Conditions

1. The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters before the development is begun: landscaping
2. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of this permission.
3. The development shall be begun no later than two years from the final approval of the reserved matters referred to in Condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
5. Details and samples of materials to be submitted
6. Detailed elevational drawings (Scale 1:10) showing window reveals
7. Details of signage to be submitted
8. Details of boundary treatment and retaining walls to be submitted
9. Details of children's play-space to be submitted for approval
10. Security lighting of bin and bike stores, surface and parking areas and under-croft areas to be submitted for approval
11. Inclusive access M4(2) and M4(3)
12. Details of car parking stackers to be submitted for approval and car parking provided prior to first occupation
13. Car club space on street to be provided prior to occupation
14. Details of electric vehicle charging point to be submitted
15. Full details of cycle storage to be submitted
16. Construction Logistics Plan to be submitted
17. Travel Plan to be submitted.
18. BREEAM Excellent (commercial and community uses)
19. 110L Water usage (Residential units)
20. Accord with mitigation and enhancement measures outlined in the Preliminary Ecological Survey
21. Construction environmental management plan (biodiversity) to be submitted prior to any development on site.

22. Development completed in accordance with mitigation outlined in Noise Assessment
23. Details of sound insulation between commercial/community units and first floor dwellings to be submitted.
24. Details of sound proofing/noise attenuation measures to residential flats in the development.
25. The use of the B1 accommodation restricted to B1b) and B1c) uses only
26. SUDS and drainage details (In accordance with Flood Risk Assessment submitted)
27. Contaminated Land report and remediation strategy to be submitted
28. Details of connection to foul and/or surface water drainage system to be submitted
29. No infiltration of surface water drainage into the ground
30. No piling or any other foundation designs using penetrative methods without consent of the LPA.
31. Hours of operation (B1c Uses)
32. Hours of operation (D1 Use)
33. Details of noise limiters (D1 and B1 uses)
34. Public art details to be submitted
35. Delivery and Servicing Plan to be submitted
36. Secure by Design details to be submitted
37. Details of security shutters to commercial units and community use units to be submitted
38. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
39. Details of sound insulation between commercial/community units and first floor dwellings to be submitted.
40. Details of sound proofing/noise attenuation measures to residential flats in the development.
41. Full details of public realm improvement works on the boundary with the adjacent park (including gates and access arrangements between the development and the adjacent park) to be submitted and approved prior to first occupation of development – and operated in accordance with approved arrangements.
42. Details of visibility splays to vehicle access
43. S.278 Agreement works to be completed prior to occupation
44. Details of tree protection to be submitted
45. Archaeology – watching brief to be undertaken.
46. No windows to be provided other than those shown on approved plans
47. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Granted subject to a Section 106 Agreement
 - 2) Community Infrastructure Levy
 - 3) Code of practise for Construction Sites
 - 4) Light pollution
 - 5) Requirement for ultra-low NOx boilers
 - 6) Nesting birds in buildings
 - 7) TfL Informative – Mayor’s Vision Zero initiative.
 - 8) Thames Water informative
 - 9) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.4 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.
- 2.5 That if by 29th November 2019 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The planning seeks outline planning permission, with all matters for consideration at this stage (access, appearance, layout and scale) apart from landscaping, which is proposed for future consideration and determination as a subsequent reserved matter.
- 3.2 The proposal includes the following:
- Demolition of existing buildings
 - Erection of a 3 to 5 storey and part 6/part 7 storey building.
 - Provision for 1,028 square metres of B1 floorspace and 536 square metres of D1 floorspace at ground floor level.
 - Provision of 73 residential flats
 - 28 residential car parking spaces
 - 4 commercial van parking spaces
 - Provision of associated cycle storage and refuse storage.
 - Provision of communal external amenity space and children's play space
- 3.3 During the course of the application amended plans have been received. The main alterations to the schemes design have been as follows:
- Core C2. Loss of one bed space per floor and flats 8, 28, 45, 60 now accommodate external window to western facing elevation to provide for breakout and lobby area in corridor on floors 1 to 4.
 - Enhanced landscaping
 - Three Design and Access Statement Addendums. CGIs of proposed building, GA Plans, Elevations and Sections.

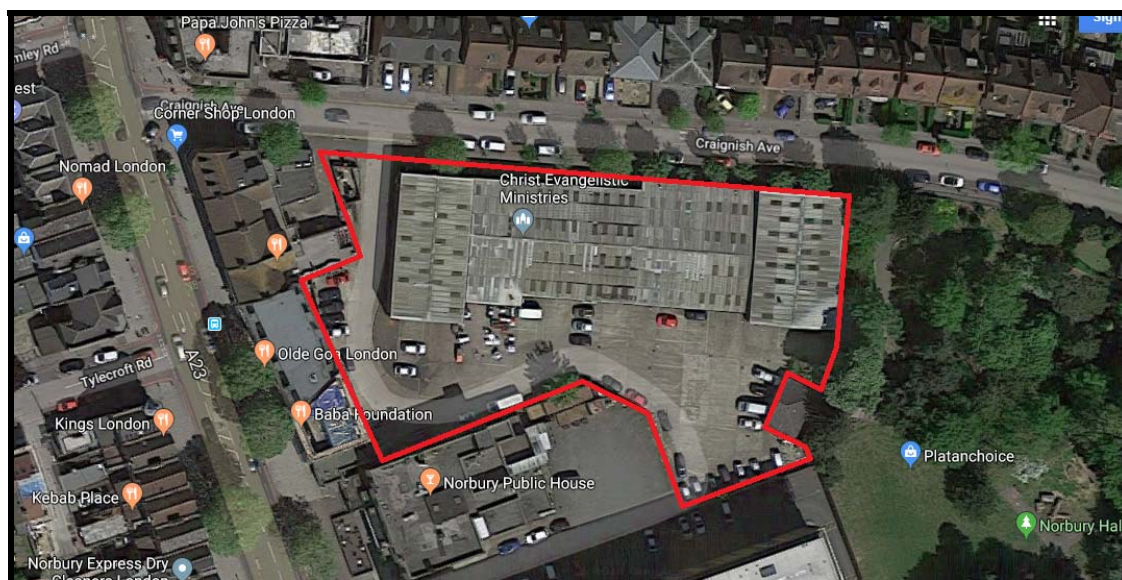
Fig 2: Site location plan



- 3.7 The site is bounded to the west by properties known as 1328 to 1346 London Road. These are predominantly three/four storey buildings with retail uses and pub/nightclub uses at ground floor. The upper floors comprise mixed uses, including some residential accommodation. A number of the upper floor residential units have windows and/or balconies which face east and which directly overlook the industrial estate. Directly abutting the south-western corner of the industrial estate is the flank wall of an adjacent public house (1326 London Road – The Norbury Centre) which is a 3/4 storey brick building with rendered frontage.
- 3.8 Further to the south of the industrial estate is Radnor House, a former 6/7 storey office block (constructed in brickwork and facing onto London Road) which has previously been converted to flats. Further along London Road to the south are several other similar multi-storey buildings, including other office-to residential conversions.
- 3.9 To the east of the application site is Norbury Hall Park which is a locally listed park, bounded by park railings. The park provides an important setting for Norbury Hall, which is a Grade II listed building and is currently in use as a care home. Also within the park is a locally listed building (56 Craignish Avenue).
- 3.10 On the north side of Craignish Avenue are two storey semi-detached dwelling houses. There is a four storey brick (former) post office and telephone exchange building to the north-west (1348-1350 London Road) at the junction of Craignish

Avenue. On the opposite side of London Road (opposite the junction of Craignish Avenue) 1391-1393 London Road is a locally listed building (currently occupied by the National Westminster Bank). On the west side of London Road lies the Norbury Estate Conservation Area

Fig 3. Aerial view highlighting the proposed site within the surrounding area



- 3.11 The application site has a PTAL of 4 and is within an 8 minute walk from Norbury Train Station. The site is located within the boundary of Norbury District Centre.
- 3.12 The site is directly adjacent to a Local Heritage Area (sited to west of Industrial Estate) and is close to London Road (A23) - classified as a part of the Transport for London Strategic Road Network (Red Route). The site is also within an Archaeological Priority Zone and is within an area of low flood risk from fluvial flooding and surface water flooding.

Planning History

- 3.13 The planning applications below are directly relevant to the application site:

Pre-Applications

- 3.14 A large number pre application proposals have been submitted to the local planning authority over recent years (LBC Refs 16/00761/PRE; 16/04777/PRE; 17/01360/PRE; 18/00388/PRE; 18/02652/PRE).

Prior Approval Demolition Applications

- 3.15 A number of prior approvals have been granted for demolition of the existing commercial units (LBC Refs 18/02256/PAD; 18/02257/PAD; 18/02258/PAD; 18/02259/PAD). All approvals were granted in June 2018. This provides a clear indication of the applicant's aspiration to redevelop the site.

Planning Applications

- 3.16 On 6th April 2009, planning permission was granted for the erection of 2x2 storey units for use within class B1 (business), B2 (general industry) or B8 (storage and distribution) along with the reconfiguration of parking layout (LBC Ref 08/02730/P)
- 3.17 On 8th April 2010, planning permission was granted in respect of Units 3 and 4 – for continued use as a place of worship/associated community uses (within Class D1) with provision of associated parking (LBC Ref 09/03748/P).
- 3.18 On 8th April 2010, planning permission was granted for the continued use of Unit 7 - for continued use for B1 purposes during the week and community and educational purposes (Class D1) on Friday evenings and weekends (LBC Ref 10/00033/P).
- 3.19 On 20th August 2012 planning permission was granted for the erection of 2x2 storey units for use within class B1 (business), B2 (general industry) or B8 (storage and distribution); reconfiguration of parking layout (renewal of 08/02730/P) (LBC Ref 12/00941/P)
- 3.20 On 11th February 2013, planning permission was refused for the use of Unit 7 for mixed use (for B1 uses during the week 9am-5pm and for community and educational purposes (Class D1) during evenings and weekends (LBC Ref 12/02499/P).
- 3.21 On 13th July 2017 planning permission was refused for the continued use of Unit 7 as a place of worship. (LBC Ref 17/00871/FUL).
- 3.22 On 7th July 2017 a lawful development certificate was confirmed in respect of the use of Unit 1 for the repair of motor vehicles and MOTs (Use Class B2). (LBC Ref 17/02394/LP).
- 3.23 At the same time as the application the subject of this report, the local planning authority received an application for full planning permission for the demolition of the existing buildings, the erection of 3 to 5 storey building to provide for 1028 square metres B1 Use Class, 536 square metres D1 Use Class and 66 residential flats comprising 45x2 bedroom flats, 12x1 bedroom flats and 9x3 bedroom flats, provision of associated off-street parking comprising of 28 residential car parking spaces and 4 commercial parking spaces and provision of associated cycle storage and refuse storage, and provision of associated landscaping and amenity space (LBC Ref 19/00304/FUL). This application remains under consideration – with the eventual decision pending.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Whilst the application has not been accompanied by two year marketing evidence, contrary to policy requirements designed to determine the extent of demand for the existing accommodation and/or the capacity of the site to

maximise industrial and storage uses, the scheme would deliver a reasonable level of replacement commercial accommodation to an enhanced standard (more suited to emerging business needs) alongside a reasonable level of residential accommodation, including affordable housing (embracing mixed tenures). The loss of existing accommodation and the failure to properly explore the level of demand for existing accommodation is acceptable under these specific circumstances.

- The proposal would re-provide community uses in accordance with policy requirements; albeit a lesser amount – but again, more suited to local needs.
- The principle of intensive residential development is acceptable given the national and local need for housing and the brownfield status of the land. The development would make a significant contribution towards meeting borough-wide housing targets.
- The proposal would provide 30% on-site affordable housing provision (a mix of London Affordable Rent and Shared Ownership alongside required early and late stage review mechanisms) in accordance with local plan requirements. Officers are satisfied that this is the maximum reasonable level of affordable housing currently deliverable in view of the current status of scheme viability.
- The proposal would deliver a significant number of family units, with 67% of units being suitably sized for families/small families (2 and 3 bed/4 person units).
- The development would have an acceptable impact on the adjacent listed Norbury Hall, Norbury Hall Park, Norbury Estate Conservation Area and other nearby designated and non-designated heritage assets with no harm being caused.
- The scheme has been amended to render the design and appearance of the development acceptable. Whilst it is acknowledged that the proposed height would be at variance with the existing structures on site and would exceed overall development plan building heights envisaged for Norbury, the massing, height, appearance and form of the development would be in context with surrounding sites and would represent a striking and appropriate back-drop to Norbury Hall Park – with opportunities to enhance the relationship between the application site and its adjacent parkland setting.
- The living conditions of adjacent occupiers would be protected from undue harm, subject to the use of planning conditions.
- The living standards of future occupiers would be acceptable (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable, in view of public transport accessibility levels.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.
- Secure by Design principles can be secured subject to condition.

5.0 CONSULTATION RESPONSE

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

Lead Local Flood Authority (LLFA) (Statutory Consultee)

- 5.2 The LLFA have previously objected to the proposals (based mostly on lack of sufficient information to fully satisfy the imposition of a planning condition, to underpin the delivery of sustainable drainage arrangements). This additional information is now being prepared and submitted in the hope that LLFA's issues can be resolved in time for Planning Committee consideration. This further information and associated LLFA commentary will be included in the Planning Committee addendum report.

Transport for London (TfL) (Statutory Consultee)

- 5.3 No objections have been raised by TfL, although it recommends the imposition of planning conditions, designed to secure a Construction Management Plan and a Delivery and Servicing Plan.

Thames Water

- 5.4 Thames Water requests that a piling method statement to be agreed by planning condition (in consultation with Thames Water). This has been included within the recommendation section of this report. Moreover, it raises no objection to surface water and waste water issues and any advice offered can be included as an informative.

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of 234 letters of notification to neighbouring properties in the vicinity of the application site. Site notices were also displayed in the vicinity of the site and a press note published. Following the receipt of amended plans, notification letters were re-issued advising neighbouring properties of the amendments.
- 6.2 The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 31 Objecting: 13 Supporting: 18

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

Objection	Officer Response

Proposal represents over development of the site – with excessive height and impact on properties in the immediate vicinity – especially those on the opposite side of Craignish Avenue.	The density of development has been properly assessed and is within the density ranges outlined in the London Plan. Moreover, the form, scale and intensity of development would be appropriate with effects either being acceptable or suitably mitigated through the use of planning conditions and/or planning obligations
The development would be out of character with the surrounding area	Bearing in mind the close relationship to Norbury Hall Park and neighbouring taller buildings, officers are content with the overall scale of development and consider it to be in keeping with the character and appearance of the area.
Loss of light and privacy (increase levels of overlooking) to surrounding properties	Window to window separation would be acceptable – with existing privacy levels appropriately managed.
The proposed development would lead to conflict with the operation of a neighbouring night-club/late night function room “The Norbury Centre” which can remain open (especially during weekends) up until 4.30am. The proposal would be too close to licenced premises, especially as customers use the first floor beer garden and smoking area. Reference is made to the Ministry of Sound case in the Elephant and Castle where extensive sound insulation was required (as part of a neighbouring residential proposal) to ensure that the uses could operate in close proximity to each-other without resulting in noise-related complaints.	The neighbouring night-club is an important consideration and it is reasonable to require the applicant to ensure that the residential units are properly insulated, not only from the proposed commercial and community related uses, but also from commercial and leisure uses established within the area. Planning conditions are recommended to ensure that the residential development fully recognises potential noise nuisance generated by neighbouring sites and mitigates appropriately.
Impact of development on the adjacent park - being overlooked – which would affect overall enjoyment of the space.	Development overlooking the park might well enhance safety and security for existing and future park users.
Increased pressure being placed on car parking within surrounding streets. This will place additional pressure on surrounding streets	The site is located in a relatively sustainable location and the provision of less than 1-1 car parking is acceptable in such circumstances.

(especially Craignish Avenue) which will lead to more front gardens being paved over – to accommodate forecourt parking spaces	The site is in close walking distance from district centre amenities, Norbury Train Station and local bus routes. Limitations around access to any future car parking permits is included as a planning obligation along with the provision of a car club space.
No mention of affordable housing/social housing as part of the submission	Affordable housing has been negotiated and officers are satisfied that the offer made by the applicant is acceptable, with a proportion of units proposed to be delivered as affordable rented accommodation (at London Affordable Rents)
There is a need for 4-5 bedroom houses to offset the loss of larger family houses through the redevelopment of sites to provide flatted accommodation.	The scheme would provide a large number of family accommodation in accordance with policy.
Impact on trees – within the park.	Any loss of trees would be minimal and in any case justifiable. There will need to be further dialogue with the Council's Parks Team (outside the town planning process) to agree how the scheme relates to and engages with Norbury Hall Park and especially, the exploration of how future community uses might also engage with park activities (and visa-versa)
Comments in Support	Officer Response
Norbury is currently a run-down and neglected community and is in desperate need of regeneration; new housing and the provision of flexible workspace should suitably encourage pride in the area.	
Well thought out and considered scheme. It will have some effect for residents at the top end of Craignish Avenue but the long term benefits should be welcomed.	
The height of the proposed development would be acceptable and the overall design has been well	

considered.	
Will ensure that waste does not unacceptably accumulate on site	
The further residents in the area will support local business and local shops – especially in view of the new Co-Op planned for London Road	

6.4 The following Councillors have made representations:

Councillor Shafi Khan (Ward Councillor). Objecting and referred application to committee on the following grounds:

- Mass and modern look will not blend well with the nature and character of houses facing in Craignish Avenue and street scene;
- Cumulative effects of local developments cause additional parking problems in area;
- Insufficient affordable housing provision;
- Loss of employment space.

Councillor Leila Ben-Hassel (Ward Councillor). Objecting and referred application to committee on the following grounds:

- Proposal will have a negative impact on area and Craignish Avenue;
- Will cause additional parking problems in the area and Craignish Avenue;
- Lack of affordable housing provision;
- Loss of employment space.

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 2015, 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:

- Meeting the challenge of climate change.
- Delivering a sufficient supply of homes.
- Building a strong, competitive environment.

- Promoting sustainable transport.
- Making effective use of land.
- Achieving well designed places.

7.3 The planning policies raised by the application that the Committee are required to consider are listed below and are broadly examined in the Planning Considerations section of this report.

Consolidated London Plan 2015

- 3.1 Ensuring equal life chances for all
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children/young person's play & informal recreation areas
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing
- 3.13 Affordable housing thresholds
- 4.4 Managing industrial land and premises
- 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
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

Croydon Local Plan 2018

- SP1 The Places of Croydon
- DM41 Norbury
- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP3 Employment
- SP3.2 Innovation, investment and enterprise
- SP4 Urban design and local character
- DM10 Design and character

- DM13 Refuse and recycling
- DM14 Public art
- DM15 Tall buildings
- DM16 Promoting healthy communities
- DM18 Heritage assets and conservation
- DM16 Promoting healthy communities
- SP5 Community facilities
- DM19 Protecting and providing community facilities
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- 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

7.4 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 – Including Employment and Community Related Considerations
2. Affordable Housing and Housing Mix
3. Townscape, Visual Impact and Heritage Impact
4. Housing Quality for Future Occupiers
5. Residential Amenity for Neighbours
6. Parking and Highway Safety
7. Flood Risk
8. Sustainability
9. Trees, Landscaping and Biodiversity
10. Other Planning matters

Principle of Development

Loss of Employment Use

8.2 The application site is located within the Norbury District Centre and is designated as a Tier 3 employment site. Planning policy therefore provides

protection for existing industrial activities and supports incoming uses that fall within the B1b/B1c, B2, B8 use classes as well as related sui generis uses.

- 8.3 In order to demonstrate that there is no demand for a scheme comprised solely of B1b/B1c, B2, B8 and related sui generis uses, Policy SP3.2 of the Croydon Local Plan (2018) requires marketing evidence to be submitted to confirm that there no demand to justify the continuation of existing activities or the maximisation of alternative forms of commercial development (based solely on B1b)/B1c), B2 or B8 uses and related sui generis uses). The supporting text of Policy SP3.2 advises that protecting Tier 3 sites should help the Council limit the losses in the borough wide stock of such premises. However, it goes on to state that *'The promotion of new workshops in these locations will also add a greater degree of diversity (and theoretically a greater resilience) to the employment offer of the borough's town centres'*. No such marketing has been submitted in support of this application and whilst the units have been vacant for some time (with no commercial activity taking place) this lack of marketing evidence represents a failure to fully justify the adopted development and therefore fails to fully comply with the relevant planning policy.
- 8.4 In this instance, the site has a lawful use for light industrial purposes arising from the original planning permission. The existing employment floorspace amounts to 1,767 square metres and if optimised, the applicant considers it could provide employment for 38 persons.
- 8.5 Whilst evidence has not been submitted to justify the loss of existing accommodation and/or an alternative exclusive employment-focussed redevelopment scenario, the proposal would still re-provide 1,028 square metres of employment-related floorspace (providing a range of uses B1 uses encouraged by Policy SP3.2). In view of the quality of space proposed and if optimised, it is anticipated that the replacement space could deliver employment for around 86 persons. Officers accept that the proposed floorspace might well provide opportunities to increase employment densities on site, especially if the accommodation is used flexibly and innovatively.
- 8.6 Therefore, whilst the level of employment floorspace will be reduced and very limited evidence has been submitted to either justify the loss of existing accommodation and/or the capacity deliver a single employment-related use, the re-provision of commercial units (laid out to meet modern work practices as part of a mixed use redevelopment scenario) would help deliver high quality replacement employment-related floorspace. This accommodation would allow for more effective, flexible and efficient commercial floorspace which should lead to more jobs being made available. Consequently, officers are satisfied with the loss of the existing accommodation, especially as this proposed development scenario should significantly contribute to the on-going regeneration of district centres across the borough.
- 8.7 A planning condition is recommended to ensure that the commercial uses are restricted to light industrial and research and development uses (as SP3.2 seeks to deliver industrial related uses, rather than standard office uses – B1a)). Moreover, full marketing of the commercial and community related

accommodation will be required (on commencement of development) which will be required and managed through the S.106 Agreement. Whilst B8 uses are supported also by SP3.2, they tend to be lower employment generators. Future employment opportunities for local people at construction and operational phases would be captured as part of a Local Employment Training Strategy – to be contained within a subsequent S.106 Agreement.

Community Use

- 8.8 Policy seeks to protect existing community facilities that still serve, or have the ability to serve the needs of the community. However, policy also promotes the provision of new community facilities as follows:-
- a. To meet the evolving needs of the community;
 - b. To improve service provision; and
 - c. To support housing and employment growth.
- 8.9 Two of the existing units on site (550 square metres) have been used in the past as a place of worship with associated community uses, but are now vacant. The planning permission (LBC Ref 09/03748/P) was granted on the basis that the D1 use be restricted to a place of worship.
- 8.10 A total 536 square metres of D1 floorspace is proposed as part of the redevelopment scheme (within three new units proposed towards the eastern end of the site and closest to Norbury Hall Park). Consequently, whilst the amount of community floorspace would be reduced overall, the shortfall would be minimal and such a re-provision would allow the new units to be laid out to meet modern and flexible community needs. It would also allow the floorspace to be used more effectively and efficiently for a wide range of community uses, such as a day nursery, doctor's surgery or uses more closely aligned to activities that take place within Norbury Hall Park which might also provide additional employment opportunities (albeit not B type use related), contributing to the wider regenerative potential of the project. Accordingly, there is no objection to the reduction of overall community-related floorspace.

New Housing

- 8.11 This proposed development should be viewed against a backdrop of significant housing need, not only in Croydon but also across London and the South-East. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036. Croydon's actual need identified by the Croydon Strategic Housing Market Assessment is an additional 44,149 new homes by 2036, but at that time, there was considered to be limited developable land available for residential development in the built up area. This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary

and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.12 This housing growth expectation includes Norbury which is defined by the 'Places of Croydon' section of the CLP (2018) as being an area for *'Sustainable growth of the suburbs with some opportunity for windfall sites and infilling, together with dispersed integration of new homes will respect existing residential character and local distinctiveness'*. The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to deliver high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.13 The application is for a mixed use employment, community and residential development providing new employment opportunities, new community facilities and additional homes within the borough, which the Council is seeking to promote. The scheme has the potential significant regenerative benefits for the immediate area. The site is located within an existing residential area with close relationships with neighbouring parkland assets and as such, providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

Affordable Housing and Housing Mix

Affordable Housing

- 8.14 The CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing (subject to viability) and will seek a 60:40 ratio between affordable rented and intermediate homes (including shared ownership) unless there is an agreement with a Registered Provider that a different tenure split can be justified. CLP Policy SP2.5 requires a minimum provision of affordable housing to be provided either:
- preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;
 - a minimum level of 15% affordable housing on the same site as the proposed development, plus a review mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on site provision is not viable and construction costs are not in the upper quartile.
- 8.15 A full viability appraisal was provided in support of the planning application which concluded that the proposal could not viably support any affordable

housing. However, following negotiation the applicant has confirmed that 30% of the units can be provided as affordable housing (36% affordable rent – at London Affordable Rents and 64% Shared Ownership). Whilst it is appreciated that the viability assessment confirmed that the scheme was unable to deliver any affordable housing, the applicant has elected to rely on value uplift throughout the course of the construction process and has confirmed a willingness to manage their commercial/development risks – accepting the need to deliver increased levels of affordable housing in accordance with development plan policy. Review mechanisms will also need to be incorporated to capture any value uplift (at early and late stages of the development process) although any assessment would need to apply the initial viability appraisal value costs and outputs as a baseline. The level of affordable to be delivered (at this stage) would therefore equate to 22 units; 8 affordable rented units (delivered at London Affordable Rent) and 14 shared ownership units. Based on the above (which has been accepted by the Council's independent assessor) the proposed affordable housing would be acceptable and in accordance with policy requirements as being the maximum reasonable level of affordable housing (at this stage of the development process). The proposed affordable housing and review mechanisms would be managed through the recommended S.106 Agreement.

