

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, Leila Ben-Hassel, Helen Redfern, Michael Neal, Badsha Quadir, Jan Buttinger and Andrew Pelling

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 6 February 2020** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
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www.croydon.gov.uk/meetings
Wednesday, 29 January 2020

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 5 - 12)

To approve the minutes of the meetings held on Thursday 16 January 2020 and Thursday 23 January 2020 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 13 - 14)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 15 - 18)

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

6.1 19/05106/FUL Land Adjoining 96 Beulah Hill and 1-24 Founders Gardens (Pages 19 - 44)

Erection of 3 x 2-storey and 5 x 3-storey 3 bedroom dwelling houses with associated car and cycle parking, waste stores, amenity space and landscaping.

Ward: Crystal Palace and Upper Norwood
Recommendation: Grant permission

6.2 19/03003/FUL 2 Coulsdon Road, Coulsdon, CR5 2LA (Pages 45 - 62)

Demolition of existing dwelling and erection of new building to create 9 flats with associated car and cycle parking provision, refuse storage and landscaping.

Ward: Old Coulsdon
Recommendation: Grant permission

6.3 19/05428/FUL 1 Addington Road, South Croydon, CR2 8RE (Pages 63 - 84)

Demolition of buildings and construction of 60 bed care home for the elderly (C2 use) including car parking and refuse store. Provision of new access on to Sanderstead Hill (closure of existing vehicle access) and associated landscaping.

Ward: Sanderstead
Recommendation: Refuse 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 85 - 86)

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

8.1 Weekly Planning Decisions (Pages 87 - 150)

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."

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 16 January 2020 at 6.30pm 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);

Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Jason Perry, Scott Roche, Ian Parker, Gareth Streeter, Clive Fraser (In place of Paul Scott) and Leila Ben-Hassel (In place of Joy Prince)

PART A

1/20 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 19 December 2019 be signed as a correct record.

2/20 **Disclosure of Interest**

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

3/20 **Urgent Business (if any)**

There was none.

4/20 **Development presentations**

There were none.

5/20 **Planning applications for decision**

6/20 **19/00412/FUL 56 Welcomes Road, Kenley, CR8 5HD**

Demolition of existing bungalow and erection of a three storey building (including accommodation in the roof) to provide 9 units including associated landscaping, parking, access and cycle/refuse stores.

Ward: Kenley

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

Mr Ken Greenwood and Mrs Janice Greenwood spoke against the application.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds of the scheme being too dominant in the area, a change in the character and it is not in compliance with DM10.1. Councillor Parker seconded the motion.

Councillor Clark proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Ali seconded the motion.

The motion to refuse the application was put forward to the vote and fell with four Members voting in favour, five Members voting against and one Member abstained their vote.

The motion to approve the application was put forward to the vote and carried with five Members voting in favour, four Members voting against and one Member abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 56 Welcomes Road, Kenley, CR8 5HD.

7/20 **Items referred by Planning Sub-Committee**

There were none.

8/20 **Other planning matters**

9/20 **Article 4 Direction**

Confirmation of Article 4 Direction (Houses in Multiple Occupation) – Removal of Permitted Development Rights to Change Use From a Dwelling House (C3) to a Small House in Multiple Occupation – HMO (C4).

In summary, officers informed that a former resolution was made by the Director of Planning and Strategic Transport on the 11th January 2019 to approve the making of the non-immediate Article 4 direction to remove permitted development rights to change of use from a dwelling house (Class C3) to a small house in multiple occupation (Class C4).

This was a result of the loss of family dwelling homes to housing in multiple occupation across the borough, which was coupled with a strategic housing marketing assessment that supports the local plan review, showing a need for

3-bedroom homes within the borough. Though HMOs was deemed cheaper, retaining the family homes is essential to the borough.

For clarification, a HMO (under used Class C4) is defined having 3 to 6 unrelated individuals residing in a dwelling sharing only the kitchen and/or bathroom. Class C3 is a family home where all the household members related to each other or a home used by a one or two people.

The introduction of Article 4 considered resisting the loss of family homes within the borough, and this would come to effect on 28 January 2020 should Article 4 be approved by the Committee.

Members of the Committee welcomed Article 4 as a progressive change and highlighted that the limited policy for HMO in the Croydon Local Plan needed to be more effective.

Councillor Fraser proposed a motion to **APPROVE** Article 4 based on the officer's recommendation. Councillor Perry seconded the motion.

This motion was unanimously approved with all ten Members voting in favour.

10/20 **Weekly Planning Decisions**

The report was received for information.

11/20 **Planning Appeal Decisions (December 2019)**

The report was received for information.

The meeting ended at 7.33pm

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Date:

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Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 23 January 2020 at 6.30pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

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

MINUTES

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

Also Present: Councillors Margaret Bird and Maria Gatland

PART A

12/20 **Disclosure of Interest**

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

13/20 **Urgent Business (if any)**

There was none.

14/20 **Development presentations**

There were none.

15/20 **Planning applications for decision**

16/20 **19/04003/FUL No. 80 and Land to the Rear of 76 & 78 Waddington Avenue, Coulsdon, CR5 1QN**

A two-storey dwelling house to the front, a row of eight, two-storey, semi-detached dwelling houses to the rear with associated vehicular access, car parking spaces, refuse store and hard and soft landscaping; following demolition of existing bungalow and garages at No. 80.

Ward: Old Coulsdon

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

Mr Simon Grainger, the Agent, spoke in support of the application.

Referring Ward Member Councillor Margaret Bird spoke against the application.

Councillor Roche proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Scott seconded the motion.

The motion to approve the application was put forward to the vote and carried with nine Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of No. 80 and Land to the Rear of 76 & 78 Waddington Avenue, Coulsdon, CR5 1QN.

17/20 **19/04350/FUL Land To the Rear of 24-42 & 30 Moreton Road, South Croydon, CR2 7DL**

Demolition of existing dwelling. Construction of 31 no. apartments in two blocks, with associated parking, refuse stores, cycle stores and landscaping.

Ward: South Croydon

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

Mr Matthew Heath, the Applicant, spoke in support of the application.

Referring Ward Member Councillor Maria Gatland spoke against the application.

Councillor Scott proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Clark seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of out of keeping with the street scene, excessive bulk and massing on site which will have an impact on the amenities of Moreton Road and incoming occupiers, and parking contrary to DM10.1, DM27 and the London Parking Standards. Councillor Streeter seconded the motion.

The motion to approve the application was put forward to the vote and carried with five Members voting in favour, four Members voting against and one Member abstaining their vote.

The Committee therefore **RESOLVED** to **GRANT** subject to a legal agreement the application for the development of Land To the Rear of 24-42 & 30 Moreton Road, South Croydon, CR2 7DL.

18/20 **Items referred by Planning Sub-Committee**

There were none.

19/20 **Other planning matters**

20/20 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 7.37pm

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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