Housing Mix

- 8.16 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes; achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In urban locations with a PTALs of 4 (such as this) the requirement is for 40% 3+ bedroom units. The policy goes on to say that within three years of the adoption of the plan, where a viability assessment demonstrates that larger homes would not be viable, an element may be substituted by two-bedroom (four person) homes.
- 8.17 The development proposes a unit mix comprising of 12x1 bedroom (16.5%), 12x2 bedroom/3 person (16.5%), 38x2 bedroom/4 person (52%) and 11x3 bedroom (15%). When including the two-bedroom (four person units), the scheme would provide 67% family sized units (by far exceeding the target). The proposal would provide a net gain in family accommodation, in accordance with the policy requirements outlined above.

Townscape and Visual Impact and Heritage Impact

- 8.18 Policy DM41.1 of the CLP states that to facilitate growth and to enhance the distinctive character of Norbury, developments should:
- Complement the existing predominant building heights of 2 storeys up to a maximum of 5 storeys;
 - Ensure proposal for large buildings are visually consistent with the predominant urban grain; and

- Seek opportunity to provide direct access from the south of London Road to Norbury Railway Station.

8.19 The existing buildings on the site have a functional industrial appearance and are of little architectural or historic importance. There is no objection to their demolition.

Figure 4. Proposed front elevation to Craignish Avenue



Density Considerations

- 8.20 The site has an urban setting with a PTAL rating of 4 and as such the London Plan indicates that the density levels ranges of 200-700 habitable rooms per hectare (hr/ha) would be appropriate.
- 8.21 The proposal would have a residential density of 475hr/ha and whilst this would easily fall within the density range set out for its location, the scheme would also accommodate commercial and community uses which would increase the level of on-site activity – which should be factored into account when assessing the appropriateness of a specific proposed density of development.
- 8.22 The application site is within an established residential area. Its footprint is comparable in size to other flatted developments in London Road and the impact on local character is considered to be acceptable (which is further considered in the following paragraphs). The impact of the development on the neighbouring highway network (including on and off street car parking capacity) would also be acceptable, as considered in the following sections of this report. The proposal would result in a development that would have an acceptable

impact on the appearance of the street scene and would accord with the national and local requirements to intensify the development potential of sites and to optimise the delivery of additional housing in a sustainable manner.

Figure 5 – View of 5 Storey Building from Norbury Hall Park



Townscape and Appearance

- 8.23 The proposed layout would provide a linear form, facing onto Craignish Avenue and would have an articulated frontage of three storeys with a set-back fourth floor. A single vehicle access onto the site would be provided via an under-croft. The ground floor would comprise the of the six commercial use units, two of the three community use units and residential entrances (leading to individual residential cores). The location of these units/uses on the ground floor would provide a new active frontage to Craignish Avenue, together with a widened pavement with soft landscaping. These public realm elements will need to be finalised as part of subsequent planning conditions discharge and S.278 process and the Highway Authority is already engaged (at this early stage). This would be a significant improvement, compared to the current blank brick façade to the existing industrial buildings. Widening the public realm along Craignish Avenue would also represent a positive move and should enhance pedestrian and cyclist desire lines to and from Norbury Hall Park.
- 8.24 Two rear linear blocks (wings) would project out perpendicular to the front block, which would also take on relatively linear forms. The block nearest to London Road would rise up to five storeys height whilst the block closest to Norbury Hall Park would rise up to seven storeys. The layout of dwellings in these buildings

has been arranged to maximise outlook towards the Park. The seven storey block proposes further community and employment uses at ground floor level.

Figure 6 – View from Craignish Avenue



Figure 7 – Second Floor Plans



- 8.25 The massing and three to four storey height fronting Craignish Avenue would be acceptable and articulated in a manner that would respect the urban grain and modulation of the residential house plots on the opposite side of Craignish Avenue.
- 8.26 While one of the rear blocks would rise up to seven storeys in height (in excess of the general heights specified by DM41.1) the height of the seven storey element would be in context with the series of taller buildings located to the south of the site and which face onto the Park and London Road. For example, the closest tall building to the south of the site (Radnor House) is seven storeys in height. Moreover, the height of the building should act as an appropriate back-drop to Norbury Hall Park and in any case, views of the seven storey building from the adjacent park would be partially obscured by the existing tree canopy. Views of the building from London Road should also largely remain obscured from view by existing built form. Therefore, the proposed massing and design would be acceptable in the context of the site and surroundings.
- 8.27 Whilst the proposal would have an overall contemporary appearance, the proposed elevations would reflect local character and create visual interest. The buildings would be formed principally of alternating red bricks and stock bricks, with projecting bays and recesses. Feature bond brick-work patterns would be used to good effect. The quality of the bricks can be secured by condition. The appearance and pattern of the street frontage would reference the residential houses on the opposite side of Craignish Avenue. Variety in the articulation of the elevations (facing away from Craignish Avenue) would be achieved through recessed walls and feature bonds. The mix of recessed balconies (mainly on the north elevation), cantilevered balconies (mainly on south, west, and east elevations) and the provision of terraces is also supported and would again add to the visual interest of the building. Other features include metal window frames, a zinc roof to the front block facing Craignish Avenue and wayfinding/artwork signage at the ground floor frontage.
- 8.28 A positive element of the scheme is that it would provide an improved public realm to Craignish Avenue and to the adjacent Norbury Hall Park. The proposed commercial uses and community uses facing onto Craignish Avenue would result in an active frontage to the street and the overall appearance of the ground floor frontage would align well with the upper floors of the front block. The frontages of the commercial units and community uses would be well proportioned and would provide room for appropriate signage. Details of the appearance of security shutters to these units can be secured by condition. It is also proposed to make improvements to the adjacent park, including provision of a new park entrance gate and other general park improvements. The public realm improvements to the park and its immediate environs (£100K) would be secured as part of a S.106 Agreement. This development would have a clear relationship to Norbury Hall Park and it is considered reasonable and proportionate that this development contributes towards enhancing park facilities and in particular, the areas of the park where there is the closest interplay between the development (especially bearing in mind that community

uses are proposed - alongside a secondary access into the park leading to and from the development).

- 8.29 The site would be laid out to reflect its mixed use function and a detailed landscape strategy has been submitted in support of the application. The route through the site would be from Craignish Avenue, taking pedestrians adjacent to and alongside the vehicle access. Provision is also made for a separate pedestrian access (albeit controlled) through the front block to the rear of the site. There would also be provision made for an access controlled gate to allow access to the adjacent park.
- 8.30 The main area of off-street parking would be sited towards the western end of the site along with a hardstanding yard for parking and deliveries situated towards the middle of the site. A ground level communal garden (508.5 square metres) would be laid out adjacent to Norbury Hall Park with intended provision made for native and wildlife friendly planting. The garden would also include child play space (93.4 square metres) and seating. The communal amenity areas would also be supplemented by 1st and 5th floor communal residential roof terraces.
- 8.31 Overall, officers feel that the scheme is well considered and has strong potential (subject to a robust process taking place at planning conditions discharge stage) to become a successful addition to the urban fabric of the district centre – with positive benefits for the setting and ultimate (more intensive) use of Norbury Hall Park.

Heritage Considerations

- 8.32 Whilst the existing site does not contain any heritage assets, a number of heritage assets are located in the vicinity, including a Grade II Listed building (Norbury Hall) which is set within soft landscaped grounds which are identified as a Locally Listed Historic Park, colloquially known as the Squirrel Park. Part of London Road is also within a Local Heritage Area and there are a number of locally listed buildings in the locality. Norbury Estate Conservation Area is situated further to the west of London Road.
- 8.33 Norbury Hall is a large detached villa of 1802. The architecture of the building and its sylvan setting contribute to its significance. The primary setting of Norbury Hall is the surrounding locally listed historic park and garden, from where a number of existing taller buildings can be glimpsed through dense vegetation cover. Officers are satisfied that the significance of the building's setting would be preserved. The significance of the locally listed historic park and garden and locally listed building it contains would also be preserved.
- 8.34 Norbury Estate Conservation Area is of historic significance as one of the earliest London County Council housing estates outside the County boundary, built in a distinctive Edwardian cottage style. The submitted CGIs indicate limited visibility of the development from London Road (Norbury) Local Heritage Area and the Norbury Estate Conservation Area beyond. The settings of these

assets and the locally listed buildings within the local heritage area would be preserved.

- 8.35 To summarise, having special regard to the desirability of preserving or enhancing the special interest of the listed building's setting, placing great weight on the conservation of the listed building and conservation area and having a balanced judgement toward locally-listed heritage assets, officers are satisfied that the proposed development would comply with the objectives of the above policies in relation to heritage.

Housing Quality for Future Occupiers

- 8.36 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All would have private external amenity spaces in the form of balconies that would also meet minimum standards. There would provision made for communal amenity spaces; provided at ground level adjacent to the park and in communal roof terraces at first and fifth floors. Child play space with play features would be provided within the ground floor communal amenity area. Provision would also be made for a controlled gate to provide direct access to the adjacent park.
- 8.37 The majority of the flats would be dual aspect and some triple aspect also provided. Only four of the proposed flats would be single aspect and these would be contained within the five storey rear block. None of these single aspect units would face north and officers are satisfied that they would all enjoy a reasonable outlook. Overall, the internal layout and arrangement of the proposed flats would make the best use of available floor space.
- 8.38 Conditions are recommended to protect future residents from undue noise and disturbance that could result from the proposed commercial and community uses. These would include:-
- Restrictions on the hours of operation of commercial uses.
 - Requirements for sound proofing between commercial /community units and first floor residences.
 - Requirements for noise limiters to be provided for the commercial and community use units.
- 8.39 A representation has also been received from the adjacent public house and nightclub ("The Norbury Centre") which has raised concern that noise from its premises may affect future occupiers and prejudice its continuing use. To prevent this it is recommended that a condition be added to any planning permission, requiring details of sound insulation/noise attenuation to be submitted for approval and installed in accordance with these details, to ensure that existing commercial uses can continue to operate without fear of future reasonable complaints.
- 8.40 The building blocks are proposed to be served by a number of separate stair cores, each of which would have step free pedestrian access. In terms of

accessibility, the London Plan sets requirements for 10% of homes to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. 7 Units (10%) have been designed as wheelchair accessible flats. These are flats 05 (1B/2P), 17 (2B/3P), 25 (1B/2P), 37 (2B/3P), 52 (2B/3P), 63 (2B/3P), 67(2B/3P). Wheelchair accessible flats are located close to cores within two lifts to maximise the opportunity for independent use by disabled persons.

- 8.41 A daylight and sunlight analysis report was submitted with the application. It concludes the levels of daylight that would be achieved within the proposed habitable rooms in the new dwellings would satisfy the targets in the British Standard Code of Practice for Daylighting and Appendix C of the BRE Guidelines. It therefore demonstrates that the future occupants of those habitable rooms would have acceptable daylight amenity. Officers concur with the findings of the report.
- 8.42 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers. The proposed commercial and community uses would provide plenty of activity on the site and potential employment opportunities for some of the future occupiers. The proposed community uses could also provide places for residents to congregate and get to know one another and potential day-nursery and after-school clubs for children. The site is conveniently located in Norbury District Centre and as a consequence, has access to public transport and local shops and services and would have direct access to the adjacent park. Effectively, a community within a community could result from the proposed scheme and this type of mixed use arrangement would be fully sustainable and should help reduce the need for travel.

Residential Amenity for Neighbours

- 8.43 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, daylight, sunlight, outlook or an increased sense of enclosure. The primary properties that would be affected by the proposed development are the adjacent dwellings opposite the site (fronting onto Craignish Avenue) as well as Radnor House (to the rear – south - of the site) and the flats above shops on the east side of London Road.

Daylight and Sunlight Effects

- 8.44 The daylight and sunlight analysis report submitted with the application concludes that although there would be several technical transgressions of the BRE Guidelines, none of the shortfalls would be materially below the BRE recommendations. More importantly, the residual levels of daylight and sunlight that have been recorded on an absolute scale demonstrate that all of the existing neighbouring residential properties should continue to receive good levels of natural daylight and sunlight. Those numerical results therefore demonstrate that there would be no unreasonable impact on existing neighbouring amenity. Officers concur with the findings of the report.

Privacy Implications

- 8.45 London Road - The western-most flank of the 3 storey element of the front block would be sited 12.6 metres from the nearest building on London Road. No windows are proposed to the western flank of the proposed 3 storey element. The nearest rear window of the front block to the nearest building on London Road would be sited 17 metres away.
- 8.46 The western-most flank of the 5 storey rear block would be sited 17 to 23 metres away from the nearest buildings on London Road.
- 8.47 Radnor House - The southern rear elevations of the rear blocks would be sited 23 metres away from Radnor House.
- 8.48 Craignish Avenue - The front northern elevation of the front block would be sited 21 metres from the front elevation of houses.
- 8.49 Overall, there would be no adverse loss of privacy, outlook or daylight/sunlight as a consequence of this proposed development and the proposed distances between buildings would be suitably generous (for an urban setting).
- 8.50 With the recommended planning conditions, noise and disturbance associated with commercial and community uses (either taking place on or off site) should be suitably managed and should suitably protect future residents and existing residents living adjacent to the site. Whilst noise and general disturbance would result from demolition and construction works, a condition is recommended to ensure that a construction logistics plan is submitted for approval to manage and minimise disturbance.

Parking, Access and Highway Safety

- 8.51 The development will accommodate 28 car parking spaces and 4 van parking (loading/ unloading) spaces. 10 of the car parking spaces would be sited at the western end of the site and 18 would be provided within a car stacker adjacent to the western elevation of the 5 storey rear block. The stacker mechanism is such that only the top rack would ever be visible at surface level (when not being operated). The parking spaces would be accessed via a vehicle access point on Craignish Avenue (in a similar location as the existing access point). 10 of the car parking spaces would be for use by disabled persons and of those, 2 spaces would be set aside for the commercial users. All the disabled spaces would be located at surface level (not within the stacker). The amount of parking and disabled spaces proposed would comply with policy. A total of 6 car parking spaces (20%) would be for electric vehicles with an additional 6 (20%) having passive provision for electric vehicle as per guidance set out in the London Plan.
- 8.52 A car-club space would be provided on Craignish Avenue and a financial contribution of £5,050 towards its implementation/operation would be secured through the S.106 Agreement. It is also proposed to restrict access to any future

car parking permits – which would again be controlled through the S.106 Agreement.

- 8.53 A total of 154 cycle parking spaces would be provided, comprising 134 long stay cycle parking spaces and 2 short stay cycle parking spaces for residential use. For the other uses, 4 long stay and 1 short stay cycle parking spaces for the commercial uses and 12 long stay and 1 short stay cycle parking spaces for the community uses are proposed. Provision would also be made for charging for electric cycles and mobility scooters. The cycle storage provision would comply with the minimum standards set out in the London Plan.
- 8.54 A full transport assessment was submitted with the application. The number of trips expected to be generated by mode by the proposed scheme was calculated using the TRICS database and examining the National Traffic Survey. The trip generation analysis has indicated that the proposed development would generate an increase of 51 car movements in the morning peak hour; albeit with the majority of the movements associated with drop-off activities for a day nursery (should that comes forward as one of the D1 Uses). The transport assessment concluded that the small increase in vehicular traffic could be accommodated on the local road network, particularly as the majority of these movements would be parents who would continue their journey to or from work or home and would have been on the network in any event. Furthermore, the forecast traffic flows and profiles of arrival and departure, plus the availability of on-site parking and on-street parking, should ensure that there would be no adverse material impact on the parking provision on the local road network.
- 8.55 A draft construction logistics plan, a draft delivery and servicing plan and a draft travel plan were all submitted with the application. Full details can be secured by condition. In respect of the construction the proposal would also be subject to a financial contribution of £7,600 towards combating and monitoring air quality.
- 8.56 Transport for London were consulted on the application and had no objection to it subject the full constructions logistics plan and full delivery and servicing plan being secured by condition.
- 8.57 Residential refuse storage is proposed in four locations in the site; three are proposed within the envelope of the front block and one is proposed within the envelope of the seven storey rear block. Commercial refuse storage would be sited separately in an enclosure adjacent to the western boundary of the site. It is considered that refuse vehicles would be able to enter and exit the site in a forward gear and turn safely and officers are satisfied that these arrangements would operate effectively and in accordance with the Council's standard refuse collection and storage arrangements.

Flood Risk

- 8.58 The application was accompanied by a Flood Risk Assessment and whilst a number of issues were satisfactorily addressed and considered, the LLFA raised some concerns over the detailed evidence submitted to support surface

water flood mitigation and the wider sustainable drainage strategy envisaged. Further information has now been submitted to the LLFA (seeing to overcome their concerns) and officers are hopeful that this should lead the way to imposing planning conditions to ensure the delivery of an acceptable sustainable drainage strategy – which will need to be in place prior to first occupation of the development. Any amendments to conditions and/or LLFA commentary will be included in a subsequent addendum report.

Sustainability

- 8.59 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO₂ reduction targets. An Energy Assessment and Sustainability Assessment has been provided, showing that whilst the minimum 35% on-site CO₂ reductions beyond Part L of 2013 Building Regulations can be achieved (meeting local policy requirements through on-site energy efficiency measures and renewable technologies) zero carbon cannot be achieved on site. The remaining shortfall will therefore be offset through a cash-in-lieu contribution of £130,410, secured through the Section 106 Agreement.
- 8.60 Planning conditions are recommended to finalise the design as well as to demonstrate the CO₂ and water use targets have been met following construction.
- 8.61 The residential part of the development proposes a range of sustainable design and construction features including:
- High performance building fabric and energy efficient lighting, services and equipment.
 - Passive design measures to reduce energy demand for heating, cooling, ventilation and lighting.
 - Combined Heat and Power, Photovoltaics and Air Source Heat Pumps.
 - Water saving sanitary fittings and appliances to deliver a water efficient development.
 - The use of materials with a low lifecycle environmental impact and embodied energy;
 - Efficient construction and operational waste management.
- 8.62 The commercial and community uses will be expected to meet a BREEAM rating of “Excellent” – which will be secured through the use of a planning condition.

Trees, Landscaping and Biodiversity

- 8.63 Whilst there are no trees on the site itself, there is a row a street trees within the pavement of Craignish Avenue along with several trees in the park adjacent to western boundary of the site and one tree adjacent to the south of the site (to the rear of Norbury Public House). It is proposed to remove two trees in poor condition from the Craignish Avenue pavement area, remove three trees from

within the adjacent park which are in moderate condition and to remove two further trees and dead trees from the park. This will need to be agreed with those who manage the public highway and the park although officers see merit with these proposed works, subject to the planting of replacement specimens. Some tree planting is proposed as part of the indicative landscaping scheme and the officers would look to secure replacement tree planting in Craignish Avenue and the park, for those trees proposed to be felled. As raised above, there is a sum set aside for park enhancements and additional tree planting could well be an outcome of such investment (alongside other initiatives).

- 8.64 Some crown reduction and pruning back of the trees adjacent to the site would be required in order to facilitate the proposed development. These works would be minor and would not be detrimental to tree health or the character and appearance of the local area.
- 8.65 The arboriculture report recommends that tree protection measures are put into place while demolition/construction works are occurring. This matter can be secured by condition.
- 8.66 The indicative landscaping scheme shows amenity space at ground level, towards the west of the site (next to the park) and includes green space to upper levels. Full details of hard and soft landscaping would be required (as reserved matters) as well as measures to promote biodiversity therein.

Archaeology

- 8.67 An archaeological assessment was submitted with the application and concluded that in view of the study sites' generally low to moderate archaeological potential prior to later truncation (together with the impact of previous development) any redevelopment proposals are unlikely to have a significant or widespread archaeological impact. Therefore, it is considered that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. The site is not considered to have potential to contain significant undisturbed remains and therefore it is recommended that further archaeological work is not required. However, it would be prudent for a watching brief to be undertaken to further ensure the archaeological interest of the site.

Other Matters

CIL

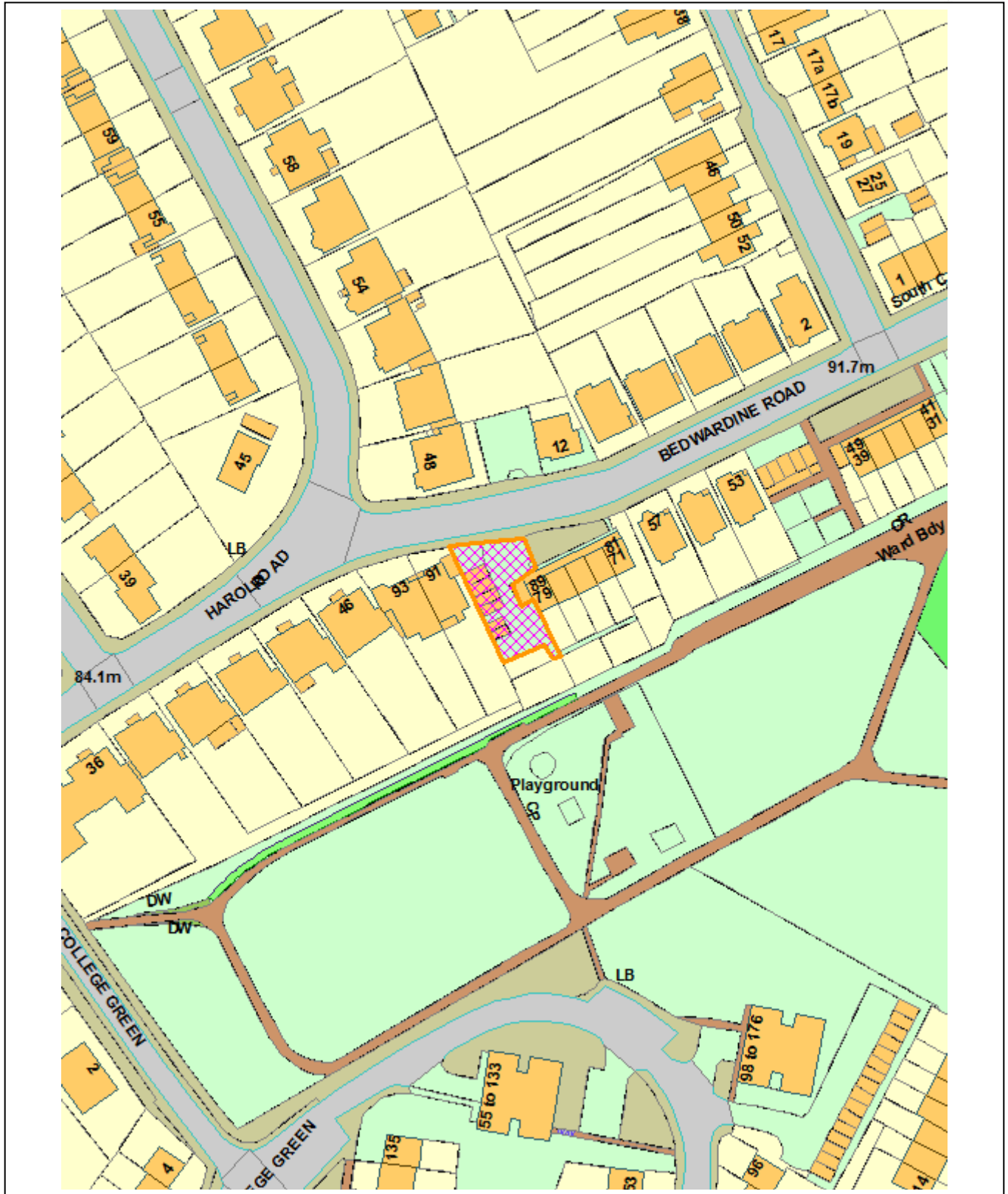
- 8.68 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Employment and Training Strategy

- 8.69 An employment and training strategy and contribution would be secured through a legal agreement to ensure the employment of local residents during construction and potentially at the end user phase.

Conclusions

- 8.70 Given the Council promotes the provision of commercial and community uses in district centres and given the significant need for housing within the Borough, the principle of this mixed use development is considered acceptable within this area. The proposal provides affordable housing with both affordable rented and shared ownership tenures being delivered.
- 8.71 The proposed design would respect the character and appearance of the area and would represent a sensitive and sustainable intensification of the site. Whilst it is acknowledged that the mass of built form would be greater than the existing structures of site, the proposal would be in context with the surrounding environment. The proposal offers enhancements to the adjacent park. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are therefore satisfied that the scheme is worthy of a planning permission.
- 8.72 All other relevant policies and considerations, including equalities, have been taken into account.



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PART 6: Planning Applications for Decision**6.5 Item****1 APPLICATION DETAILS**

Ref: 19/00342/FUL
 Location: Garage Block And Land Adjoining 91, Bedwardine Road, Upper Norwood, London
 Ward: Crystal Palace and Upper Norwood
 Description: Demolition of garages/storage sheds and erection of a three storey building to provide three flats together with landscaping, refuse and cycle storage as well as other associated works
 Drawing Nos: 17710_A_030, 17710_A_031, 17710_A_001, 17710_A_100 Rev B, 17710_A_101 Rev B, 17710_A_103 Rev B, 17710_A_010, 17710_A_020, 17710_A_150 Rev A, 17710_A_200 Rev B, 17710_A_300 Rev B and 17710_A_303 Rev B.
 Agent: Jennifer Turner
 Case Officer: Tim Edwards

	1b2p	2b3p	2b4p	3b4p	Total
Proposed	2		1		3

All units are proposed to be shared ownership.

- 1.1 This application is being reported to Planning Committee at the request of Cllr Stephen Mann and in view of the fact that representations in excess of the Committee Consideration Criteria have been received.

2 RECOMMENDATION

That the Planning Committee resolve to GRANT full planning permission subject to

- A. The prior completion of a legal agreement to secure the following planning obligations:
- Affordable housing delivery.
 - The restriction of car parking permits for further residential occupiers of the development.
- B. That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans

- 2) Full landscaping to be provided prior to occupation for approval and maintained for 5 years (including specific response to ecology recommendations)
- 3) Details of materials to be submitted and approved (including samples)
- 4) Level access to be provided and retained
- 5) Further details in relation to cycle and refuse stores to be provided.
- 6) In accordance with the arboricultural report and tree protection plan.
- 7) In accordance with the ecology reports recommendations.
- 8) Demolition and Construction Logistics Plan to be submitted
- 9) The development must achieve 19% CO2 reduction beyond Building Regulations
- 10) Flank facing windows to be obscure glazed/non-opening up to 1.7 metres from internal floor levels.
- 11) The development must achieve 110 litres water per head per day
- 12) Time limit of 3 years
- 13) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other 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:

- Demolition of the existing garages
- Erection of a three storey building to provide 3 units.
- Provision of private amenity spaces, cycle storage and revised refuse storage for the proposed development and adjacent flats.

Site and Surroundings

- 3.2 The application site lies on the south-eastern side of Bedwardine Road and adjacent to the Harold Road Conservation Area. There are noted to be a number of locally listed buildings throughout the wider area.
- 3.3 The site is adjacent to Crystal Palace District Centre as well as in close proximity to the Westow Park, a site of nature conservation importance.
- 3.4 The site is located in Public Transport Accessibility Levels (PTAL) 3, but in close proximity to PTAL 5 being approximately 1.15 km from Crystal Palace Station

as well as in close proximity to a number of bus services available from Harold Road, Central Hill and Westow Street.

- 3.5 Three separate planning applications have been submitted (including this one in relation to three individual sites). These are standalone planning applications which should be considered as such, although there are noted to be planning considerations which will need to be cumulatively assessed such as the proposals impacts upon parking. Figure 1 shows the three sites in context with the site related to this application circled accordingly.

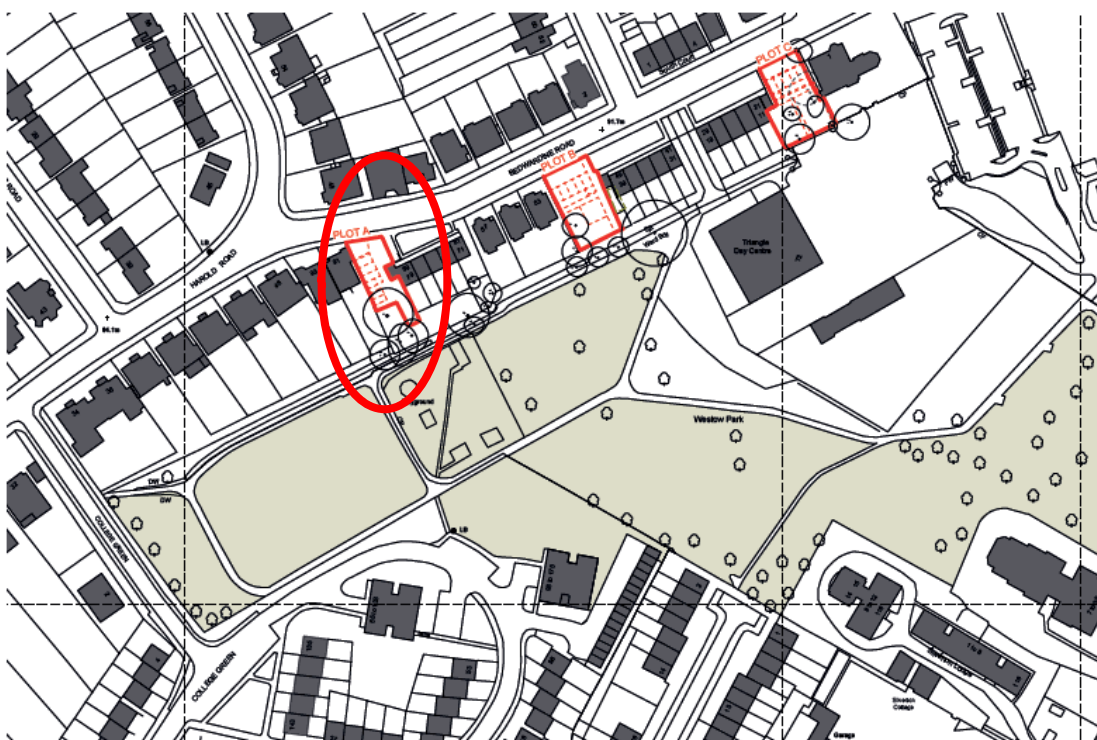


Figure 1: Proposed Development Sites

Planning History

- 3.6 There is no relevant planning history directly related to this site, however there are two other applications submitted by the same applicant which are relevant to this proposal. These are:

Garage Block And Land Adjoining 53, Bedwardine Road, Upper Norwood, London

- **19/00343/FUL** - Demolition of existing garages/storage sheds and erection of a three storey building to provide six flats together with landscaping, refuse/cycle stores and other associated works: **Pending Decision**

Garage Block And Land Adjoining 21 Bedwardine Road, Upper Norwood, London, SE19 3AS

- **19/00346/FUL** - Demolition of garages/storage sheds and erection of a three storey building to provide six flats together with landscaping, refuse

and cycle storage as well as other associated works (amended description): **Pending Decision**

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is a sustainable location for new dwellings and the principle of redevelopment to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 3 additional units on site, all of which are proposed to be shared ownership tenure.
- The scale and layout of proposed built form is considered to be appropriate for the site and the contemporary design approach executed with high quality materials and finishes would respect the surrounding character of the area.
- The proposal avoids unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- Other matters including flooding, sustainability, landscaping can be appropriately managed through condition.

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 adjoining 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: 79 Objecting: 77 Supporting: 2

No of petitions received: 1 Objecting: 1
Signatories: 16

- 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:

Objection	Officer comment
<i>Principle of development</i>	
Cumulative impact of flatted developments within the area.	Each application is assessed on its own merits and cumulatively there is not considered to be a detrimental impact caused by the proposal.
<i>Design and appearance</i>	

Out of keeping with the surrounding area – flats, contemporary design, character, height, bulk, inactive frontages, density, overbearing scale and mass.	This is addressed in section 8.4 and 8.7 to 8.16 of this report.
Detrimental Impact upon the Conservation Area.	This is addressed in section 8.7 to 8.16 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, daylight and sunlight.	This is addressed in section 8.17 to 8.20 of this report.
Incomplete daylight and sunlight assessment.	This was noted, and the applicant submitted an amended assessment which took into account all windows located within the rear outrigger.
<i>Trees and ecology</i>	
Impact on biodiversity and trees	This is addressed in sections 8.37 to 8.38 of this report.
<i>Highways and parking</i>	
Inadequate parking provision and impact on the existing highway network.	This is addressed in section 8.26 to 8.34 of this report.
The loss of the dropped kerbs will remove pedestrian crossing points and a lack of vehicle passing points.	<p>Whilst this maybe a by-product of the existing large vehicle crossovers, these are not formal pedestrian crossing points. These dropped kerb are noticeably long, without acceptable pedestrian visibility splay and therefore their removal is not considered to detrimentally impact pedestrian crossing to an unacceptable level.</p> <p>Whilst the dropped kerbs would remove the three informal parking points, there would continue to remain acceptable passing points in close proximity to all three sites.</p>
<i>Other material considerations</i>	
There is no social housing provided.	The proposal falls below 10 units and therefore there is no policy requirement to provide affordable housing units. However, the applicant has proposed that the three homes

	will be made available as shared ownership units.
Local transport, schools and health services are already over stretched.	The development will be CIL liable. This is addressed at section 8.41 of this report.

6.3 Following the re-consultation, two previous objectors withdrew their objection and stated their support for the amendments as long as these are adequately secured via condition. Alongside this, a request to restrict permitted development on the proposed building to ensure no further extensions/development of the plot was also requested. *[Officer Comment: As the proposal includes the erection of flats, not houses, the proposed units will not have permitted development rights and therefore should anyone wish to further extend the building or apply to develop the site further planning permission would need to be applied for and considered accordingly].*

6.4 Councillor Stephan Mann has objected to the scheme, making the following representations:

- Overdevelopment
- Conservation Area Impact

6.5 The North Croydon Conservation Area Advisory Panel has made the following representations:

- The proposed in-fill development should not dominate its setting and this proposal would be visually dominant.
- The loss of gap between buildings would result in the loss of the effective division between building styles.
- The design is overly fussy.
- The loss of parking could result in greater pressure on street parking.
- The proposal should be considered against the other two applications to fully consider the cumulative impact on the overall street scene.

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 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:

- 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):

- 3.3 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
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination

- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (SPD) (2019)
- Harold Road Conservations Area and Appraisal and Management Plan

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:

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Cycle and refuse storage;
- Trees and biodiversity;
- Flood risk;
- Other planning matters

Principle of development

8.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.

8.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized. 1 of the 3 units is proposed to be a small family unit and therefore the proposal would see a 33% uplift in family accommodation on-site.

8.4 The site is in a urban setting with a PTAL rating of 3 and as such the London Plan indicates that the density levels ranges of 200 - 450 habitable rooms per hectare (hr/ha). The proposed density would be 233hr/ha which sits comfortably within the indicative density levels. Regardless of this, it is also important to note that it is not appropriate to apply these ranges mechanistically, as the density

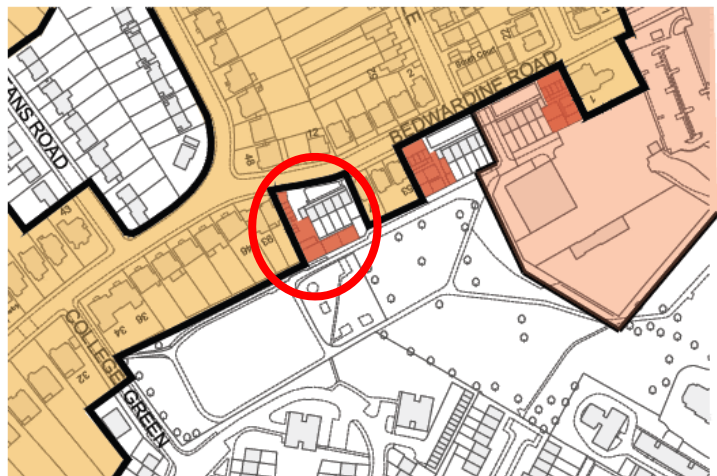
ranges are broad, to account for other factors relevant to optimising potential – such as local context and design.

- 8.5 There are no policy constraints to the demolition of the existing 3 garages on-site and the introduction of residential units, within a residential area, is overall considered acceptable. The impact on the loss of the garages/hard standing area for parking use is further discussed with the parking and highway sections.
- 8.6 As the proposal aims to provide less than 10 units, there is no policy requirement to provide affordable housing units on site. However, the applicant has proposed the three units on this site will be provide as shared ownership units and as agreed with the applicant these will be secured by section 106 accordingly.

Townscape and Visual Impact

- 8.7 The existing site is made of the existing garage and refuses stores. Located at the rear is a lawned area, part of which falls within the site boundary. A number of high quality trees are located at the rear of the site.
- 8.8 The site is directly adjacent to the Harold Road Conservation Area and as well as in a location which could affect the setting of the Upper Norwood Triangle Conservation Area. The existing garages on site are not a positive addition to the streetscene and therefore, their demolition and replacement with a high quality building has the potential to enhance the sites location adjacent to the two conservation areas as shown by figure 2.

Figure 2: Harold Road Conservation Area (shown in Orange), Upper Norwood Triangle Conservation Area (shown in pink) and proposed sites area circled in purple.



- 8.9 The Harold Road CAAMP sets out that Bedwardine Road has a more open feel than the rest of the conservation area. Front gardens are on average 2 metres in depths with low level boundaries and landscaping behind. The architectural character of the street varies with the southern side dominated by insensitive post-war flats (which are omitted from the Harold Road Conservation Area although the flats no's.11 – 29 Bedwardine Road fall within the Upper Norwood Triangle Conservation Area). The Northern Side of the street is marked by a row of small-scale late 19th Century modest cottages. Within the Harold Road Conservation Area, new developments should be of a high design quality,

sympathetic to the area's character with materials carefully chosen to complement the existing conservation areas palette of materials.

- 8.10 The Upper Norwood Triangle CAAMP does not set out specific characteristics for Bedwardine Road in the same way as the Harold Road CAAMP. However, the Upper Norwood Triangle CAAMP sets out that new developments are unlikely due to the lack of vacant development sites unless these result from the redevelopment of sites containing buildings that either make a neutral or detract from the area's special character. New developments should respect the urban grain of historic building lines, as well as the height, scale and massing of adjacent/nearby buildings.
- 8.11 As with the other two applications brought forwards on Bedwardine Road, overall the proposal has considered its location within the wider streetscene, being located adjacent to two conservation areas (as shown within figure 2). The existing building line is varied, with 71 – 89 Bedwardine Road, set significantly back from no.91, which is highlighted as a positive unlisted building within the Harold Road CAAMP.

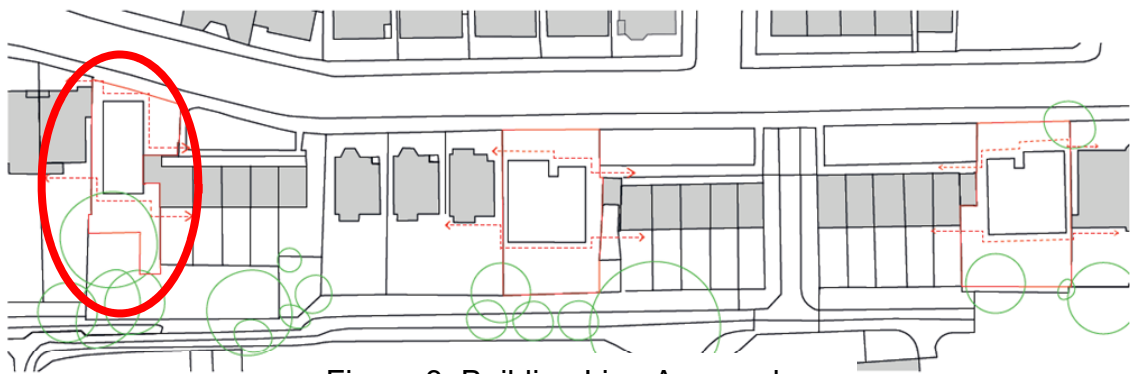


Figure 3: Building Line Approach

- 8.12 As detailed in figure 4, the scale, massing and layout of the site is appropriate, stepping down with the land levels and sitting comfortably between the varied buildings heights and massing's seen throughout Bedwardine Road.

- 8.13 The proposed building layout would follow the curve of the road, and whilst this proposal would screens the flank elevation of no.91 which is a pleasant moment within the streetscene, the proposed development would follow the positive key features seen throughout the positive elements/buildings of the area. For instance integrating recessed and decorative brickwork breaks down the flank elevations (and addressing the street) as well as including street facing gables and articulated bay windows (as seen in figure 4).

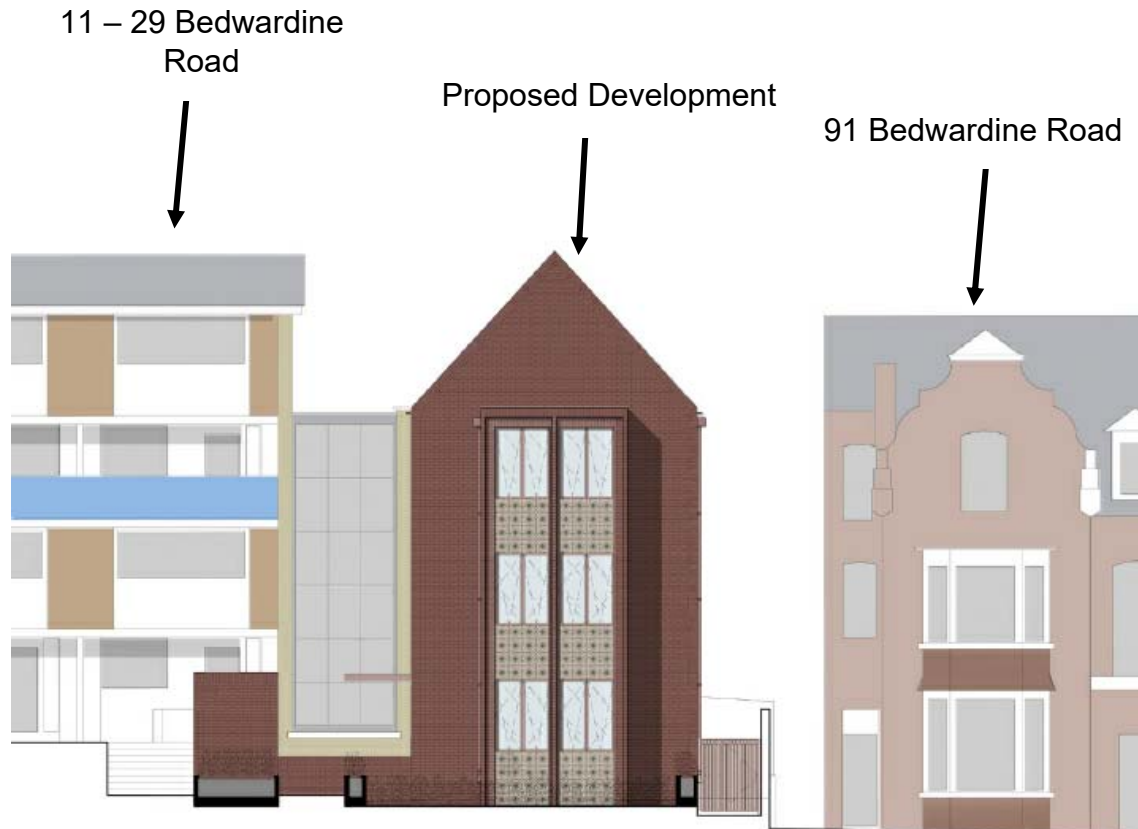


Figure 4: Proposed Streetscene

- 8.14 Due to the location of the building within the site the eastern flank elevation also primarily fronts the street. This has been amended further during the application process to introduce additional fenestration and improved entrance canopy. Alongside this, the amendments have further improved the soft landscaping at the front of the site to create a clear, legible and welcoming entrance for all future occupiers.
- 8.15 The proposed material palette creates a collective unified appearance for the 3 applications seen throughout Bedwardine Road. At the same time this proposal provides an individual identity which relates to the immediate neighbouring buildings which is considered acceptable.
- 8.16 Overall the proposal is considered a positive design approach, to a constrained site which is adjacent to a Conservation Area and provides three additional homes whilst respecting the important heritage assets located around the development.

Impact on Neighbouring Residential Amenity

- 8.17 The properties most affected by the development would be the immediate neighbours (91 Bedwardine Road and 71 - 89 Bedwardine Road), as seen in figure 5.

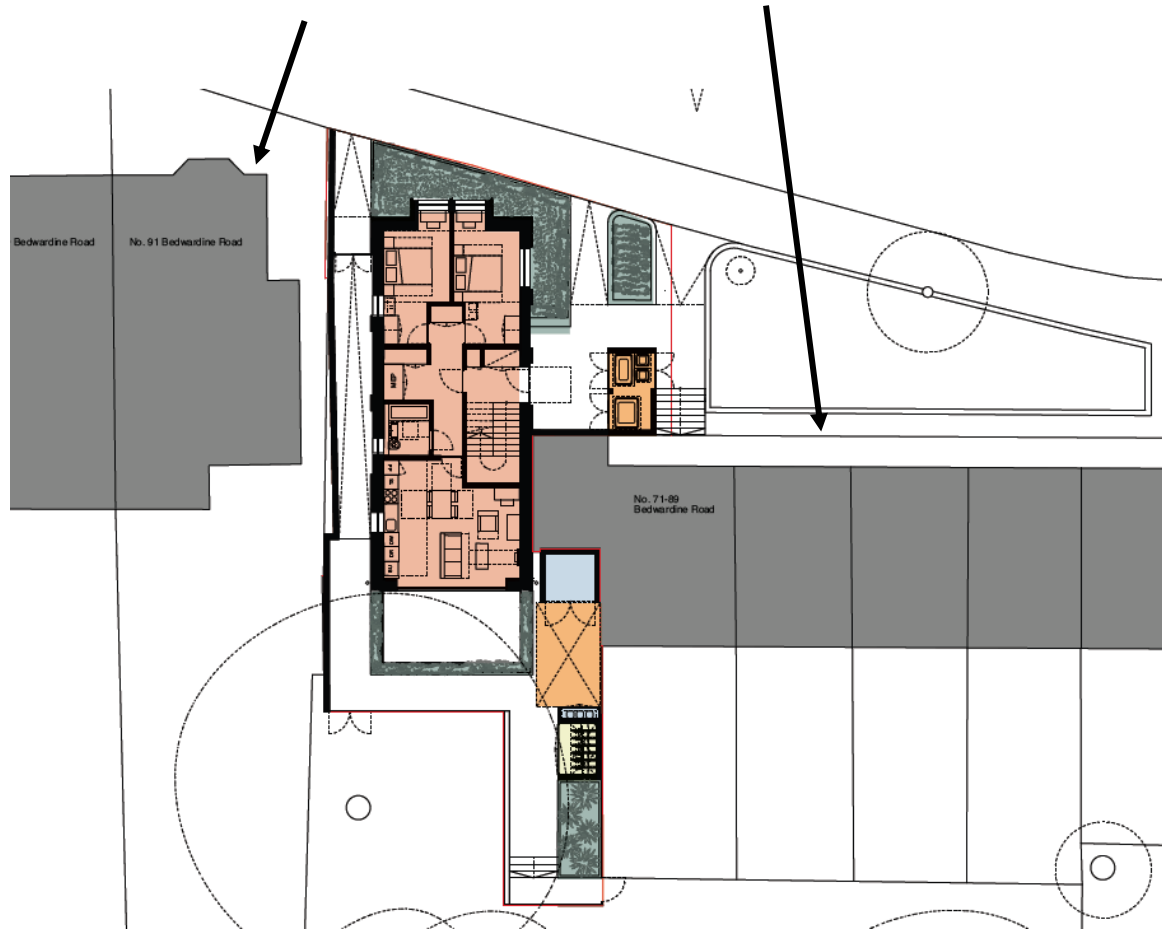


Figure 5 – Proposed Site Plan

91 Bedwardine Road

- 8.18 This single family dwelling-house adjoins the site to the south-east. There is approximately a 3 metre separation between the flank elevation of this adjoining occupier and the proposed building. Whilst there are a number of side facing windows located within this adjoining occupier, these are either non-habitable or secondary windows. As the proposal would continue to allow acceptable daylight and sunlight in accordance with BRE guidance to all habitable spaces, with all proposed flank facing windows conditioned to be obscured glazed/non-opening and that the proposed balconies include privacy screening, overall there is not considered to be a detrimental impact upon this adjoining occupiers amenities.

71 – 89 Bedwardine Road

- 8.19 The proposed building would adjoin the stairwell of this adjoining flatted block and whilst it would not project beyond the rear elevation it is noted to project

beyond their front elevation. However, all of these flats would continue to be provided with acceptable daylight and sunlight in accordance with BRE guidance and outlook as the proposal development is set below and with the proposed fenestration conditioned to be obscured glazed. Therefore, overall the proposal is not considered to detrimentally impact the amenities of this adjoining occupiers.

- 8.20 Whilst the proposed development is likely to generate additional comings and goings to/from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas.

The standard of accommodation for future occupiers

- 8.21 The proposal would comply with internal dimensions and minimum GIA required for units, bedrooms sizes and floor to ceiling heights by the Nationally Described Space Standards. All units have primary outlook both to the front of the site, with secondary/non-habitable windows located within the flank elevations.
- 8.22 All units are afforded within external amenity space which adheres with the London Housing SPG and subsequent Croydon Plan Policy. The ground floor unit are afforded a larger private amenity area which is in excess of the standards set out. Details in relation to the final boundary treatments between these private amenity spaces and the rear cycle/refuse storage area will be key to ensuring that future residents feel safe and secure and are proposed to be secured via condition.
- 8.23 Whilst the units are not afforded any communal or child play space, owing to the sites location directly adjacent to a Westow Park with dedicated children's playground, overall the approach to provide solely private amenity space is considered acceptable.
- 8.24 In terms of accessibility, level access would be provided from the front door to the two ground floor units. London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint to provide the required accommodation, the applicant has proposed that the ground floor unit is M4 (2) which is welcomed and proposed to be secured by condition.
- 8.25 The development would provide high quality accommodation including small family sized housing all with adequate layout, space, and amenities for future occupiers.

Parking and Highways

- 8.26 As set out above, the site has a PTAL rating of 3. The site is closely located for the District Centre and the amenities on offer as well as a number public transport methods available within the surrounding area.
- 8.27 The site is within 350m walk of the District Centre and the full range of amenities on offer as well as a number public transport methods available within the surrounding area.

- 8.28 Whilst this application is a stand-alone application due to the other two applications on Bedwardine Road currently also for consideration, the cumulative impact of these proposals has been considered. Across the three sites, 13 garages would be demolished and a maximum of 14 car parking spaces would be removed to facilitate the development. It should be noted that the garages are not built to current standards and as such are generally not large enough to park a modern vehicle in. Most of the car parking spaces are located in front of garages and so give rise to tandem parking.
- 8.29 Based upon local census data and car ownership, as well as the relevant policies, overall the proposed developments could create a demand for 8 parking spaces. The proposals would however result in the creation of 8 additional on-street car parking spaces with the proposed removal of the existing dropped kerbs and creation of parking bays. Therefore, the parking demand generated by new residents could be reasonably accommodated through the creation of new bays. 27 forecourt parking spaces and garages would be removed but as set out above, minimal weight should be given to these as parking spaces.
- 8.30 The submitted transport assessment has been submitted with a parking stress survey, which has indicated that whilst the parking within the surrounding area is limited, there remains adequate capacity. These surveys show that there are on average 70 spaces available at busiest times and 79 on weeknights. Taking into account the cumulative impact of a nearby scheme (45 Harold Road) this is adequate space for any overspill parking from the garages, carparking spaces to be lost or parking generated by the scheme.
- 8.31 Representations have raised concerns around the submitted transport assessment and the robustness of this. The assessment has however considered the presence of a bus cage area in Chevington Road reducing the number of available spaces accordingly within this street; College Green is noted to provide some opportunities to provide parking on one side. Whilst the junction adjacent to Harold Road is limited (being approximately 4.5 metres in width and including double yellow lines), the street widens to approximately 5.5metres. Should emergency vehicles need to access College Green, it is considered that this would continue to be possible without altering the existing scenario and impacting upon pedestrian safety; Harold Road, is approximately 7.3 metres in width and whilst pavement parking was noted on the case officers visit, representation have questioned the legality of this approach and the impact this has on the parking assessment. Harold Road's width compares to that of Bedwardine Road where parking is permitted on both side of the street. Therefore, overall it is considered that the parking could be facilitated on both sides of the road, with up to 8 passing spots, should there be no pavement parking; The parking assessment also indicates that vehicles are parked opposite the junction of Orleans and Harold Road, but considers these located within an unrestricted areas which would obstruct vehicles from passing and are considered not to be useable parking spaces; Although the disabled bay located on South Vale has not been included within the assessment, this does not alter the available amount of parking spaces which has originally been totalled. As such, officers are satisfied with the robustness of this assessment.

- 8.32 Regardless of the points above, even if the proposed parking spaces within College Green and Harold Road (to Vermont Road) were discounted as a worst case scenario, there would continue to be 17 car parking spaces on a Saturday and 26 spaces available overnight within the surrounding area. Whilst the majority of the spaces are set away from Bedwardine Road, owing to the proximity of the District Centre, the proposal is considered to have an acceptable impact upon parking and highway safety and capacity.
- 8.33 The site is on the edge of a District Centre and there is a significant amount of on-street parking. Considering the parking stress levels set out above, officers consider it pertinent to restrict future occupiers from applying for future parking permits should a Controlled Parking Zone be introduced in the future. This can be secured by a legal agreement.
- 8.34 It is recommended that all works associated with raising the dropped kerbs are completed prior to the first occupation of the units and that a Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, particularly given the existing parking situation and proximity to the residential adjoining occupiers. This should also outline measures to minimise noise and dust impacts, and disruption to neighbours.

Cycle and Refuse Storage

- 8.35 Dedicated refuse stores are proposed to be located at the front of the site. These have been amended during the course of the application process, to reduce their dominance and scale, alongside improving the access to and from the adjoining flats (71 – 89). Overall it is considered that the proposed location and quantities are appropriately positioned for waste personnel, as well as existing and future residents. Details of the stores, including the materials and final appearance are proposed to be secured by a condition.
- 8.36 6 cycle spaces are proposed adjacent to the refuse storage area providing above London plan standards for the proposed development. Details of the store, ensuring it is safe, secure and undercover, including the appearance, materials, size and type of stands size are proposed to be secured by a condition.

Trees and Biodiversity

- 8.37 There are noted to be a number of A and B grade trees located to the rear of the site, although these do not fall within the sites boundary. Appropriate protection measures are detailed within the applicant's submission to protect the trees during/after construction. These details are proposed to be secured by condition to ensure the works are undertaken in accordance with the arboricultural assessment. Minor works to the crown of one tree are proposed which are acceptable.
- 8.38 The site is adjacent to Westow Park, a site of nature conservation. The applicant has considered the sites potential impact upon any protected habitats and species. Recommendations are proposed on a pre-cautionary basis alongside ecological improvement proposed within section 7 of the submitted report.

Specific on-site improvements are proposed to be secured by condition for each individual site, based upon its sites opportunities.

Flood Risk

- 8.39 The application details that the site is at risk from surface water flooding once in every 1000 years, although it is noted not to be in an area at risk from groundwater or fluvial/pluvial flooding. The proposed flood risk assessment has considered the potential risk to the site and set out appropriate mitigation methods which will be secured by condition.

Other planning matters

- 8.40 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.
- 8.41 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusion

- 8.42 The site is in a sustainable location for new housing development, and the scale, size and amount of development is appropriate for its setting. The new dwellings would provide a good quality and appropriate mix including a small family sized dwelling with cycle storage and acceptable rearranged refuse storage for the future occupiers and adjoining site. The impacts on neighbours would be largely limited to the construction period and on balance the impact upon parking and highways would be acceptable.
- 8.43 The proposal would comply with the Croydon Local Plan 2018 and would be acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.44 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement 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

6.6 Item

1 APPLICATION DETAILS

Ref: 19/00343/FUL
 Location: Garage Block And Land Adjoining 53, Bedwardine Road, Upper Norwood, London
 Ward: Crystal Palace and Upper Norwood
 Description: Demolition of existing garages/storage sheds and erection of a three storey building to provide six flats together with landscaping, refuse/cycle stores and other associated works
 Drawing Nos: 17710_B_031, 17710_B_020, 17710_B_010, 17710_B_030, 17710_B_001, 17710_B_300 Rev B, 17710_B_101 Rev B, 17710_B_100 Rev B, 17710_B_150 Rev B, 17710_B_301 Rev B, 17710_B_103 Rev C, 17710_B_102 Rev B, 17710_B_200 Rev B, 17710_B_350 Rev B.
 Agent: Jennifer Turner
 Case Officer: Tim Edwards

	1b2p	2b3p	2b4p	3b4p	Total	
Proposed	3		3		6	Proposed

All units are proposed for private sale

- 1.1 This application is being reported to Planning Committee at the request of Cllr Stephen Mann and in view of the fact that representations in excess of the Committee Consideration Criteria have been received.

2 RECOMMENDATION

That the Planning Committee resolve to GRANT full planning permission subject to

- A. The prior completion of a legal agreement to secure the following planning obligations:

The restriction of car parking permits for further residential occupiers of the development

- B. That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans

- 2) Full landscaping to be provided prior to occupation for approval and maintained for 5 years (including specific response to ecology recommendations)
- 3) Details of materials to be submitted and approved (including samples)
- 4) Level access to be provided and retained
- 5) Further details in relation to cycle and refuse stores (including refuse management) to be provided.
- 6) In accordance with the arboricultural report and tree protection plan.
- 7) In accordance with the ecology reports recommendations.
- 8) Demolition and Construction Logistics Plan to be submitted
- 9) The development must achieve 19% CO2 reduction beyond Building Regulations
- 10) Flank facing windows to be obscure glazed/non-opening up to 1.7 metres from internal floor levels.
- 11) The development must achieve 110 litres water per head per day
- 12) Time limit of 3 years
- 13) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other 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:

- Demolition of the existing garages (5 no).
- Erection of a three storey building to provide 6 units.
- Provision of private amenity spaces, cycle storage and revised refuse storage for the proposed development and adjacent flats.

Site and Surroundings

- 3.2 The application site lies on the south-eastern side of Bedwardine Road and adjacent to the Harold Road and Upper Norwood Triangle Conservation Areas. There are noted to be a number of locally listed buildings throughout the wider area.
- 3.3 The site is adjacent to Crystal Palace District Centre as well as in close proximity to the Westow Park, a site of nature conservation importance.

- 3.4 The site is located in PTAL 3, but in close proximity to PTAL 5 being approximately 1.08km from Crystal Palace Station as well as in close proximity to a number of bus services available from Harold Road, Central Hill and Westow Street.
- 3.5 Three separate planning applications have been submitted (including this one in relation to three individual sites). These are standalone planning applications which should be considered as such, although there are noted to be planning considerations which will need to be cumulatively assessed such as the proposals impacts upon parking. Figure 1 shows the three sites in context with the site related to this application circled accordingly.

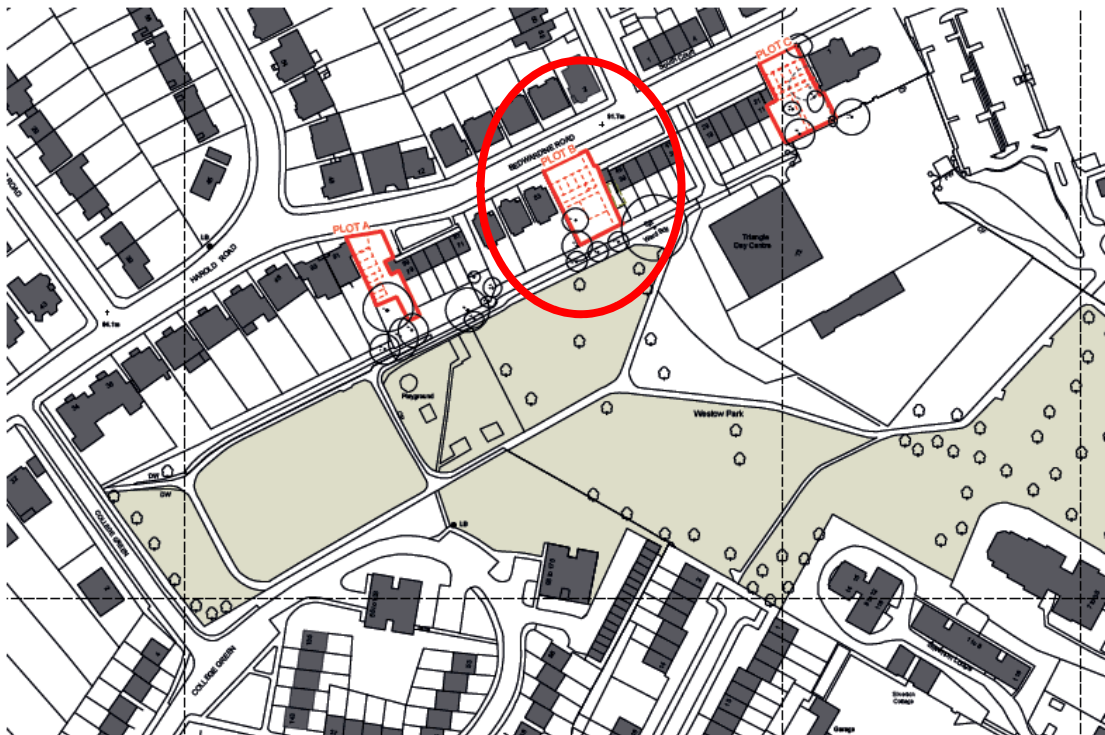


Figure 1: Proposed Development Sites

Planning History

- 3.6 There is no relevant planning history directly related to this site, however there are two other applications submitted by the same applicant which are relevant to this proposal. These are:

Garage Block And Land Adjoining 91, Bedwardine Road, Upper Norwood, London

- 19/00346/FUL - Demolition of garages/storage sheds and erection of a three storey building to provide three flats together with landscaping, refuse and cycle storage as well as other associated works: **Pending Decision**

Garage Block And Land Adjoining 21 Bedwardine Road, Upper Norwood, London, SE19 3AS

- **19/00346/FUL** - Demolition of garages/storage sheds and erection of a three storey building to provide six flats together with landscaping, refuse and cycle storage as well as other associated works (amended description): **Pending Decision**

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is a sustainable location for new dwellings and the principle of redevelopment to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 6 additional units on site.
- The scale and layout of proposed built form is considered to be appropriate for the site and the contemporary design approach executed with high quality materials and finishes would respect the surrounding character of the area.
- The proposal avoids unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- Other matters including flooding, sustainability, landscaping can be appropriately managed through condition.

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 adjoining 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: 84 Objecting: 84 Supporting: 0

No of petitions received: 1 Objecting: 1
Signatories: 16

- 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:

Objection	Officer comment
<i>Principle of development</i>	
Cumulative impact of flatted developments within the area.	Each application is assessed on its own merits and cumulatively there is not considered to be a detrimental impact caused by the proposal.

<i>Design and appearance</i>	
Out of keeping with the surrounding area – flats, design, character, height, bulk, inactive frontages, materials, density, overbearing scale and mass.	This is addressed in section 8.4 and 8.6 to 8.14 of this report.
Detrimental Impact upon the Conservation Area.	This is addressed in section 8.6 to 8.14 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, daylight and sunlight.	This is addressed in section 8.12 to 8.18 of this report.
Proposed separation of the refuse storage from existing residents for 31 – 49 Bedwardine Road	This is addressed in section 8.33 of this report.
Incomplete daylight and sunlight assessment.	This was noted, and the applicant submitted an amended assessment which took into account all windows located within the rear outrigger.
<i>Trees and ecology</i>	
Impact upon trees and biodiversity.	This is addressed in sections 8.35 to 8.36 of this report.
<i>Highways and parking</i>	
Inadequate parking provision and impact on the existing highway network.	This is addressed in section 8.24 to 8.32 of this report.
The loss of the dropped kerbs will remove pedestrian crossing points and a lack of vehicle passing points.	<p>Whilst this maybe a by-product of the existing large vehicle crossovers, these are not formal pedestrian crossing points. These dropped kerb are noticeably long, without acceptable pedestrian visibility splay and therefore their removal is not considered to detrimentally impact pedestrian crossing to an unacceptable level.</p> <p>Whilst the dropped kerbs would remove the three informal parking points, there would continue to remain acceptable passing points in close proximity to all three sites.</p>

<i>Other material considerations</i>	
The site area encroaches on land not owned by the applicant.	<p>The site location plan details that no works are associated within the area highlighted within this objection. The applicant is considered to have submitted the correct application form, signing certificate B and having given notice to the relevant land owners.</p> <p>The access to the rear would remain, to allow access to the substation and new proposed refuse/cycle storage.</p>
There is no social housing provided.	The proposal falls below 10 units and therefore there is no policy requirement to provide affordable housing units. It is considered that the proposed application provides the most effective use of the land as proposed.
Local transport, schools and health services are already over stretched.	The development will be CIL liable. This is addressed at section 8.39 of this report.

6.3 Councillor Stephan Mann has objected to the scheme, making the following representations:

- Overdevelopment
- Conservation Area Impact

6.4 The North Croydon Conservation Area Advisory Panel has made the following representations:

- The proposed in-fill development should not dominate its setting and this proposal would be visually dominant.
- The loss of gap between buildings would result in the loss of the effective division between building styles.
- The design is overly fussy.
- The loss of parking could result in greater pressure on street parking.
- The proposal should be considered against the other two applications to fully consider the cumulative impact on the overall street scene.

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 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:

- 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):

- 3.3 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
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities

- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (SPD) (2019)
- Harold Road Conservations Area and Appraisal and Management Plan
- Upper Norwood Triangle Conservations Area and Appraisal and Management Plan

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:

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Cycle and refuse storage;
- Trees and biodiversity;
- Flood risk;
- Other planning matters

Principle of development

8.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.

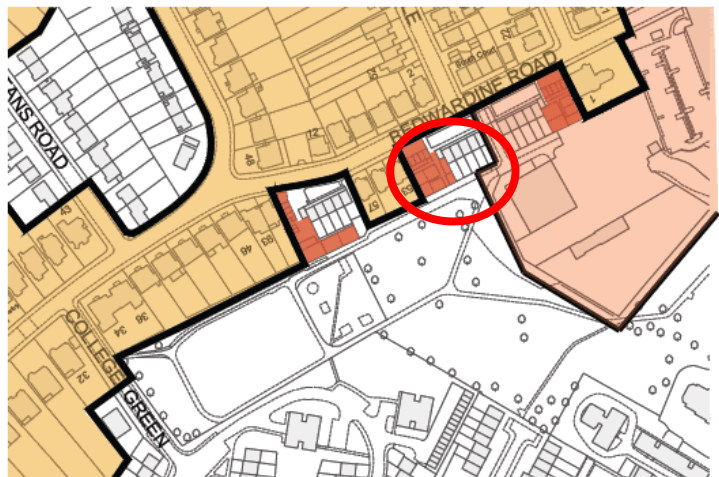
8.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized. 3 of the 6 units are proposed to be small family units and therefore the proposal would see a 50% uplift in family accommodation.

- 8.4 The site is in a urban setting with a PTAL rating of 3 and as such the London Plan indicates that the density levels ranges of 200 - 450 habitable rooms per hectare (hr/ha). The proposed density would be 340hr/ha and sits within this range comfortably. It is also important to know that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to account for other factors relevant to optimising potential – such as local context and design,
- 8.5 There are no policy constraints to the demolition of the existing 5 garages on-site and the introduction of residential units, within a residential area, is overall considered acceptable. The impact on the loss of the garages/hard standing area for parking use is further discussed with the parking and highway sections.

Townscape and Visual Impact

- 8.6 The existing site is made of the existing garage, refuse area and stores for 31 - 49 Bedwardine Road. Located at the rear of this is a washing line area which was noted to overgrown and unused. 53 Bedwardine Road, adjacent to the site is a positive unlisted building identified within the Harold Road Conservation Area.
- 8.7 The site is directly adjacent to the Harold Road Conservation Area and as well as in a location which could affect the setting of the Upper Norwood Triangle Conservation Area. The existing garages on site are not a positive addition to the streetscene and therefore, their demolition and replacement with a high quality building has the potential to enhance the sites location adjacent to the two Conservation Areas as shown by figure 2.

Figure 2: Harold Road Conservation Area (shown in Orange), Upper Norwood Triangle Conservation Area (shown in pink) and proposed sites area circled in purple.



- 8.8 The Harold Road CAAMP sets out that Bedwardine Road has a more open feel than the rest of the conservation area. Front gardens are on average 2 metres in depths with low level boundaries and landscaping behind. The architectural character of the street varies with the southern side dominated by insensitive post-war flats (which are omitted from the Harold Road Conservation Area although the flats no's.11 – 29 Bedwardine Road fall within the Upper Norwood Triangle Conservation Area). The Northern Side of the street is marked by a row of small-scale late 19th Century modest cottages. Within the Harold Road Conservation Area, new developments should be of a high design quality,

sympathetic to the area's character with materials carefully chosen to complement the existing conservation areas palette of materials.

- 8.9 The Upper Norwood Triangle CAAMP does not set out specific characteristics for Bedwardine Road in the same way as the Harold Road CAAMP. However, the Upper Norwood Triangle CAAMP sets out that new developments are unlikely due to the lack of vacant development sites unless these result from the redevelopment of sites containing buildings that either make a neutral or detract from the area's special character. New developments should respect the urban grain of historic building lines, as well as the height, scale and massing of adjacent/nearby buildings.
- 8.10 This site is located within the middle of the streetscene and therefore, as with the two other schemes proposed on Bedwardine Road, how the proposed building addresses the street and the mixed building styles/form is key consideration for this proposal. As shown in figure 3, the proposed building steps back from the positive unlisted buildings and then back towards the front building line of 31 – 49. This approach is supported, ensuring that the proposed building plays a positive role within the wider area, without dominating existing positive buildings noted within the Conservation Area guidance and responding to elements of the residential and character of the adjacent Conservation Areas.

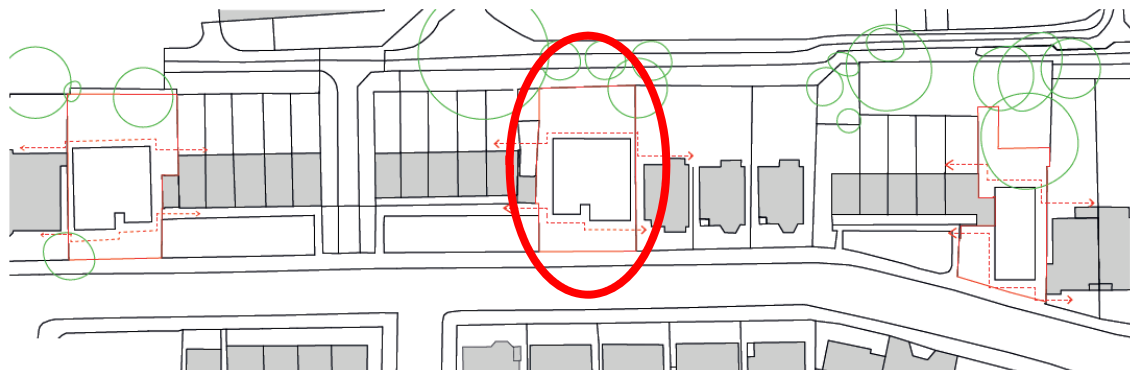


Figure 3: Building Line Approach

- 8.11 As land levels drop from east to west, the proposal would follow this approach, with the prominent gable located adjacent to 53 Bedwardine Road (as shown by figure 4). The proposed scale and massing would ensure that the use of land is efficiently used, whilst ensuring that the proposed simple, but well considered design approach including recessed and decorative brickwork as well as including street facing gables and articulated bay windows, with clear and legible entrance defined by the fenestration set out is a positive addition to the street scene.

- 8.12 The proposed material palette creates a collective unified appearance for the 3 applications seen throughout Bedwardine Road. At the same time this proposal provides an individual identity which relates to the immediate neighbouring buildings.



Figure 4: Proposed Streetscene Elevation

- 8.13 Overall the proposal is considered a positive design approach, to a constrained site which is adjacent to two Conservation Areas and provides six additional homes which respects the important heritage assets located around the development.

Impact on Neighbouring Residential Amenity

- 8.14 The properties most affected by the development would be the immediate neighbours (53 Bedwardine Road and 31-49 Bedwardine Road), as seen in figure 5

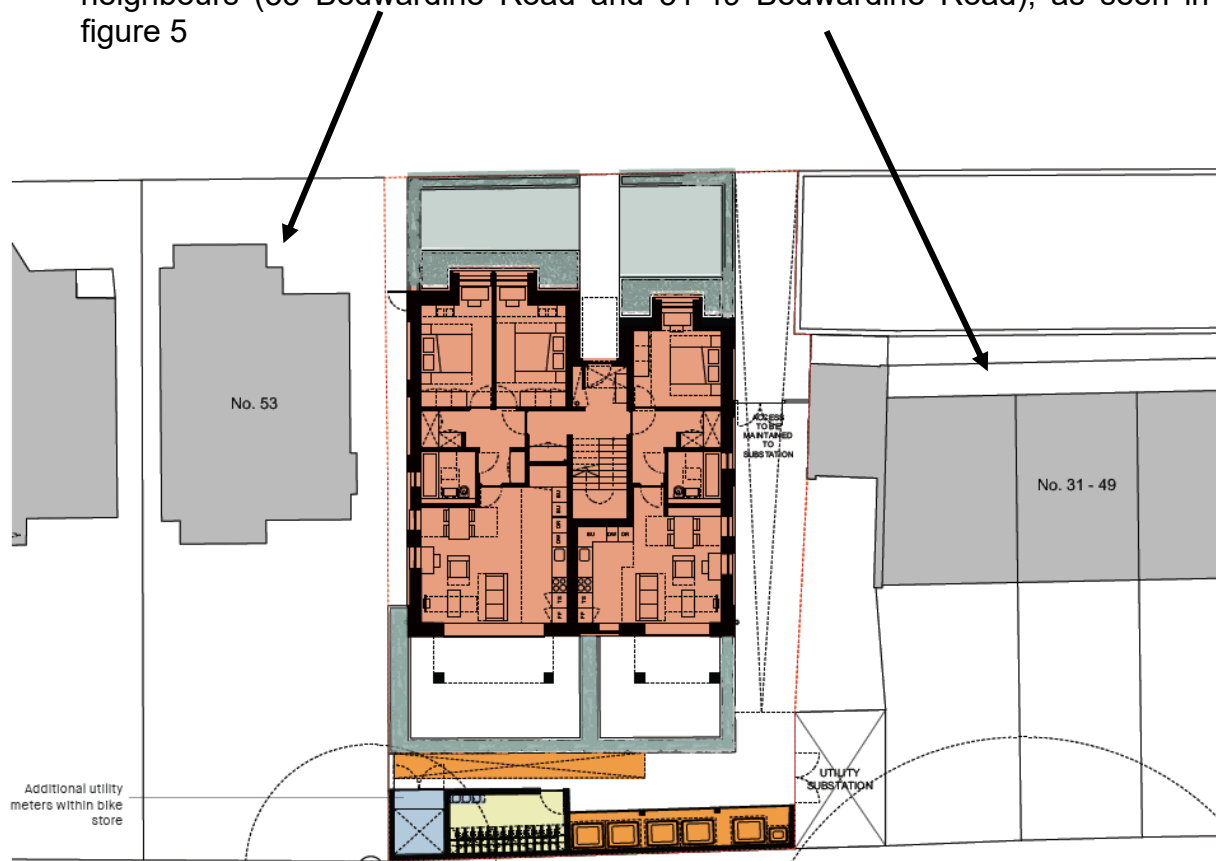


Figure 5 – Proposed Site Plan

53 Bedwardine Road

- 8.15 This single family dwelling-house adjoins the site to the south-east. There are a number of side facing windows/private amenity areas located within the development. The private amenity terraces have been amended during the application process to create improved privacy screening which minimises any overlooking towards this adjoining occupiers. All flank facing windows are proposed to be obscured glazed and non-opening up to 1.7 metres from the internal floor height which would restrict overlooking.
- 8.16 The proposed building is noted to break minimally the 45 degree line from the centre of the closest habitable room window within this adjoining occupiers. The submission has included a daylight and sunlight assessment, which has shown that only the flank facing fenestration would be minimally impacted by the proposal. Whilst these windows could be impact these are believed to be non-habitable/secondary windows and taking into account, point 2.9 of the SDG which states that where “*un-neighbourly windows place undue restraints on the development, and as such the light and outlook receive, they will not receive significant protection*” this approach is overall considered acceptable. All other windows/rooms are not affected despite the increased extension beyond the 45 degree and therefore overall is not considered to create an overbearing impact which significantly impacts the outlook of these adjoining occupiers, with acceptable daylight and sunlight continued to be received internally and externally.

31 – 49 Bedwardine Road

- 8.17 The proposed building would be set away from this flatted block by approximately 5.5 metres. Taking into account this separation and minimal projection of the development beyond these adjoining flats, overall there is not considered to be a detrimental impact caused by the proposal. As highlighted above, all flank facing windows will be obscure glazed/non-opening to restrict outlook for all future occupiers towards Westow Park and the roadside.
- 8.18 Whilst the proposed development is likely to generate additional comings and goings to/from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas.

The standard of accommodation for future occupiers

- 8.19 The proposal would comply with internal dimensions and minimum GIA required for units, bedrooms sizes and floor to ceiling heights by the Nationally Described Space Standards. All units have primary outlook both to the front of the site, with secondary/non-habitable windows located within the flank elevations.
- 8.20 All units are afforded within external amenity space which adheres with the London Housing SPG and subsequent Croydon Plan Policy. The ground floor units are afforded with larger private amenity areas which are in excess of the standards set out. Details in relation to the final boundary treatments between these private amenity spaces and the rear cycle/refuse storage area will be key

to ensuring that future residents feel safe and secure and are proposed to be secured via condition.

- 8.21 Whilst the units are not afforded any communal or child play space, owing to the sites location adjacent to a Westow Park with dedicated children's playground and the constraints of the sites in regards to providing refuse space for the existing flats at 31 – 49 Bedwardine Road, overall the approach to provide solely private amenity space is considered acceptable.
- 8.22 In terms of accessibility, level access would be provided from the front door to the two ground floor units. London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint to provide the required accommodation, the applicant has proposed that the two ground floor units are M4 (2) which is welcomed and is proposed to be secured by condition.
- 8.23 The development would provide high quality accommodation including small family sized housing all with adequate layout, space, and amenities for future occupiers.

Parking and Highways

- 8.24 As set out above, the site has a PTAL rating of 3. The site is closely located for the District Centre and the amenities on offer as well as a number public transport methods available within the surrounding area.
- 8.25 The site is within 300m walk of the District Centre and the full range of amenities on offer as well as a number public transport methods available within the surrounding area.
- 8.26 Whilst this application is a stand-alone application due to the other two applications on Bedwardine Road currently also for consideration, the cumulative impact of these proposals has been considered. Across the three sites, 13 garages would be demolished and a maximum of 14 car parking spaces would be removed to facilitate the development. It should be noted that the garages are not built to current standards and as such are generally not large enough to park a modern vehicle in. Most of the car parking spaces are located in front of garages and so give rise to tandem parking.
- 8.27 Based upon local census data and car ownership, as well as the relevant policies, overall the proposed developments could create a demand for 8 parking spaces. The proposals would however result in the creation of 8 additional on-street car parking spaces with the proposed removal of the existing dropped kerbs and creation of parking bays. Therefore, the parking demand generated by new residents could be reasonably accommodated through the creation of new bays. 27 forecourt parking spaces and garages would be removed but as set out above, minimal weight should be given to these as parking spaces.
- 8.28 The submitted transport assessment has been submitted with a parking stress survey, which has indicated that whilst the parking within the surrounding area is limited, there remains adequate capacity. These surveys show that there are on

average 70 spaces available at busiest times and 79 on weeknights. Taking into account the cumulative impact of a nearby scheme (45 Harold Road) this is adequate space for any overspill parking from the garages, carparking spaces to be lost or parking generated by the scheme.

- 8.29 Representations have raised concerns around the submitted transport assessment and the robustness of this. The assessment has however considered the presence of a bus cage area in Chevington Road reducing the number of available spaces accordingly within this street; College Green is noted to provide some opportunities to provide parking on one side. Whilst the junction adjacent to Harold Road is limited (being approximately 4.5 metres in width and including double yellow lines), the street widens to approximately 5.5metres. Should emergency vehicles need to access College Green, it is considered that this would continue to be possible without altering the existing scenario and impacting upon pedestrian safety; Harold Road, is approximately 7.3 metres in width and whilst pavement parking was noted on the case officers visit, representation have questioned the legality of this approach and the impact this has on the parking assessment. Harold Road's width compares to that of Bedwardine Road where parking is permitted on both side of the street. Therefore, overall it is considered that the parking could be facilitated on both sides of the road, with up to 8 passing spots, should there be no pavement parking; The parking assessment also indicates that vehicles are parked opposite the junction of Orleans and Harold Road, but considers these located within an unrestricted areas which would obstruct vehicles from passing and are considered not to be useable parking spaces; Although the disabled bay located on South Vale has not been included within the assessment, this does not alter the available amount of parking spaces which has originally been totalled. As such, officers are satisfied with the robustness of this assessment.
- 8.30 Regardless of the points above, even if the proposed parking spaces within College Green and Harold Road (to Vermont Road) were discounted as a worst case scenario, there would continue to be 17 car parking spaces on a Saturday and 26 spaces available overnight within the surrounding area. Whilst the majority of the spaces are set away from Bedwardine Road, owing to the proximity of the District Centre, the proposal is considered to have an acceptable impact upon parking and highway safety and capacity.
- 8.31 The site is on the edge of a District Centre and there is a significant amount of on-street parking. Considering the parking stress levels set out above, officers consider it pertinent to restrict future occupiers from applying for future parking permits should a Controlled Parking Zone be introduced in the future. This can be secured by a legal agreement.
- 8.32 It is recommended that all works associated with raising the dropped kerbs are completed prior to the first occupation of the units and that a Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, particularly given the existing parking situation and proximity to the residential adjoining occupiers. This should also outline measures to minimise noise and dust impacts, and disruption to neighbours.

Cycle and Refuse Storage

- 8.33 Dedicated refuse stores are proposed to be installed at the very rear of the site for both the new development and for 31 - 49 Bedwardine Road. Objections have been raised in relation to the distances existing residents would have to travel to reach the proposed refuse location and that they would not meet the council's guidance for new builds. Whilst this is noted, it is important to highlight that at current the existing refuse stores located at the rear of the garages would not meet this criteria, due to its distance from some of the residents within this block. Overall it is therefore considered that the proposed location and quantities are positioned appropriately for waste personnel, as well as existing and future residents. Details of the stores, including the materials, management and final appearance are proposed to be secured by a condition.
- 8.34 14 cycle spaces are proposed adjacent to the refuse storage area providing above London plan standards for the proposed development. Details of the store, ensuring it is safe, secure and undercover, including the appearance, materials, size and type of stands size are proposed to be secured by a condition.

Trees and Biodiversity

- 8.35 There is proposed to be one low grade trees removed from within the site, which is considered acceptable. Notably outside the site boundaries, located within Westow Park are five good quality trees with significant amenity value. Whilst there is a small incursion into the root protection area of T2, an existing lime tree, this works would be undertaken using a no-dig design which is considered acceptable. A condition should be imposed to ensure the development is carried out entirely in accordance with this document is proposed.
- 8.36 The site is adjacent to Westow Park, a site of nature conservation. The applicant has considered the sites potential impact upon any protected habitats and species. Recommendations are proposed on a pre-cautionary basis alongside ecological improvement proposed within section 7 of the submitted report. Specific on-site improvements are proposed to be secured by condition for each individual site, based upon its sites opportunities.

Flood Risk

- 8.37 The application details that the site is at risk from surface water flooding once in every 1000 years, although it is noted not to be in an area at risk from groundwater or fluvial flooding. The proposed flood risk assessment has considered the potential risk to the site and set out appropriate mitigation methods which will be secured by condition.

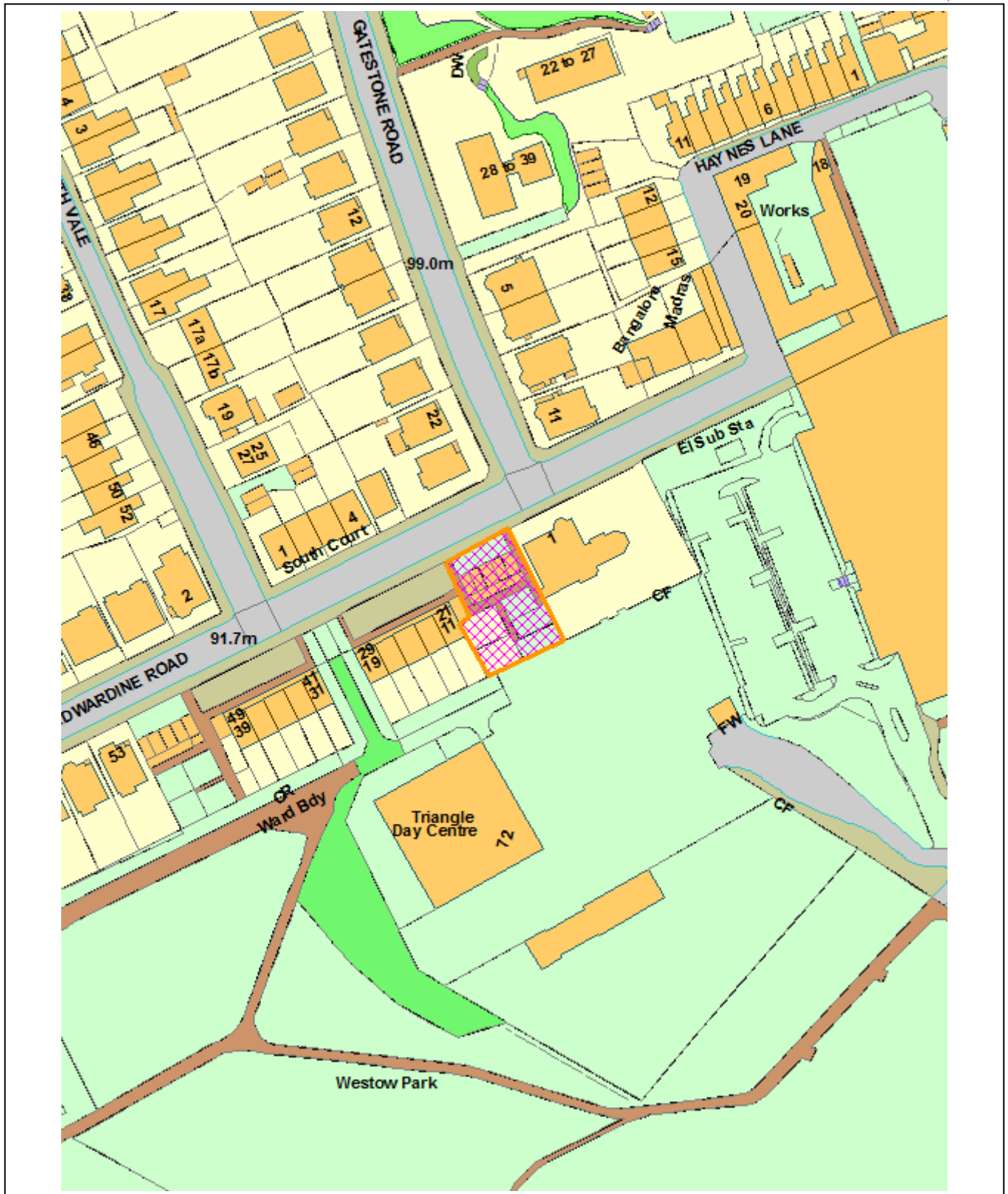
Other planning matters

- 8.38 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.

- 8.39 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusion

- 8.40 The site is in a sustainable location for new housing development, and the scale, size and amount of development is appropriate for its setting. The new dwellings would provide a good quality and appropriate mix including a small family sized dwellings with cycle storage and acceptable rearranged refuse storage for the future occupiers and adjoining site. The impacts on neighbours would be largely limited to the construction period and on balance the impact upon parking on highways would be acceptable.
- 8.41 The proposal would comply with the Croydon Local Plan 2018 and would be acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.42 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement 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**6.7 Item****1 APPLICATION DETAILS**

Ref: 19/00346/FUL
 Location: Garage Block And Land Adjoining 21 Bedwardine Road, Upper Norwood, London, SE19 3AS
 Ward: Crystal Palace and Upper Norwood
 Description: Demolition of garages/storage sheds and erection of a three storey building to provide six flats together with landscaping, refuse and cycle storage as well as other associated works (amended description)
 Drawing Nos: 17110_C_020, 17110_C_031, 17110_C_001, 17110_C_010, 17110_C_030, 17110_C_150 Rev B, 17110_C_300 Rev B, 17110_C_101 Rev B, 17110_C_100 Rev B, 17110_C_350 Rev B, 17110_C_301 Rev B, 17110_C_103 Rev B, 17110_C_102 Rev B, 17110_C_200 Rev B,
 Agent: Jennifer Turner
 Case Officer: Tim Edwards

	1b2p	2b3p	2b4p	3b4p	Total
Proposed	3		3		6

All units are proposed for private sale

- 1.1 This application is being reported to Planning Committee because the Ward Councillor (Cllr Stephen Mann) has made representations in accordance with the Committee Consideration Criteria and has requested committee consideration and objections above the Committee Consideration Criteria have been received.

2 RECOMMENDATION

That the Planning Committee resolve to GRANT full planning permission subject to

- A. The prior completion of a legal agreement to secure the following planning obligations:

The restriction of car parking permits for further residential occupiers of the development

- B. That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans

- 2) Full landscaping to be provided prior to occupation for approval and maintained for 5 years
- 3) Details of materials to be submitted and approved (including samples)
- 4) Level access to be provided and retained
- 5) Further details in relation to cycle and refuse stores to be provided.
- 6) In accordance with the arboricultural report and tree protection plan.
- 7) In accordance with the ecology reports recommendations.
- 8) Demolition and Construction Logistics Plan to be submitted
- 9) The development must achieve 19% CO2 reduction beyond Building Regulations
- 10) Flank facing windows to be obscure glazed/non-opening up to 1.7 metres from internal floor levels.
- 11) The development must achieve 110 litres water per head per day
- 12) Time limit of 3 years
- 13) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other 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:

- Demolition of the existing garages.
- Erection of a three storey building to provide 6 units.
- Provision of private amenity spaces, cycle storage and revised refuse storage for the proposed development and adjacent flats.

Amended plans were received which addressed the rear amenity space and ancillary services which were the subject of re-notification.

Site and Surroundings

- 3.2 The application site lies on the south-eastern side of Bedwardine Road and within the Upper Norwood Triangle Conservation Area. The site is also adjacent to the Harold Road Conservation Area. There are noted to be a number of locally listed buildings throughout the wider area, including 1 Bedwardine Road which is adjacent to the site.
- 3.3 The site is adjacent to Crystal Palace District Centre as well as in close proximity to the Westow Park, a site of nature conservation importance.

- 3.4 The site has a Public Transport Accessibility Level (PTAL) of 2 (low), but is in close proximity to PTAL 5 being approximately 1km from Crystal Palace Station as well as in close proximity to a number of bus services available from Harold Road, Central Hill and Westow Street.
- 3.5 The applicant has submitted three separate planning applications for different plots of land on Bedwardine Road, all of which are for consideration at this Planning Committee. They are standalone planning applications which should be considered as such, although some considerations, such as parking impact, will need to be considered cumulatively. Figure 1 shows the three sites in context with the site related to this application circled accordingly.



Figure 1: Proposed Development Sites

Planning History

- 3.6 There is no relevant planning history directly related to this site, however there are two other applications submitted by the same applicant which are relevant to this proposal. These are:

Garage Block And Land Adjoining 53, Bedwardine Road, Upper Norwood, London

- **19/00343/FUL** - Demolition of existing garages/storage sheds and erection of a three storey building to provide six flats together with landscaping, refuse/cycle stores and other associated works: **Pending Decision**

Garage Block And Land Adjoining 91, Bedwardine Road, Upper Norwood, London

- 19/00342/FUL - Demolition of garages/storage sheds and erection of a three storey building to provide three flats together with landscaping, refuse and cycle storage as well as other associated works: **Pending Decision**

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is a sustainable location for new dwellings and the principle of redevelopment to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 6 additional units on site.
- The scale and layout of proposed built form is considered to be appropriate for the site and the contemporary design approach executed with high quality materials and finishes would respect the surrounding character of the area.
- The proposal avoids unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- Other matters including flooding, sustainability, landscaping can be appropriately managed through condition.

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 adjoining 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: 79 Objecting: 79 Supporting: 0

No of petitions received: 1 Objecting: 1
Signatories: 16

- 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:

Objection	Officer comment
<i>Principle of development</i>	
Cumulative impact of flatted developments within the area.	Each application is assessed on its own merits and cumulatively there is not considered to be a detrimental impact caused by the proposal.

	Flats, being residential units, are appropriate in a residential area.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – flats, design, character, height, bulk, inactive frontages, density, overbearing scale and mass.	This is addressed in section 8.4 and 8.6 to 8.16 of this report.
Detrimental Impact upon the Conservation Area.	This is addressed in section 8.6 to 8.16 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, daylight and sunlight.	This is addressed in section 8.17 to 8.20 of this report.
Incomplete daylight and sunlight assessment.	This was noted, and the applicant submitted an amended assessment which took into account all windows located within the rear outrigger.
<i>Trees and biodiversity</i>	
Impact upon trees and biodiversity	This is addressed in sections 8.36 to 8.37 of this report.
<i>Highways and parking</i>	
Inadequate parking provision and impact on the existing highway network.	This is addressed in section 8.26 to 8.33 of this report.
The loss of the dropped kerbs will remove pedestrian crossing points and a lack of vehicle passing points.	<p>Whilst this maybe a by-product of the existing large vehicle crossovers, these are not formal pedestrian crossing points. These dropped kerb are noticeably long, without acceptable pedestrian visibility splay and therefore their removal is not considered to detrimentally impact pedestrian crossing to an unacceptable level.</p> <p>Whilst the dropped kerbs would remove the three informal parking points, there would continue to remain acceptable passing points in close proximity to all three sites.</p>
<i>Other material considerations</i>	

There is no social housing provided.	The proposal falls below 10 units and therefore there is no policy requirement to provide affordable housing units. It is considered that the proposed application provides the most effective use of the land as proposed.
Local transport, schools and health services are already over stretched.	The development will be CIL liable. This is addressed at section 8.40 of this report.

6.3 Councillor Stephan Mann has objected to the scheme and referred it to Planning Committee, making the following representations:

- Overdevelopment
- Conservation Area impact

6.4 The North Croydon Conservation Area Advisory Panel has made the following representations:

- The proposed in-fill development should not dominate its setting and this proposal would be visually dominant.
- The loss of gap between buildings would result in the loss of the effective division between building styles.
- The design is overly fussy.
- The loss of parking could result in greater pressure on street parking.
- The proposal should be considered against the other two applications to fully consider the cumulative impact on the overall street scene.

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 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:

- 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):

- 3.3 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
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

- 7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (2019)
- Harold Road Conservations Area and Appraisal and Management Plan
- Upper Norwood Triangle Conservations Area and Appraisal and Management Plan

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:

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Cycle and refuse storage;
- Trees and biodiversity;
- Flood risk;
- Other planning matters

Principle of development

8.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues

8.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized, which includes 2bed, 4person units for the first two years of the plan period. 3 of the 6 units are proposed to be small family units and therefore the proposal would see a 50% uplift in family accommodation.

8.4 The site is in a urban setting with a PTAL rating of 2 and as such the London Plan indicates that density level ranges of 200 - 450 habitable rooms per hectare (hr/ha) is appropriate. It should also be noted that the PTAL level is arguably lower than the sites' true accessibility as the PTAL rating has been calculated from the centre of the adjacent park, not Bedwardine Road itself. In any case, the proposed density would be 319hr/ha which is appropriate for this location. It is also important to note that it is not appropriate to apply these ranges

mechanistically, as the density ranges are broad, to account for other factors relevant to optimising potential – such as local context and design.

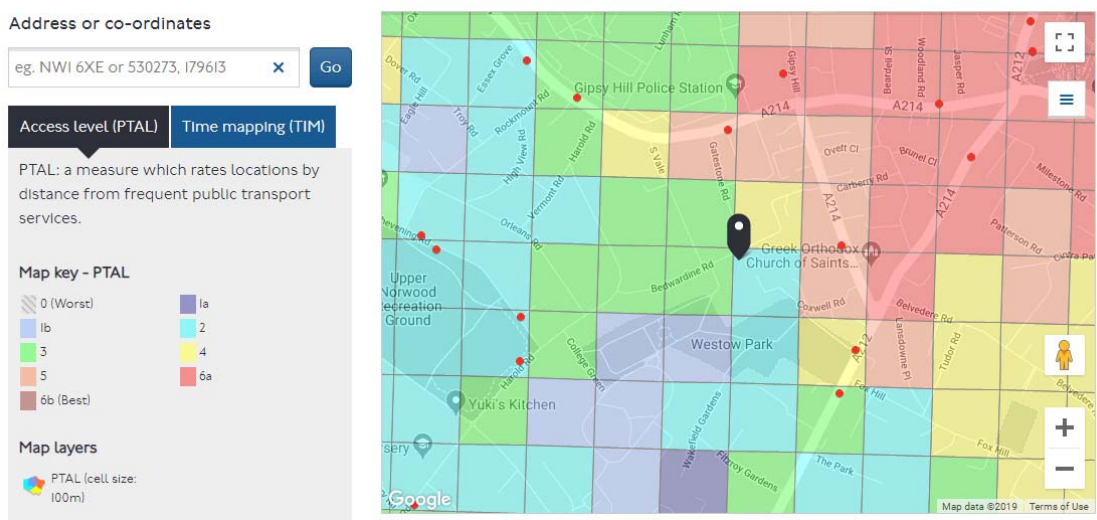


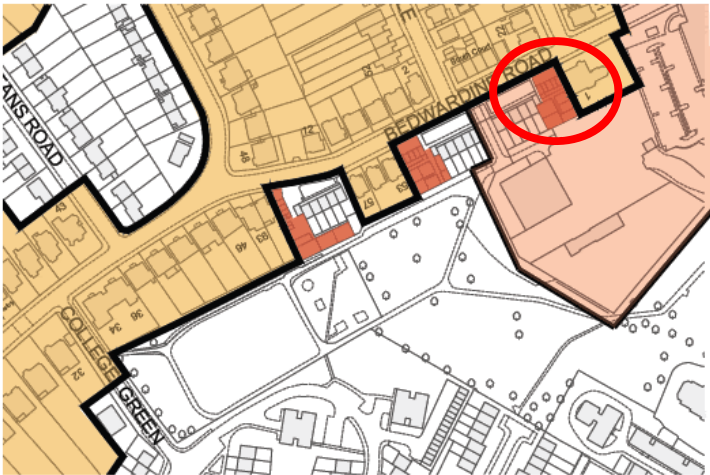
Figure 2: PTAL Rating

- 8.5 There are no policy constraints to the demolition of the existing 5 garages on-site and the introduction of residential units, within a residential area, is overall considered acceptable. The impact on the loss of the garages/hard standing area for parking use is further discussed with the parking and highway sections.

Heritage, Townscape and Visual Impact

- 8.6 The existing site comprises the existing garage and refuses stores for 11 – 29 Bedwardine Road. Located at the rear of this, is a disused washing line area which was noted to significantly overgrown and had been subject to flytipping when the case officer had visited the site.
- 8.7 This site is located within the Upper Norwood Triangle Conservation Area, as well as adjacent to the Harold Road Conservation Area. The existing garages are not a positive addition to the streetscene and therefore, their demolition and replacement with a high quality building has the potential to enhance the sites location within/adjacent to the two Conservation Areas.

Figure 3: Harold Road Conservation Area (shown in Orange to the North) Upper Norwood Triangle Conservation Area (shown in pink to the East) and proposed sites area circled



- 8.8 The Harold Road CAAMP sets out that Bedwardine Road has a more open feel than the rest of the conservation area. Front gardens are on average 2 metres in depths with low level boundaries and landscaping behind. The architectural character of the street varies with the southern side dominated by insensitive post-war flats (which are omitted from the Harold Road Conservation Area although the flats no's.11 – 29 Bedwardine Road fall within the Upper Norwood Triangle Conservation Area). The Northern Side of the street is marked by a row of small-scale late 19th Century modest cottages. Within the Harold Road Conservation Area, new developments should be of a high design quality, sympathetic to the area's character with materials carefully chosen to complement the existing conservation areas palette of materials.
- 8.9 The Upper Norwood Triangle CAAMP does not set out specific characteristics for Bedwardine Road in the same way as the Harold Road CAAMP. However, the Upper Norwood Triangle CAAMP sets out that new developments are unlikely due to the lack of vacant development sites unless these result from the redevelopment of sites containing buildings that either make a neutral or detract from the area's special character. New developments should respect the urban grain of historic building lines, as well as the height, scale and massing of adjacent/nearby buildings.
- 8.10 The proposed development is considered to have taken into account the wider street scene and important heritage assets surrounding the site. For instance whilst 1 Bedwardine Road is a locally listed building, whilst the adjacent flatted block 11 – 29 Bedwardine Road is detailed within the Upper Norwood Triangle CAAMP to detract from the special character of the area.
- 8.11 The proposal responds to the existing architectural language, adding an additional positive layer to the existing building form. The proposal as with the other proposed applications situated throughout Bedwardine Road, stitches together the varied building lines (as shown in figure 4) where the existing multi-flatted blocks are set back from the predominant front elevation of the buildings which either have a neutral or positive impact upon the Conservation Areas.

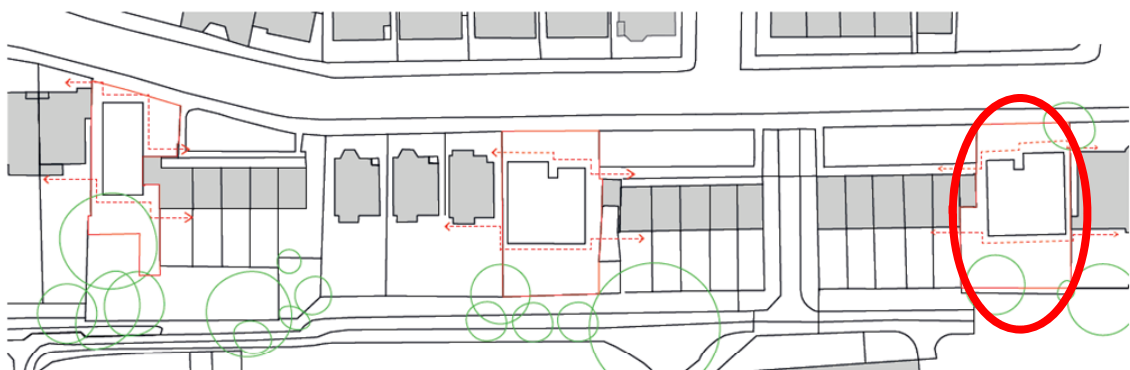


Figure 4: Building Line Approach

- 8.12 The scale and mass of the development has considered its location within the streetscene, stepping down in height from 1 Bedwardine Road towards 11- 29 Bedwardine Road as the land levels step down (as shown in figure 5). Flank elevations, have been carefully considered, with the mass broken down by a variety of recesses and window detailing which is supported.
- 8.13 The proposed development references key characteristics such as bay detailing seen throughout the majority of positive buildings within the Conservation Areas. The design of the scheme is considered to be simple but individual without dominating the Conservation Area and designated heritage assets. This approach whilst different across the three sites, creates a unified family approach which responds to the heritage constraints of the site and wider area in a successful manner.
- 8.14 The proposed rear elevation faces towards Westow Park, although at some distance from the park's main entrance. The rear elevation has still been deigned to read as a main elevation and successfully incorporates balcony detailing with appropriate screening methods. This further enhances the development's well



Figure 5: CGI Front Elevation

considered design approach.

- 8.15 Amendments have been made to the rear garden area, increasing the private amenity spaces for the ground floor units and creating a defined waste/cycle and ancillary storage area. This is considered to create a more functional use of space (as shown within figure 6), with detailed landscaping plan and details in relation to cycle/refuse storage proposed to be secured via condition.
- 8.16 Overall, the proposed development would represent a high quality addition to the street scene providing a building that is respectful to local character whilst seeking to intensify the site to provide additional residential units.

Impact on Neighbouring Residential Amenity

- 8.17 The properties most affected by the development would be the immediate neighbours (11 – 29 Bedwardine Road and 1 Bedwardine Road), as seen in figure 6.

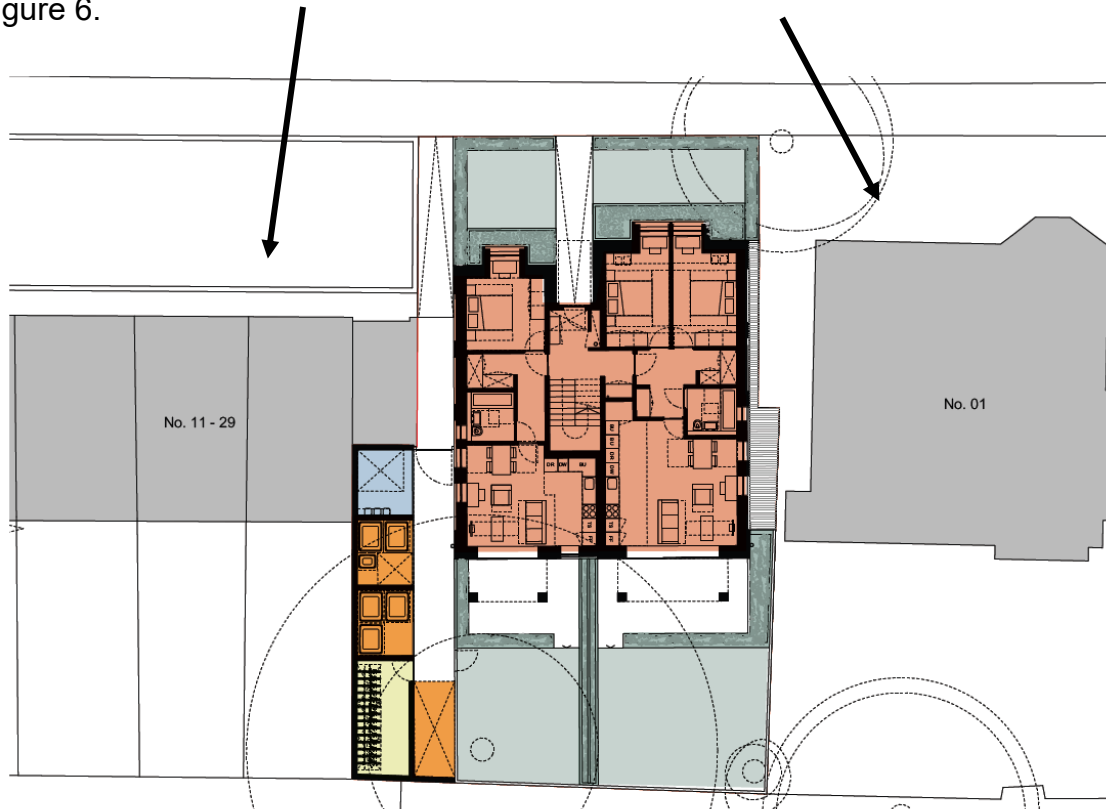


Figure 6 – Proposed Site Plan

11 – 29 Bedwardine Road

- 8.18 The proposed building is located adjacent to the flatted block of 11 – 29 Bedwardine Road. The proposed flank elevation is separated by approximately 4.50 metres from the main flank elevation of this adjoining building which has a staircore adjacent to the development site. As such, the nearest habitable room windows are approximately 5m from the proposal, which does not cut a line at 45° from these windows. Additionally, the proposal is to the north east, limiting impact on light. Taking into account the massing of the proposed building, orientation and separation distances, overall the proposal is not considered to detrimentally impact the amenities of these adjoining occupiers to an unacceptable level.

1 Bedwardine Road

- 8.19 The development would be closely located to 1 Bedwardine Road, also known as Jubilee House which has previously been converted to flats (in 1954). There are a number of flank facing windows/doors which face directly onto the site. Whilst most of these windows are secondary or non-habitable, it is noted that the lower ground/ground floor windows are located within bedroom spaces. Whilst it is accepted that there would be an impact upon these windows, paragraph 2.9 of the SDG states that where *“un-neighbourly windows place undue restraints on the development, and as such the light and outlook they receive will not receive*

significant protection". These windows currently have an unrestricted outlook over the site, which is unusual in this urban setting, and are solely based within two bedrooms and not the main living spaces of the units. These affected units' main living spaces face the rear of the site and so are not significantly affected by the proposal which extends marginally beyond the rear elevation of 1 Bedwardine Road. Taking these factors in to account, the proposal would have an impact on light and outlook to these units but on balance the proposed impact is not considered to be significant enough to warrant refusal.

- 8.20 Whilst the proposed development is likely to generate additional comings and goings to/from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas.

The standard of accommodation for future occupiers

- 8.21 The proposal would comply with internal dimensions and minimum GIA required for units, bedrooms sizes and floor to ceiling heights by the Nationally Described Space Standards. All units have primary outlook both to the front and rear of the site, with secondary/non-habitable windows located within the flank elevations.
- 8.22 All units are afforded within external amenity space which adheres with the London Housing SPG and Croydon Local Plan 2018. The ground floor units are afforded with large private amenity areas which are well in excess of the standards set out.
- 8.23 No communal or child play space is proposed as part of the development. Given the location adjacent to Westow Park, with a dedicated children's playground and that creating communal or child play space would comprise the private amenity spaces of the ground floor units, overall this approach to provide high quality private amenity space is considered acceptable. It should be noted that the other purpose built flats in the area, whilst pre-dating the current policy position, do not have communal amenity space.
- 8.24 In terms of accessibility, level access would be provided from the front door to the two ground floor units. London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. As such, the two ground floor units are M4 (2) compliant which is acceptable and proposed to be secured by condition.
- 8.25 The development would provide high quality accommodation including of family sized housing all with adequate layout, space, and amenities for future occupiers.

Parking and Highways

- 8.26 As set out above, the site has a PTAL rating of 2, although the majority of Bedwardine Road falls within PTAL rating of 3 and the site is immediately adjacent to an area with a PTAL of 5. PTAL is calculated on the basis of an average accessibility across an area and so takes into account the accessibility of the park by public transport which is significantly lower than Bedwardine Road. The site is within 200m walk of the District Centre and the full range of amenities

on offer as well as a number public transport methods available within the surrounding area.

- 8.27 Whilst this application is a stand-alone application due to the other two applications on Bedwardine Road currently also for consideration, the cumulative impact of these proposals has been considered. Across the three sites, 13 garages would be demolished and a maximum of 14 car parking spaces would be removed to facilitate the development. It should be noted that the garages are not built to current standards and as such are generally not large enough to park a modern vehicle in. Most of the car parking spaces are located in front of garages and so give rise to tandem parking.
- 8.28 Based upon local census data and car ownership, as well as the relevant policies, overall the proposed developments could create a demand for 8 parking spaces. The proposals would however result in the creation of 8 additional on-street car parking spaces with the proposed removal of the existing dropped kerbs and creation of parking bays. Therefore, the parking demand generated by new residents could be reasonably accommodated through the creation of new bays. 27 forecourt parking spaces and garages would be removed but as set out above, minimal weight should be given to these as parking spaces.
- 8.29 The submitted transport assessment has been submitted with a parking stress survey, which has indicated that whilst the parking within the surrounding area is limited, there remains adequate capacity. These surveys show that there are on average 70 spaces available at busiest times and 79 on weeknights. Taking into account the cumulative impact of a nearby scheme (45 Harold Road) this is adequate space for any overspill parking from the garages, carparking spaces to be lost or parking generated by the scheme.
- 8.30 Representations have raised concerns around the submitted transport assessment and the robustness of this. The assessment has however considered the presence of a bus cage area in Chevining Road reducing the number of available spaces accordingly within this street; College Green is noted to provide some opportunities to provide parking on one side. Whilst the junction adjacent to Harold Road is limited (being approximately 4.5 metres in width and including double yellow lines), the street widens to approximately 5.5metres. Should emergency vehicles need to access College Green, it is considered that this would continue to be possible without altering the existing scenario and impacting upon pedestrian safety; Harold Road, is approximately 7.3 metres in width and whilst pavement parking was noted on the case officers visit, representation have questioned the legality of this approach and the impact this has on the parking assessment. Harold Road's width compares to that of Bedwardine Road where parking is permitted on both side of the street. Therefore, overall it is considered that the parking could be facilitated on both sides of the road, with up to 8 passing spots, should there be no pavement parking; The parking assessment also indicates that vehicles are parked opposite the junction of Orleans and Harold Road, but considers these located within an unrestricted areas which would obstruct vehicles from passing and are considered not to be useable parking spaces; Although the disabled bay located on South Vale has not been included within the assessment, this does not alter

the available amount of parking spaces which has originally been totalled. As such, officers are satisfied with the robustness of this assessment.

- 8.31 Regardless of the points above, even if the proposed parking spaces within College Green and Harold Road (to Vermont Road) were discounted as a worst case scenario, there would continue to be 17 car parking spaces on a Saturday and 26 spaces available overnight within the surrounding area. Whilst the majority of the spaces are set away from Bedwardine Road, owing to the proximity of the District Centre, the proposal is considered to have an acceptable impact upon parking and highway safety and capacity.
- 8.32 The site is on the edge of a District Centre and there is a significant amount of on-street parking. Considering the parking stress levels set out above, officers consider it pertinent to restrict future occupiers from applying for future parking permits should a Controlled Parking Zone be introduced in the future. This can be secured by a legal agreement.
- 8.33 It is recommended that all works associated with raising the dropped kerbs are completed prior to the first occupation of the units and that a Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, particularly given the existing parking situation and proximity to the residential adjoining occupiers. This should also outline measures to minimise noise and dust impacts, and disruption to neighbours.

Cycle and Refuse Storage

- 8.34 Dedicated refuse stores are proposed to be installed behind the existing staircore for 11 – 29 Bedwardine Road. The location of the refuse area would remain a similar distance for the residents of no's.11 – 29 as the existing and within acceptable distance for the proposed future residents. Overall it is considered that the proposed location and quantities are positioned appropriately for waste personnel, as well as existing and future residents. Details of the stores, including the materials and final appearance are proposed to be secured by a condition.
- 8.35 14 cycle spaces are proposed adjacent to the refuse storage area providing above London plan standards for the proposed development. Details of the store, ensuring it is safe, secure and undercover, including the appearance, materials, size and type of stands size are proposed to be secured by a condition.

Trees and Biodiversity

- 8.36 There is an existing large sycamore tree located at the rear of the site with two good quality specimens located within the adjoining site/parks, all of which would be retained. Whilst three trees are proposed to be removed, they are low quality specimens (with one noted to have been previously felled, prior to the application being submitted). Appropriate protection methods are also provided for the retained trees, which will be conditioned accordingly.
- 8.37 The site is in close proximity to Westow Park, a site of nature conservation. The applicant has considered the sites potential impact upon any protected habitats

and species. Recommendations are proposed on a precautionary basis alongside ecological improvement proposed within section 7 of the submitted report. Specific on-site improvements are proposed to be secured by condition for each individual site, based upon its sites opportunities.

Flood Risk

- 8.38 The application details that the site is at risk from surface water flooding once in every 1000 years, although it is noted not to be in an area at risk from groundwater or fluvial flooding. The proposed flood risk assessment has considered the potential risk to the site and set out appropriate mitigation methods which will be secured by condition.

Other planning matters

- 8.39 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.
- 8.40 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusion

- 8.41 The site is in a sustainable location for new housing development, and the scale, size and amount of development is appropriate for its setting. The new dwellings would provide a good quality and appropriate mix of small family sized housing types, supported by cycle storage and bin storage and with the impact on the neighbours and in relation to parking and highways on balance considered acceptable.
- 8.42 The proposal would comply with the Croydon Local Plan 2018 and have regard for the suburban design guide and would be acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.43 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to the conditions set out. The details of the decision are set out in the RECOMMENDATION.

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

29th August 2019

Part 8 Other Planning Matters

Item 8.1

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

- 1.1 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)

Planning Decisions

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 5th August and 16th August 2019.
- 1.3 During this period the service issued 192 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). 8 applications were withdrawn by the applicants (which also appear in the list).
- 1.4 Out of the 192 decisions made, 28 were refused (14.5%). Therefore the approval rate was 85.5%.
- 1.5 Notable decisions include the following:
- The planning permission for the redevelopment of 30-38 Addiscombe Road for 137 residential units was issued on the 18th August 2019 (following the conclusion of the associated S.106 Agreement) (LBC Ref 18/06102/FUL). Applications have been submitted to discharge pre commencement conditions which suggests that L&Q are keen to commence works on site.
 - Planning permission has been refused for the erection of a three-bed detached dwelling fronting onto Riddlesdown Road (LBC Ref 19/01654/FUL). The reasons for refusal referred to harm caused to the host property and the failure to retain reasonable garden depth – leading to loss of outlook.
 - Planning permission was refused for the demolition of an existing garage and the redevelopment of the site to provide 6x1 bed flats and

a 1 bed flat with commercial uses at ground floor (LBC Ref 19/02932/FUL). The reasons for refusal referred to the loss of existing employment uses, the failure to provide family accommodation and the effect of the development on the privacy and amenities of neighbouring occupiers.

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. :	18/03766/DISC	Ward :	Addiscombe East
Location :	Land Rear Of 263 Addiscombe Road Croydon CR0 7HX	Type:	Discharge of Conditions
Proposal :	Discharge of condition 10 (Site Investigation) attached to planning permission 16/06217/FUL granted on the 8/03/2017 for the erection of a two storey three bedroom detached house with rooms in roofspace and attached garage to side ; formation of vehicular access from Northampton Road (amended description)		
Date Decision:	07.08.19		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/02509/FUL
Location : 63 Northampton Road
Croydon
CR0 7HD
Ward : **Addiscombe East**
Type: Full planning permission
Proposal : Alterations, conversion of single family dwellinghouse to 1 x 3 bedroom flat, 1 x studio, 1 x 2 bedroom flat and 1 x 1 bedroom flat and associated refuse and cycle storage and landscaping
Date Decision: 13.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02540/DISC
Location : 263 - 265 Lower Addiscombe Road
Croydon
CR0 6RD
Ward : **Addiscombe East**
Type: Discharge of Conditions
Proposal : Discharge of condition 2 (bin and cycle storage) of application reference 18/04756/LP (Conversion of existing upper floors to provide 1no. 1 bedroom and 1no. 2 bedroom flats (C3 dwellings), Conversion of existing upper floors of 263-265 of (A2) bank ancillary spaces and provide 1no. 1 bedroom and 1no. 2 bedroom flats (C3 dwellings). Works to be within existing envelope).
Date Decision: 06.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02812/LP
Location : 45 Sherwood Road
Croydon
CR0 7DL
Ward : **Addiscombe East**
Type: LDC (Proposed) Operations edged
Proposal : Demolition and erection of single storey rear extension
Date Decision: 14.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02909/HSE
Ward : **Addiscombe East**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 28 Chaucer Green
Croydon
CR0 7BN
Type: Householder Application
Proposal : Retrospective application for the retention of a single storey outbuilding
Date Decision: 15.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02911/LP
Location : 371 Addiscombe Road
Croydon
CR0 7LJ
Type: LDC (Proposed) Use edged
Ward : Addiscombe East
Proposal : Ground floor - conversion of existing one bedroom flat to a two bedroom flat, first floor - conversion of existing one bedroom flat to a two bedroom flat, second floor - conversion of an existing studio flat to a one bedroom flat.
Date Decision: 09.08.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/03023/GPDO
Location : 4 Storrington Road
Croydon
CR0 6PN
Type: Prior Appvl - Class A Larger House Extns
Ward : Addiscombe East
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.65 metres
Date Decision: 06.08.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/03073/HSE
Location : 7 Coniston Road
Croydon
CR0 6LP
Type: Householder Application
Ward : Addiscombe East
Proposal : Erection of single storey detached outbuilding
Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03166/DISC	Ward :	Addiscombe East
Location :	Land To The Rear Of 310-312A/B Lower Addiscombe Road Croydon CR0 7AF	Type:	Discharge of Conditions
Proposal :	Partial discharge of condition 2 (Details of materials) attached to planning permission 18/04373/FUL for erection of a two storey two bedroom house with associated landscaping (fronting Sherwood Road) following demolition of existing garage. The roof material is not approved as part of this decision.		

Date Decision: 08.08.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. :	19/03238/CAT	Ward :	Addiscombe East
Location :	22 Havelock Road Croydon CR0 6QP	Type:	Works to Trees in a Conservation Area

Proposal : T1 - Cedar tree on front boundary of front garden - Fell to ground level.
T2 - Silver birch tree on right-hand side of front garden. Fell to ground level & remove.
T3 - Laburnum too close to the house. Fell to ground level & remove.

Date Decision: 16.08.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	19/03343/CAT	Ward :	Addiscombe East
Location :	239 Addiscombe Road Croydon CR0 6SQ	Type:	Works to Trees in a Conservation Area

Proposal : Reduce overall size of one lime tree in the front garden of the property.

- cut back to previous reduction points
- remove trunk and basal growth to first major crown break

Date Decision: 16.08.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Ref. No. : 19/03779/LP
Location : 23 Addiscombe Avenue
Croydon
CR0 6LL
Proposal : Single storey rear addition including provision for three rooflights, removal of chimney breast from ground and first floors.
Date Decision: 16.08.19

Ward : Addiscombe East
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 18/06102/FUL
Location : Development Site Former Site Of
30 - 38 Addiscombe Road
Croydon
CR0 5PE
Proposal : Redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements. (Updated daylight and sunlight report submitted).
Date Decision: 08.08.19

Ward : Addiscombe West
Type: Full planning permission

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

Level: Planning Committee

Ref. No. : 19/02884/LP
Location : 14 Freemason's Road
Croydon
CR0 6PB
Proposal : Alterations, erection of dormer extension in rear roofslope. Use of dwelling as small HMO (Use Class C4) for up to 6 occupants
Date Decision: 16.08.19

Ward : Addiscombe West
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02949/TRE
Location : 72 Turnpike Link
Croydon
CR0 5NY
Proposal : Prunus sp T1- prune back to previous pruning points. (TPO no. 23, 2016)

Ward : Addiscombe West
Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 09.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/02832/FUL	Ward :	Bensham Manor
Location :	234 Brigstock Road Thornton Heath CR7 7JD	Type:	Full planning permission
Proposal :	Conversion of part of ground floor retail unit to provide smaller commercial unit and ground floor rear extension to create 1x studio unit with associated amenity space, refuse and cycle storage.		

Date Decision: 09.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/03442/LP	Ward :	Bensham Manor
Location :	68 Nutfield Road Thornton Heath CR7 7DN	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of hip-to gable roof extension and dormer on the rear roof slope. Installation of three rooflights to main front roof slope to facilitate loft conversion. Erection of a single storey rear extension with three rooflights.		

Date Decision: 06.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02940/GPDO	Ward :	Broad Green
Location :	54 Rochford Way Croydon CR0 3AD	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of single storey rear extension projecting out 5.06 metres with a maximum height of 3 metres		

Date Decision: 08.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	19/02977/GPDO	Ward :	Broad Green
Location :	82 Pemdevon Road Croydon CR0 3QP	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 2.8 metres		
Date Decision:	08.08.19		

Prior Approval No Jurisdiction (GPDO)

Level:	Delegated Business Meeting
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Ref. No. :	19/03252/GPDO	Ward :	Broad Green
Location :	Vistec House 185 London Road Croydon CR0 2WN	Type:	Prior Appvl - Class O offices to houses
Proposal :	Use of lower ground floor, part ground floor, and floors one to five as 79 studio apartments (C3 residential Use Class).		
Date Decision:	14.08.19		

Approved (prior approvals only)

Level:	Delegated Business Meeting
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Ref. No. :	19/03479/LP	Ward :	Broad Green
Location :	10 Wellington Road Croydon CR0 2SH	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of a dormer to the rear roof slope and the erection of rooflights to the front roof slope.		
Date Decision:	06.08.19		

Lawful Dev. Cert. Granted (proposed)

Level:	Delegated Business Meeting
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Ref. No. :	19/02539/DISC	Ward :	Crystal Palace And Upper Norwood
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 28 Maberley Road
Upper Norwood
London
SE19 2JA

Proposal : Discharge of condition 2 of permission 18/06224/FUL - Retrospective application for temporary conversion of single dwellinghouse to one x 1 bedroom flat and one x 5 bedroom flat

Type: Discharge of Conditions

Date Decision: 06.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02643/HSE

Location : 8 Grange Hill
South Norwood
London
SE25 6SX

Proposal : Demolition of existing garage. Erection of (replacement) single storey front/side extension and single storey rear extension.

Ward : **Crystal Palace And Upper Norwood**

Type: Householder Application

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02873/HSE

Location : 24 Convent Hill
Upper Norwood
London
SE19 3QY

Proposal : Erection of single/two storey side/rear extensions

Ward : **Crystal Palace And Upper Norwood**

Type: Householder Application

Date Decision: 15.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02928/HSE

Ward : **Crystal Palace And Upper Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 41 Rockmount Road
Upper Norwood
London
SE19 3SZ

Type: Householder Application

Proposal : Erection of rear dormer window and insertion of three roof windows to front roof slope in connection with loft conversion.

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02929/GPDO

Ward : **Crystal Palace And Upper Norwood**

Location : 66 Grecian Crescent
Upper Norwood
London
SE19 3HH

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 3.9 metres with a maximum height of 3 metres

Date Decision: 08.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02999/LP

Ward : **Crystal Palace And Upper Norwood**

Location : 16 Preston Road
Upper Norwood
London
SE19 3HG

Type: LDC (Proposed) Operations edged

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

Date Decision: 15.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 18/05897/HSE

Ward : **Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 17 Malcolm Road
Coulsdon
CR5 2DB
Type: Householder Application
Proposal : Alterations to and retention of rear extension, raised decking areas with steps and balustrading

Date Decision: 14.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01939/FUL
Location : 231 Chipstead Valley Road
Coulsdon
CR5 3BY
Type: Full planning permission
Ward : Coulsdon Town
Proposal : Change of use from A1/A2 to a Suigeneris with Illuminated signage
Date Decision: 07.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02665/HSE
Location : 26 Reddown Road
Coulsdon
CR5 1AX
Type: Householder Application
Ward : Coulsdon Town
Proposal : Raising the ridge of the original roof and installation of 2 side dormers.
Date Decision: 12.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02758/FUL
Location : 4 The Chase
Coulsdon
CR5 2EG
Type: Full planning permission
Ward : Coulsdon Town
Proposal : Erection of a 2 storey detached dwelling house with off street parking.
Date Decision: 08.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03149/HSE
Ward : Coulsdon Town

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 39 Stoats Nest Village
Coulsdon
CR5 2JN

Type: Householder Application

Proposal : Erection of front porch and single storey rear extension

Date Decision: 16.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03273/TRE
Location : 24A Portnalls Road
Coulsdon
CR5 3DE
Proposal : T1 - Beech - To crown raise to 4m height
(TPO no. 18, 1978)
Date Decision: 16.08.19

Ward : Coulsdon Town
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03293/DISC
Location : Workshop And Premises
71 Edward Road
Coulsdon
CR5 2NQ
Proposal : Discharge of Conditions 2 (bin stores, visibility splays and cycle parking) and 3 (landscaping) attached to PP 15/05118/P for the demolition of existing buildings and erection of 2 storey residential development 3no 2 bedroom terraced houses and 6 no 1 bedroom flats, provision of associated parking and landscaping.
Date Decision: 15.08.19

Ward : Coulsdon Town
Type: Discharge of Conditions

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03359/TRE
Location : Merstham House
3 Iron Railway Close
Coulsdon
Croydon
CR5 3LF
Proposal :
Date Decision:

Ward : Coulsdon Town
Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : T1 Beech - Lateral reduction by up to 3m to single Beech Tree closest to Merstham House.

Due to proximity to residential dwellings.

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/03571/TRE	Ward :	Coulsdon Town
Location :	Plot 207 Cane Hill Park Development Site Brighton Road Coulsdon CR5 3YL	Type:	Consent for works to protected trees

Proposal : T1: Beech - Prune lowest lateral limb from no. Beech Tree growing on track known as Back Lane which overhangs garden of plot no. 207. Limb to be pruned to suitable growth point to give 1m clearance from boundary fence. Lightly prune other overhanging limbs to achieve 6m clearance from garden level in line with fence boundary.
(TPO no. 25, 1993)

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/03728/NMA	Ward :	Coulsdon Town
Location :	Cane Hill Park Development Site Brighton Road Coulsdon CR5 3YL	Type:	Non-material amendment

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage. (amendment to planning permission 13/02527/P)

Date Decision: 16.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00139/DISC
Location : Carolyn House
26 Dingwall Road
Croydon
CR0 9XF

Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of condition 4 attached to planning permission 16/02458/P for the Erection of a 4 and 6 storey rooftop extension (38 apartments), change of use of Floors 2 and 8 from office to residential use (20 apartments) along with a part change of use of ground floor to form two cafe/restaurant (Class A3) units, a part first floor communal co-working space, ground floor front extension and 2 storey rear extension, alterations to elevations, along with public realm improvements, associated parking and ground floor A3 use and residential entrance lobby.

Date Decision: 08.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02591/FUL
Location : Saffron House
15 Park Street
Croydon
CR0 1YD

Ward : **Fairfield**
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : Alterations, erection of an additional two storeys to facilitate the creation of 2 x 2 bedroom units and 1 x 3 bedroom unit with terrace, cycle parking and refuse storage

Date Decision: 08.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02646/DISC

Ward : **Fairfield**

Location : Former Site Of Taberner House
Park Lane
Croydon
CR9 3JS

Type: Discharge of Conditions

Proposal : Discharge of condition 6 (tree protection, relocation and replacement strategy) attached to planning permission 17/05158/CONR for the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 14.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02724/FUL

Ward : **Fairfield**

Location : 102 -104 High Street
Croydon
CR9 1TN

Type: Full planning permission

Proposal : Erection of new mansard roof with dormers along with extensions to rear on the ground, first and second floor in order to create additional office space.

Date Decision: 15.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02847/ADV

Ward : **Fairfield**

Location : 80 North End
Croydon
CR0 1UJ

Type: Consent to display advertisements

Proposal : Freestanding A-Frame advertising board to sit on the pavement

Date Decision: 08.08.19

Consent Refused (Advertisement)

Ref. No. :	19/02871/DISC	Ward :	Fairfield
Location :	Land Between 1 And 17 Scarbrook Road Croydon CR0 1SQ	Type:	Discharge of Conditions

Date Decision: 16.08.19

Ref. No. :	19/03173/CONR	Ward :	Fairfield
Location :	Boxpark Croydon 99 George Street Croydon CR0 1LD	Type:	Removal of Condition

Date Decision: 15.08.19

Ref. No. :	19/03201/NMA	Ward :	Fairfield
Location :	14 South End Croydon CR0 1DL	Type:	Non-material amendment

Date Decision: 06.08.19

Ref. No. :	15/01296/RES	Ward :	Fairfield
Location :	Land Adjoining East Croydon Station, Bounded By George Street (Including 1-5 Station Approach), Dingwall Road, (Including The Warehouse Theatre), Lansdowne Road And Including Land To The North Of Lansdowne Road, Croydon	Type:	Approval of reserved matters
Proposal :	Erection of building of 9 storeys in height to provide 102 one bedroom, 36 two bedroom and 12 three bedroom flats and uses within Class A1/A2/A3/A4/A5 at part ground floor (approval of reserved matters in connection with outline planning application 11/00631/P) (Phase R02)		

Date Decision: 16.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	15/01295/RES	Ward :	Fairfield
Location :	Land Adjoining East Croydon Station, Bounded By George Street (Including 1-5 Station Approach), Dingwall Road, (Including The Warehouse Theatre), Lansdowne Road And Including Land To The North Of Lansdowne Road, Croydon Croydon CR0 2NF	Type:	Approval of reserved matters
Proposal :	Erection of building of 20 storeys in height to provide 32 studios, 48 one bedroom and 96 two bedroom and uses within Class A1/A2/A3/A4/A5 and B1 at part ground, first, second and third floors (approval of reserved matters in connection with outline planning application 11/00631/P) (Phase R03)		

Date Decision: 16.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/01837/FUL	Ward :	Kenley
Location :	78 Higher Drive Purley CR8 2HG	Type:	Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : 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.

Date Decision: 16.08.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/02486/FUL

Ward : Kenley

Location : 8 Abbots Lane
Kenley
CR8 5JH

Type: Full planning permission

Proposal : Demolition of a single-family dwelling and erection of one 3 and 4-storey block containing 1 x 1 bedroom apartment, 4 X 2 bedroom apartments, 1 x 3 bedroom apartment and 3 x 3 bedroom houses with associated access, 10 parking spaces, cycle storage and refuse store.

Date Decision: 16.08.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/02516/HSE

Ward : Kenley

Location : 54 Valley Road
Kenley
CR8 5BQ

Type: Householder Application

Proposal : Conversion of the existing garage into a habitable room, alterations, erection of single/two storey rear extension, conversion of existing void at lower ground level into a habitable room.

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02784/HSE

Ward : Kenley

Location : 261 Hayes Lane
Kenley
CR8 5EJ

Type: Householder Application

Proposal : Erection of front, rear and side two storey extensions and construction of first floor over existing house.

Date Decision: 05.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02951/DISC	Ward :	Kenley
Location :	7 Highwood Close Kenley CR8 5HW	Type:	Discharge of Conditions
Proposal :	Discharge of Conditions 3 (Landscaping) and 6 (Materials) 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: 15.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03258/TRE	Ward :	Kenley
Location :	1 Driftwood Drive Kenley CR8 5HT	Type:	Consent for works to protected trees
Proposal :	T1, Beech tree to be reduced by 2 meters all over to maintain the shape T2 and T3 are Lime trees reduce them by up to 4 meters to where they were last reduced to maintain the size of the trees. (TPO no. 10, 1974)		

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/03382/DISC	Ward :	Kenley
Location :	7 Highwood Close Kenley CR8 5HW	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 2 (boundaries, visibility splays, EVCP, refuse and cycle stores) 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: 08.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03470/TRE Ward : Kenley

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 33 Cumberlands
Kenley
CR8 5DX

Type: Consent for works to protected trees

Proposal : Redwood to lift to 6 meters to give good ground clearance as branches are touching floor.
(TPO no. 10, 2010)

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02619/FUL
Location : 51 Central Parade
Croydon
CR0 0JD

Ward : **New Addington South**
Type: Full planning permission

Proposal : Change of use of the ground floor from a betting office (sui generis) to an adult gaming centre (sui generis)

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01780/FUL
Location : 1575 London Road
Norbury
London
SW16 4AA

Ward : **Norbury Park**
Type: Full planning permission

Proposal : Erection of rear dormer window and extension to roof. Conversion of upper floor 2-bed flat to provide 1 x 1 bed flat and 1 x studio flat (amended plans and description).

Date Decision: 16.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02242/HSE
Ward : **Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 68 Virginia Road
Thornton Heath
CR7 8EJ
Type: Householder Application
Proposal : Erection of two storey side extension.

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02744/HSE
Location : 31 St Oswald's Road
Norbury
London
SW16 3SA
Type: Householder Application
Ward : **Norbury Park**
Proposal : Erection of single storey rear extension.

Date Decision: 14.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02849/HSE
Location : The Cottage, 69A Ryecroft Road
Norbury
London
SW16 3EN
Type: Householder Application
Ward : **Norbury Park**
Proposal : Retrospective application for the retention of an existing timber shed.

Date Decision: 15.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02883/DISC
Location : 41 Ryecroft Road
Norbury
London
SW16 3EW
Type: Discharge of Conditions
Ward : **Norbury Park**
Proposal : Discharge of Condition 02 (Materials) attached to planning permission 16/04448/HSE for erection of single/two storey side/rear extension

Date Decision: 15.08.19

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Level: Delegated Business Meeting

Ref. No. :	19/02794/DISC	Ward :	Norbury And Pollards Hill
Location :	The Garden House Bishops Park Road Norbury London SW16 5TT	Type:	Discharge of Conditions
Proposal :	Details pursuant to Condition 2 (external materials) of planning permission ref 18/04837/FUL granted for construction of first floor extension above existing outbuilding and garage to form new outbuilding with new door and window openings.		

Date Decision: 09.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/02798/HSE	Ward :	Norbury And Pollards Hill
Location :	48 Hatch Road Norbury London SW16 4PN	Type:	Householder Application
Proposal :	Erection of single storey rear extension with flat roof and roof lantern. Extension to first floor rear Juliette balcony onto single storey flat roof.		

Date Decision: 16.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/02862/FUL	Ward :	Norbury And Pollards Hill
Location :	1454 London Road Norbury London SW16 4BU	Type:	Full planning permission
Proposal :	Extension to the rear and roof of the building to the rear of the site to provide a storage unit (B8)		

Date Decision: 14.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02972/GPDO
Location : 45 Darcy Road
Norbury
London
SW16 4TZ

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 06.08.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/03051/LP
Location : 4 Beatrice Avenue
Norbury
London
SW16 4UN

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

Proposal : Erection of hip to gable loft conversion, with 3 dormers in the rear roof slope and roof lights on the front roof slope.

Date Decision: 15.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03078/HSE
Location : 22 Pollards Hill West
Norbury
London
SW16 4NT

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Erection of two storey side and rear extension and single storey rear/side extension, and alterations of garage into habitable room.

Date Decision: 15.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03177/GPDO

Ward : Norbury And Pollards Hill

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 52 Dalmeny Avenue
Norbury
London
SW16 4RT

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 2.85 metres

Date Decision: 14.08.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/01930/FUL

Location : 128 Bradmore Way
Coulsdon
CR5 1PB

Ward : Old Coulsdon

Type: Full planning permission

Proposal : Demolition of existing garage and store, erection of two storey 2 bedroom house with associated cycle and refuse store, formation of vehicular access and provision of 2 parking spaces (1 parking space for the host house and 1 parking space for the proposed house).

Date Decision: 15.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02270/HSE

Location : 115 Caterham Drive
Coulsdon
CR5 1JQ

Ward : Old Coulsdon

Type: Householder Application

Proposal : Erection of single storey rear extension, part garage conversion and refurbishment and alterations to existing garage and extension roofs, alterations to land levels at rear including retaining walls/steps and railings

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02661/HSE

Ward : Old Coulsdon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 9A The Crossways
Coulsdon
CR5 1LF
Type: Householder Application
Proposal : Erection of a single storey side and rear wrap around extension and alterations

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02802/FUL
Location : 53 Homefield Road
Coulsdon
CR5 1ET
Ward : Old Coulsdon
Type: Full planning permission

Proposal : Demolition of existing bungalow and construction of a two and a half storey detached residential building with accommodation in the roof space comprising 5 flats (1 x 3 bedroom, 1 x 2 bedroom and 3 x 1 bedroom flats) with associated bin and cycle stores, alterations to provide 5 car parking spaces at front.

Date Decision: 13.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03151/FUL
Location : Land At Rear Of 50 Taunton Lane
Coulsdon
CR5 1SE
Ward : Old Coulsdon
Type: Full planning permission

Proposal : Erection of one bedroom detached bungalow on footprint of partially built garages to side/rear of 50 Taunton Lane

Date Decision: 16.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03198/NMA
Location : 1 Court Avenue
Coulsdon
CR5 1HG
Ward : Old Coulsdon
Type: Non-material amendment

Proposal : Application for non-material amendment to Planning Permission 18/04131/HSE (erection of single storey rear extension and alterations to existing garage) to replace a rear window with a new door and juliette balcony

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 05.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03308/LP	Ward :	Old Coulsdon
Location :	208 Chaldon Way Coulsdon CR5 1DH	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of hip to gable roof extensions, dormer extension to rear, installation of three roof lights to front		

Date Decision: 16.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/03324/TRE	Ward :	Old Coulsdon
Location :	92 Tollers Lane Coulsdon CR5 1BB	Type:	Consent for works to protected trees
Proposal :	T1 - Oak To reduce crown overall by 1.5m and by up to 2m for the over extended branches towards house on lower crown To crown raise to 3m height (TPO no. 85, 2009)		

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/01654/FUL	Ward :	Purley Oaks And Riddlesdown
Location :	36 Riddlesdown Avenue Purley CR8 1JJ	Type:	Full planning permission
Proposal :	Erection of 3 bed detached dwelling house fronting Riddlesdown Road		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 09.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/02499/LP	Ward :	Purley Oaks And Riddlesdown
Location :	861 Brighton Road Purley CR8 2BN	Type:	LDC (Proposed) Operations edged
Proposal :	Addition of a rear dormer and rooflights in front roof slope		

Date Decision: 09.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02535/CONR	Ward :	Purley Oaks And Riddlesdown
Location :	96A Riddlesdown Road Purley CR8 1DD	Type:	Removal of Condition
Proposal :	Variation of condition 1 (approved drawings) attached to planning decision ref.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: 13.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/02537/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	5 Norman Avenue South Croydon CR2 0QH	Type:	Householder Application
Proposal :	Part demolition of extensions, erection of a single storey rear and side extension, associated alterations		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 16.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02550/DISC	Ward :	Purley Oaks And Riddlesdown
Location :	79F Riddlesdown Road Purley CR8 1DH	Type:	Discharge of Conditions
Proposal :	Discharge of conditions 2 (Refuse store, cycle store and boundary treatment) attached to planning permission 16/02755/P for, Demolition of garages at rear; erection of three bedroom detached house with garage fronting Riddlesdown Road.		

Date Decision: 06.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/02554/DISC	Ward :	Purley Oaks And Riddlesdown
Location :	79G Riddlesdown Road Purley CR8 1DH	Type:	Discharge of Conditions
Proposal :	Discharge of condition 2 (refuse storage, cycle storage, boundary treatments) attached to planning permission 16/03789/P for Erection of three bedroom detached house at rear.		

Date Decision: 06.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/02679/FUL	Ward :	Purley Oaks And Riddlesdown
Location :	Car Showroom And Premises 139 Sanderstead Road South Croydon CR2 0PJ	Type:	Full planning permission
Proposal :	Demolition of car showroom and ancillary workshop premises, erection of two/three storey development comprising 2x attached houses, 6x flats and 1x detached house to the rear. Provision of associated parking, landscaping, cycle and refuse stores.		

Date Decision: 05.08.19

Withdrawn application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Level: Delegated Business Meeting

Ref. No. :	19/02714/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	7 Blackford Close South Croydon CR2 6BT	Type:	Householder Application
Proposal :	Conversion of the existing garage into a habitable room.		

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02797/LP	Ward :	Purley Oaks And Riddlesdown
Location :	58 Montpelier Road Purley CR8 2QA	Type:	LDC (Proposed) Operations edged
Proposal :	Hip to gable loft conversion and the addition of a rear dormer		

Date Decision: 09.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02867/DISC	Ward :	Purley Oaks And Riddlesdown
Location :	7A Warren Road Purley CR8 1AF	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 3 (Cycle Storage, Refuse Storage, EV Details and Visibility Splays) attached to planning permission 17/03651/FUL for the demolition of the existing building, erection of a terrace comprising of 6 x 4 bedroom two storey houses with accommodation in roofspace, erection of car port and provision of associated car parking		

Date Decision: 16.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/02868/DISC	Ward :	Purley Oaks And
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Riddlesdown
Location : 7A Warren Road
Purley
CR8 1AF
Type: Discharge of Conditions
Proposal : Discharge of Condition 12 (Contaminated Land) attached to planning permission 17/03651/FUL for the demolition of the existing building, erection of a terrace comprising of 6 x 4 bedroom two storey houses with accommodation in roofspace, erection of car port and provision of associated car parking

Date Decision: 16.08.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/03658/LP
Ward : **Purley Oaks And Riddlesdown**
Location : Rotary Field Recreation Ground
Brighton Road
Purley
CR8 2LG
Type: LDC (Proposed) Operations edged
Proposal : Installation of a cast iron sculpture measuring 12mtrs long x 2.4 mtrs high x 0.3mtrs deep mounted on a concrete plinth measuring 13mtrs long x 0.35mtrs high x 1.2mtrs deep.

Date Decision: 09.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 18/05867/DISC
Ward : **Purley And Woodcote**
Location : 53 Selcroft Road
Purley
CR8 1AJ
Type: Discharge of Conditions
Proposal : Discharge of condition 4 (landscaping), 5 (suds) attached to planning permission 18/01499/FUL for the demolition of the existing property, erection of a two storey plus roof level and basement level replacement building to provide 8 new self-contained (C3) residential apartments, landscaping, car parking, refuse and cycle parking

Date Decision: 09.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00559/HSE
Location : 8 Peaks Hill
Purley
CR8 3JE
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Demolition of detached garage, erection of part single, part first floor front, two storey rear, part single, part two storey rear and roof extension with rear dormers. Alterations to elevations

Date Decision: 09.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01112/DISC
Location : 32-42 High Street
Purley
CR8 2AA
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of condition 4 (materials) of planning permission ref 16/06329/FUL dated 13.12.2017 (Continued use of ground floor for purposes within use class A3: Additional A1 and A3 use: Alterations and extension to upper floors to include an additional 4 storey extension to provide; 20 one bedroom, 12 two bedroom and 4 three bedroom flats).

Date Decision: 08.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02590/HSE
Location : 15 Selcroft Road
Purley
CR8 1AG
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Alterations to existing land levels and construction of retaining walls, erection of a detached outbuilding at the rear with associated stepped access (land to the side/rear).

Date Decision: 15.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02751/FUL
Location : 8 Whytecliffe Road South
Purley
CR8 2AU
Ward : **Purley And Woodcote**
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : Continued use as massage parlour (Sui Generis)

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02779/DISC
Location : 32-42 High Street
Purley
CR8 2AA

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Partial discharge of condition 3 (site investigation) of application reference 16/06329/FUL (Continued use of ground floor for purposes within use class A3: Additional A1 and A3 use: Alterations and extension to upper floors to include an additional 4 storey extension to provide; 20 one bedroom, 12 two bedroom and 4 three bedroom flats.)

The partial discharge relates to only the site investigation and assessment requirements of condition 3.

Date Decision: 08.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02875/ADV
Location : 32 Foxley Lane
Purley
CR8 3EE

Ward : Purley And Woodcote
Type: Consent to display advertisements

Proposal : illuminated wall mounted sign

Date Decision: 16.08.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/02957/LE
Location : 951 Brighton Road
Purley
CR8 2BQ

Ward : Purley And Woodcote
Type: LDC (Existing) Use edged

Proposal : Continued use of the upper floors as 1x3 bedroom and 1x2 bedroom flats.

Date Decision: 07.08.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/03013/NMA
Location : 46 Furze Lane
Purley
CR8 3EG

Ward : Purley And Woodcote
Type: Non-material amendment

Proposal : Non-material amendment to application reference 18/04708/HSE

Date Decision: 12.08.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/03311/CAT
Location : 4 Silver Lane
Purley
CR8 3HG

Ward : Purley And Woodcote
Type: Works to Trees in a
Conservation Area

Proposal : 1. Common beech - significant dieback from the upper crown. Reduce height back to live regrowth.
2. Common Lime - westerly lateral branches are nearly touching 6 Silver Lane. Shorten overhanging lateral branches to the boundary line.
3. Ash - significant dieback from the upper crown. Reduce height back to live regrowth.

Date Decision: 16.08.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/03327/TRE
Location : 25 Downs Court Road
Purley
CR8 1BE

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

Proposal : T1 Lime - To re-pollard to previous points lowest 3 knuckles and crown lift remaining crown by up to 5m.
(TPO no. 10, 2009)

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03330/DISC

Ward : Purley And Woodcote

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 1-9 Foxley Lane
Purley
CR8 3EF
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (Air Quality) attached to PP 18/04742/FUL for the demolition of existing buildings. Erection of a 5/6/7 storey building comprising 8x one bedroom, 35x two bedroom and 6x three bedroom flats. Provision of associated amenity areas, cycle parking, refuse and recycling stores.

Date Decision: 06.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03508/LP
Location : 18 Hartley Hill
Purley
CR8 4EL
Type: **Ward : Purley And Woodcote**
LDC (Proposed) Operations edged

Proposal : Proposed construction of a single storey side extension.

Date Decision: 15.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03519/TRE
Location : 6 Woodcote Park Avenue
Purley
CR8 3NG
Type: **Ward : Purley And Woodcote**
Consent for works to protected trees

Proposal : T1 Sycamore reduce the overall size of crown by 2.5 meters
(TPO no. 35, 2007)

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01651/FUL
Location : 16 Limpsfield Road
South Croydon
CR2 9EA
Type: **Ward : Sanderstead**
Full planning permission

Proposal : Installation of additional vehicle parking bay and paving. New boundary fence between 16 and 16a Limpsfield Road

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 14.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02113/HSE	Ward :	Sanderstead
Location :	1 East Hill South Croydon CR2 0AL	Type:	Householder Application
Proposal :	Erection of two, 2 storey side extensions, a single storey rear extension and alterations to the front elevation. Alterations to the roof with the introduction of 9 roof dormers.		

Date Decision: 08.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/02218/HSE	Ward :	Sanderstead
Location :	15 Briton Hill Road South Croydon CR2 0JG	Type:	Householder Application
Proposal :	Alterations, erection of an additional storey		

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02278/HSE	Ward :	Sanderstead
Location :	10 Montague Avenue South Croydon CR2 9NH	Type:	Householder Application
Proposal :	Demolition of garage and outbuildings, alterations, erection of single/two storey front/side/rear extensions to include porch and provision of parking space at front		

Date Decision: 16.08.19

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. :	19/02634/FUL	Ward :	Sanderstead
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Location :	Sanderstead Telephone Exchange Church Way South Croydon CR2 0YE	Type:	Full planning permission
Proposal :	Removal and replacement of six antennas, GPS module, and ancillary electronic communications apparatus, associated alterations		
Date Decision:	05.08.19		

Level:	Delegated Business Meeting		
Ref. No. :	19/02706/HSE	Ward :	Sanderstead
Location :	22 Hazelwood Grove South Croydon CR2 9DU	Type:	Householder Application
Proposal :	Demolition of a garage, alterations and erection of a single storey side extension		
Date Decision:	08.08.19		

Level:	Delegated Business Meeting		
Ref. No. :	19/02961/LP	Ward :	Sanderstead
Location :	22 Ridge Langley South Croydon CR2 0AR	Type:	LDC (Proposed) Operations edged
Proposal :	Proposed ground floor rear extension		
Date Decision:	15.08.19		

Level:	Delegated Business Meeting		
Ref. No. :	19/03095/HSE	Ward :	Sanderstead
Location :	21 Copthorne Rise South Croydon CR2 9NN	Type:	Householder Application
Proposal :	Demolition of existing rear conservatory extension & garage. Erection of a single storey rear extension & a two storey side extension		
Date Decision:	14.08.19		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03489/TRE	Ward :	Sanderstead
Location :	19 Sanderstead Court Addington Road South Croydon CR2 8RA	Type:	Consent for works to protected trees
Proposal :	Beech (T1) - Located to the North side. Reduce crown by 1.5m to 2m to reduce the risk of branch or stem failure. Thin the crown by approximately 15% to reduce wind sail. (TPO no. 71, 2009)		

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/03796/DISC	Ward :	Sanderstead
Location :	43 Downsway South Croydon CR2 0JB	Type:	Discharge of Conditions
Proposal :	Discharge of condition 7 (energy savings) and 8 (water use target) attached to planning permission 18/00784/CONR		

Date Decision: 15.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	19/00588/HSE	Ward :	Selsdon And Addington Village
Location :	4A Edgecoombe South Croydon CR2 8AA	Type:	Householder Application
Proposal :	Erection of a new single storey side extension.		

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/01803/HSE	Ward :	Selsdon And Addington
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location :	6 Copse View South Croydon CR2 8HH	Type:	Village Householder Application
Proposal :	Construction of single storey side and rear extension		

Date Decision: 15.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02599/HSE	Ward :	Selsdon And Addington Village
Location :	67 Chapel View South Croydon CR2 7LJ	Type:	Householder Application
Proposal :	Retention of alterations to add levels including a new patio and steps to the rear		

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02740/FUL	Ward :	Selsdon And Addington Village
Location :	27 Featherbed Lane Croydon CR0 9AE	Type:	Full planning permission
Proposal :	Change of use of ancillary outbuilding to B1 (Dog grooming business)		

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02876/HSE	Ward :	Selsdon And Addington Village
Location :	22 Ballards Way South Croydon CR2 7JL	Type:	Householder Application
Proposal :	Loft conversion and erection of a rear dormer and two roof lights		

Date Decision: 15.08.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Level: Delegated Business Meeting

Ref. No. : 19/03020/GPDO

Ward : Selsdon And Addington Village

Location : 13 Upper Selsdon Road
South Croydon
CR2 8DD

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5.797 metres from the original rear wall with a maximum height of 3.19 metres

Date Decision: 09.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03286/HSE

Ward : Selsdon And Addington Village

Location : 22 Crossways
South Croydon
CR2 8JL

Type: Householder Application

Proposal : Ground floor reconfiguration/refurbishment and erection of first floor side extension

Date Decision: 16.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03525/LP

Ward : Selsdon And Addington Village

Location : 150 Littleheath Road
South Croydon
CR2 7SF

Type: LDC (Proposed) Operations
edged

Proposal : Demolition of existing garage and erection of single storey side extension.

Date Decision: 14.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/00376/FUL

Ward : South Croydon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : International House
5 Brighton Road
South Croydon
CR2 6EA

Proposal : Alterations to the elevations and internal layout, the provision of private amenity areas on the ground floor, construction of an additional 3rd floor to provide 4 flats with balconies, a brown roof, 3 car parking spaces with associated hard standing and a cycle store.

Date Decision: 13.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00435/FUL
Location : 24 St Peter's Road
Croydon
CR0 1HG

Ward : **South Croydon**
Type: Full planning permission

Proposal : Alterations to land levels and erection of retaining walls to provide parking area to rear off Aberdeen Road

Date Decision: 16.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01267/DISC
Location : Land And Garages Rear Of 25, 27 And 27A
St Peter's Street
South Croydon
CR2 7DG

Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 7 (Hard & Soft Landscaping) and 11 (SUDS) attached to planning permission 17/03222/FUL for the demolition of garages and erection of a pair of two storey two bedroom houses with accommodation in roofspace: provision of associated parking and refuse storage

Date Decision: 16.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02112/CONR

Ward : **South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : Royal Russell School
Coombe Lane
Croydon
CR9 5BX

Type: Removal of Condition

Proposal : Variation of Condition 1 (approved plans), Condition 2 (materials), Condition 3 (details), Condition 4 (Memorial Garden), Condition 5 (trees), Condition 7 (emissions) and Condition 8 (time for demolition) attached to planning permission 15/01323/P for the construction of two three-storey buildings to provide replacement residential student accommodation and associated landscaping and ecological enhancement works, and demolition of the existing Cambridge House residential student accommodation.

Date Decision: 05.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02282/FUL
Location : 31 South End
Croydon
CR0 1BE

Ward : **South Croydon**
Type: Full planning permission

Proposal : Change of Use of A3 (restaurant) to multiple Use A3 (restaurant) and A5 (hot food takeaway)

Date Decision: 14.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02308/FUL
Location : 189 Brighton Road
South Croydon
CR2 6EG

Ward : **South Croydon**
Type: Full planning permission

Proposal : Demolition of garage and erection of office accommodation at rear of building.

Date Decision: 14.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02570/HSE
Location : 56 Kingsdown Avenue
South Croydon
CR2 6QF

Ward : **South Croydon**
Type: Householder Application

Proposal : Demolition of an existing garage, alterations and erection of a garage with playroom above

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02658/DISC
Location : Wandle Apartments
19 Bartlett Street
South Croydon
CR2 6TB

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to PP 18/03369/FUL for the erection of a three storey extension to the east elevation of the building fronting onto Bartlett Street to provide 3 one bedroom flats.

Date Decision: 15.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02885/FUL
Location : 51 Birdhurst Road
South Croydon
CR2 7EF

Ward : South Croydon
Type: Full planning permission

Proposal : Erection of two-storey dwelling with associated amenity space and landscaping

Date Decision: 07.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02937/LP
Location : 166 Selsdon Road
South Croydon
CR2 6PJ

Ward : South Croydon
Type: LDC (Proposed) Operations edged

Proposal : Installation of rooflights on front roof slope, erection of dormer extension on rear roof slope, alterations and use of garage as habitable room

Date Decision: 09.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Ref. No. : 19/02946/DISC
Location : 116-118 Selsdon Road
South Croydon
CR2 6PG

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Conversion of the existing B1 (C) building into 8 one bedroom flats (Discharge of condition 3 - Construction Logistics Plan - attached to 18/00030/GPDO).

Date Decision: 14.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03278/TRE
Location : 209 Pampisford Road
South Croydon
CR2 6DF

Ward : South Croydon
Type: Consent for works to protected trees

Proposal : T1- Horse Chestnut. To be reduced by 1.5m from lateral limbs and 4m from height, crown lift to 3m all around.
(TPO no. 49, 2010)

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01921/FUL
Location : 226 Whitehorse Road
Croydon
CR0 2LB

Ward : Selhurst
Type: Full planning permission

Proposal : Soft and hard landscaping works including provision of a cycle store, refuse stores, communal amenity space and creation of a swimming pool as well as parking, circulation and access arrangements.

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02769/FUL
Location : 20 Selhurst Road
South Norwood
London
SE25 5QF

Ward : Selhurst
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : Erection of two storey detached building to provide a one bedroom/2 person dwelling.

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02772/FUL	Ward :	Selhurst
Location :	Basement Flat 189B Whitehorse Road Croydon CR0 2LH	Type:	Full planning permission

Proposal : 3m deep single storey rear extension

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02834/ADV	Ward :	Selhurst
Location :	119-123 Whitehorse Road Croydon CR0 2LG	Type:	Consent to display advertisements

Proposal : Display of 1 x internally-illuminated flagpole sign, 1 x internally-illuminated poster display unit and 3 x internally-illuminated wall mounted signs

Date Decision: 09.08.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. :	19/02855/CONR	Ward :	Selhurst
Location :	119-123 Whitehorse Road Croydon CR0 2LG	Type:	Removal of Condition

Proposal : Relaxation of Condition 1 (opening hours) of permission 94/1114/P to allow for the following store opening times:
08:00 to 22:00 hours Monday to Sat and 0900 to 18:00 hours on Sundays.

Date Decision: 09.08.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Ref. No. : 19/02856/FUL **Ward : Selhurst**
Location : 119-123 Whitehorse Road Type: Full planning permission
Croydon
CR0 2LG

Proposal : Removal of existing and installation of (replacement) plant equipment. External alterations to building including metallic finish to cladding, new shopfront, and alterations/removal/refurbishment of existing fenestration.

Date Decision: 15.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02932/FUL **Ward : Selhurst**
Location : 226 Whitehorse Road Type: Full planning permission
Croydon
CR0 2LB

Proposal : The demolition of an existing garage for a new mixed use development consisting of 6x 1 bed flats (for two persons) & 1x 1 bed flats (for one person) with a commercial unit (B1a office) to the ground floor

Date Decision: 15.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/03002/GPDO **Ward : Selhurst**
Location : 197 Sydenham Road Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 2ET

Proposal : Erection of single storey rear extension projecting out a total of 8 metres from the original rear wall with a maximum height of 4 metres

Date Decision: 08.08.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/03066/GPDO **Ward : Selhurst**
Location : 41 Windmill Road Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 2XR

Proposal : Erection of a single storey rear extension which projects out 5 metres from the rear wall of the original house with a maximum overall height of 3 metres

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 14.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	19/03084/LP	Ward :	Selhurst
Location :	24 Grenaby Avenue Croydon CR0 2EG	Type:	LDC (Proposed) Operations edged
Proposal :	Use a small part of the house as a home office		
Date Decision:	07.08.19		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/03472/LP	Ward :	Selhurst
Location :	40 Lodge Road Croydon CR0 2PE	Type:	LDC (Proposed) Use edged
Proposal :	Alterations and addition to the existing garage and conversion to habitable space.		
Date Decision:	06.08.19		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/03546/LP	Ward :	Selhurst
Location :	14 Gladstone Road Croydon CR0 2BQ	Type:	LDC (Proposed) Operations edged
Proposal :	Construction of a single storey rear infill extension.		
Date Decision:	07.08.19		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02924/GPDO	Ward :	Shirley North
Location :	7 Valley Walk Croydon CR0 8SR	Type:	Prior Appvl - Class A Larger House Extns

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.29 metres

Date Decision: 08.08.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	19/02958/HSE	Ward :	Shirley North
Location :	8 Gwynne Avenue Croydon CR0 7RN	Type:	Householder Application
Proposal :	Erection of single storey rear extension.		

Date Decision: 15.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03088/HSE	Ward :	Shirley North
Location :	39 Primrose Lane Croydon CR0 8YN	Type:	Householder Application
Proposal :	Alterations, conversion of garage to habitable room		

Date Decision: 05.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/01173/HSE	Ward :	Shirley South
Location :	84 West Way Croydon CR0 8RD	Type:	Householder Application
Proposal :	Alterations, erection of a ground floor single storey rear extension and a first floor rear and side extension		

Date Decision: 12.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02473/HSE	Ward :	Shirley South
Location :	33 Links View Road Croydon CR0 8NB	Type:	Householder Application
Proposal :	Single storey rear extension; First floor side extension; construction of detached garage.		

Date Decision: 15.08.19

Permission Granted

Level:	Delegated Business Meeting
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Ref. No. :	19/03099/LP	Ward :	Shirley South
Location :	83 Oak Avenue Croydon CR0 8EQ	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of dormer extension in side roof slope.		

Date Decision: 09.08.19

Lawful Dev. Cert. Granted (proposed)

Level:	Delegated Business Meeting
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Ref. No. :	19/03176/FUL	Ward :	Shirley South
Location :	19 Broom Road Croydon CR0 8NG	Type:	Full planning permission
Proposal :	Demolition of existing storage shed and the erection of single storey rear extension for use as one bedroom flat		

Date Decision: 16.08.19

Permission Refused

Level:	Delegated Business Meeting
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Ref. No. :	19/03325/DISC	Ward :	Shirley South
Location :	Shirley High School Shirley Church Road Croydon CR0 5EF	Type:	Discharge of Conditions
Proposal :	Application to discharge Condition 3 (details of illumination) of Planning Permission 17/05701/FUL for the 'Erection of floodlight columns to illuminate existing netball courts'		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 14.08.19

Approved

Level: Delegated Business Meeting

Ref. No. :	19/03496/TRE	Ward :	Shirley South
Location :	52 Bushey Road Croydon CR0 8EU	Type:	Consent for works to protected trees
Proposal :	T1- Oak to be reduced by 2-2.5m from lateral limbs and 5m from height, crown lift to 3m all around and to 5m over road, Crown tidy and thin by 10-15%. (TPO no. 36, 1991)		

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/03500/LP	Ward :	Shirley South
Location :	19 South Way Croydon CR0 8RH	Type:	LDC (Proposed) Operations edged
Proposal :	Alterations, erection of a hip-to-gable roof extension and a rear dormer roof		

Date Decision: 09.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	18/03009/FUL	Ward :	South Norwood
Location :	298 Whitehorse Lane South Norwood London SE25 6UF	Type:	Full planning permission
Proposal :	Erection of a two bedroom, two storey dwelling with associated car parking, refuse and cycle store		

Date Decision: 06.08.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Ref. No. : 18/05027/DISC **Ward : South Norwood**
Location : 83 - 84 High Street Type: Discharge of Conditions
South Norwood
London
SE25 6YZ

Proposal : Discharge of condition 2 (Materials) of Planning application reference 18/03852/FUL (Removal of existing ATM, CCTV and signage to front elevation and fascia and infilling of exposed area with stone and brickwork to match the existing elevation).

Date Decision: 07.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01475/FUL **Ward : South Norwood**
Location : 54 Whitehorse Lane And 158B Clifton Road Type: Full planning permission
South Norwood
London
SE25 6RQ

Proposal : Demolition of existing building at 54 Whitehorse Lane (B1c Use Class) and 158b Clifton Road (B1a Use Class), erection of building comprising basement, ground and first floors, to form a total of 4 self-contained residential dwellings (comprising of 3 x 2 bedroom dwellings and 1 x 1 bedroom dwelling) at ground and first floors, and to form B8 Use Class/B1c Use Class space at basement level with single storey entrance to Clifton Road.

Date Decision: 07.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01990/LP **Ward : South Norwood**
Location : 69 Farnley Road Type: LDC (Proposed) Operations
South Norwood edged
London
SE25 6NX

Proposal : Hipped to gable roof alteration incorporating rear dormers and roof lights to the front plane of the roof.

Date Decision: 09.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Ref. No. : 19/02519/DISC **Ward : South Norwood**
Location : 12 Sunny Bank **Type: Discharge of Conditions**
South Norwood
London
SE25 4TQ
Proposal : Discharge of Condition 7 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: 06.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02698/DISC **Ward : South Norwood**
Location : 25A King's Road **Type: Discharge of Conditions**
South Norwood
London
SE25 4ES
Proposal : Details submitted pursuant to condition 3 (materials) and condition 4 (boundary treatment and cycle storage) of approved application 16/05837/FUL for 'Conversion of the existing garage adjacent to 25 Kings Road and separate studio flat over (25a Kings Road) to form a new 2b3P two storey dwelling'

Date Decision: 06.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03040/HSE **Ward : South Norwood**
Location : 60 Whitehorse Lane **Type: Householder Application**
South Norwood
London
SE25 6RQ
Proposal : Erection of a free standing gazebo/car port on front drive of property

Date Decision: 16.08.19

Permission Refused

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Ref. No. :	19/03230/LP	Ward :	South Norwood
Location :	45 Sunny Bank South Norwood London SE25 4TJ	Type:	LDC (Proposed) Operations edged
Proposal :	Demolition of existing outbuilding, erection of a single storey rear extension and erection of a porch.		

Date Decision: 14.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/03740/LP	Ward :	South Norwood
Location :	40 Southern Avenue South Norwood London SE25 4BS	Type:	LDC (Proposed) Use edged
Proposal :	Conversion of existing garage space to a habitable room.		

Date Decision: 15.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02272/FUL	Ward :	Selsdon Vale And Forestdale
Location :	2 Elmpark Gardens South Croydon CR2 8RU	Type:	Full planning permission
Proposal :	Construction of a part single, part two storey side extension and rear roof extension. Subdivision of the existing dwelling house into 2 dwelling houses.		

Date Decision: 16.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/03569/TRE	Ward :	Selsdon Vale And Forestdale
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : 9 Viney Bank
Court Wood Lane
Croydon
CR0 9JS

Type: Consent for works to protected trees

Proposal : T1: Common Ash - Reduce crown by 2m height and 2m laterally all round. Crown raise to 5m from ground level.
(TPO no. 10, 2005)

Date Decision: 16.08.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02723/LE
Location : 242A Merham Road
Thornton Heath
CR7 8NR

Ward : **Thornton Heath**
Type: LDC (Existing) Use edged

Proposal : Lawful development application for the existing use of the lower ground floor as a one bedroom flat

Date Decision: 08.08.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/02731/GPDO
Location : Peak Ignition
Hythe Road
Thornton Heath
CR7 8QP

Ward : **Thornton Heath**
Type: Prior Appvl - Class B1(c) to Dwelling

Proposal : Conversion of building for use as 2 two bedroom self-contained flats, provision of associated refuse storage and cycle storage.

Date Decision: 09.08.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/02780/DISC
Location : 12A Heath Road
Thornton Heath
CR7 8NE

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : Details of condition 2 (cycle and refuse storage) from planning permission 19/00554/FUL for 'conversion from two flats to three flats'

Date Decision: 09.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02836/HSE
Location : 10 Kitchener Road
Thornton Heath
CR7 8QL

Ward : Thornton Heath
Type: Householder Application

Proposal : Demolition and erection of single storey rear extension.

Date Decision: 14.08.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02950/DISC
Location : Rear Of 36 Beulah Road
Thornton Heath
CR7 8JE

Ward : Thornton Heath
Type: Discharge of Conditions

Proposal : Discharge of Conditions 1, 2, 4, 6 and 10 attached to Planning Permission 16/05522/FUL for Demolition of existing buildings, erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats, provision of associated parking, provision of refuse and cycle storage.

Date Decision: 05.08.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/03116/LP
Location : 48 Buller Road
Thornton Heath
CR7 8QW

Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged

Proposal : Erection of 2 x two storey rear extensions. Erection of rear dormer window in connection with loft conversion. Erection of outbuilding in rear garden.

Date Decision: 09.08.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Ref. No. :	19/03135/LP	Ward :	Thornton Heath
Location :	10 Layard Road Thornton Heath CR7 8JS	Type:	LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension.

Date Decision: 06.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	19/00167/FUL	Ward :	Waddon
Location :	11 Barham Road South Croydon CR2 6LD	Type:	Full planning permission
Proposal :	Conversion of property to form 5 self-contained flats (3 x 1 bed, 1 x 2 bed and 1 x 3 bed flats), construction of basement accommodation with associated front and rear light wells, erection of a part single, part two storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking.		

Date Decision: 15.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	19/02223/FUL	Ward :	Waddon
Location :	Flat A-H, 12 Warham Road South Croydon CR2 6LA	Type:	Full planning permission
Proposal :	Alterations, erection of gas pipework on the facade of the building and new flues exiting on the facade of the building		

Date Decision: 14.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02431/HSE	Ward :	Waddon
Location :	8 The Waldrons Croydon CR0 4HB	Type:	Householder Application
Proposal :	Alterations to and retention of detached play house at rear		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Date Decision: 16.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02560/ADV	Ward :	Waddon
Location :	Unit 7, The Colonnades 619 Purley Way Croydon CR0 4R	Type:	Consent to display advertisements
Proposal :	Installation of 6 x fascia signs		

Date Decision: 09.08.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. :	19/02606/FUL	Ward :	Waddon
Location :	Stubbs Mead Depot (Car Compound) Factory Lane Croydon CR0 3RL	Type:	Full planning permission
Proposal :	Change of use of the car compound (Sui Generis) to a minibus/ van parking and storage facility with ancillary staff building (Sui Generis). (Retrospective)		

Date Decision: 07.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02771/FUL	Ward :	Waddon
Location :	23 Stafford Road Croydon CR0 4NG	Type:	Full planning permission
Proposal :	Change of use from A1/A2 (accountants) to Sui Generis (tattoo studio)		

Date Decision: 08.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02787/NMA	Ward :	Waddon
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : Gypsy Moth Public House
The Colonnades
619 Purley Way
Croydon
CR0 4RQ

Type: Non-material amendment

Proposal : Non-material amendment (window reconfiguration) to PP 17/03256/FUL for the demolition of existing public house and erection of a two-storey building for Class A3/A5 uses, including drive through restaurant, together with associated access and servicing arrangements, reconfigured car park layout and associated works to building and site layout.

Date Decision: 14.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02837/HSE
Location : 105 Waddon Park Avenue
Croydon
CR0 4LX

Ward : **Waddon**
Type: Householder Application

Proposal : Retrospective planning application for the retention of a rear outbuilding

Date Decision: 14.08.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02870/CONR
Location : Land And Garages Rear Of 94-110
Southbridge Road
Croydon
CR0 1AF

Ward : **Waddon**
Type: Removal of Condition

Proposal : Variation of conditions 3 and 5 (contaminated land) attached to planning permission 16/04589/FUL for the Demolition of existing garages, erection of 4 three bedroom houses in a mews development and a two storey building with accommodation in roofspace comprising 1 x 2 bedroom flat and 1 x 1 bedroom flat, provision of associated parking.

Date Decision: 08.08.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/03085/ADV

Ward : **Waddon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Location : Whitgift School
Nottingham Road
South Croydon
CR2 6YT

Type: Consent to display
advertisements

Proposal : Four non-illuminated advertisement boards attached to existing frames

Date Decision: 15.08.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/03197/DISC

Ward : **Waddon**

Location : 2 Stapleton Gardens
Croydon
CR0 4DS

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (details) and 4 (landscaping) attached to planning permission 19/00402/FUL for the alterations, erection of single/two storey side/rear extension and subdivision to form 1 x two bedroom and 1 x three bedroom dwellings

Date Decision: 16.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03219/DISC

Ward : **Waddon**

Location : Garage Blocks Rear Of 38 - 40
Thorneloe Gardens
Croydon
CR0 4EN

Type: Discharge of Conditions

Proposal : Discharge of condition 17 (CLP) attached to permission 16/06337/FUL for demolition of garages and erection of a two to three-storey building comprising 6 one bedroom and 4 two bedroom flats together with car parking, landscaping and other associated works.

Date Decision: 15.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03682/NMA

Ward : **Waddon**

Location : 1 & 1A Benson Road
Croydon
CR0 4LR

Type: Non-material amendment

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Proposal : Alterations to front building and conversion to form 6 one bedroom and 1 studio flats; erection of mansard roof extension and three-storey rear extension including basement; extension of existing rear building to provide 3 two-storey two-bedroom and 1 two storey one- bedroom houses; all arranged around a communal landscaped amenity area (non material amendment to planning permission 19/01678/CONR).

Date Decision: 15.08.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02673/HSE
Location : 86 Watcombe Road
South Norwood
London
SE25 4UZ
Proposal : Erection of single storey rear extension
Date Decision: 15.08.19

Ward : Woodside
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02806/LP
Location : 41 Ferndale Road
South Norwood
London
SE25 4QR
Proposal : Erection of loft conversion with dormers in the rear roof slopes and roof lights in the front roof slope.
Date Decision: 07.08.19

Ward : Woodside
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03545/LP
Location : 646 Davidson Road
Croydon
CR0 6DJ
Proposal : Construction of a single storey rear extension including three rooflights
Date Decision: 06.08.19

Ward : Woodside
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Level: Delegated Business Meeting

Ref. No. : 19/02657/HSE
Location : 68 Donald Road
Croydon
CR0 3EP
Proposal : Erection of single storey rear/side extension.
Date Decision: 07.08.19

Ward : West Thornton
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02824/HSE
Location : 11 Dunheved Road South
Thornton Heath
CR7 6AD
Proposal : Erection of a single storey rear extension
Date Decision: 09.08.19

Ward : West Thornton
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02838/HSE
Location : 39 Leander Road
Thornton Heath
CR7 6JY
Proposal : Erection of single storey rear extension
Date Decision: 15.08.19

Ward : West Thornton
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02859/HSE
Location : 183 Silverleigh Road
Thornton Heath
CR7 6DT
Proposal : Use of existing outbuilding at rear as a self-contained one bedroom unit.
Date Decision: 14.08.19

Ward : West Thornton
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 20th August 2019

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/03015/GPDO	Ward :	West Thornton
Location :	32 Thornton Avenue Croydon CR0 3BU	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of single storey rear extension projecting out 4.6 metres with a maximum height of 3.322 metres		
Date Decision:	08.08.19		

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	19/03698/LP	Ward :	West Thornton
Location :	75 Silverleigh Road Thornton Heath CR7 6DZ	Type:	LDC (Proposed) Operations edged
Proposal :	PROPOSED LOFT CONVERSION WITH REAR DORMER AND ROOF LIGHTS		
Date Decision:	09.08.19		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting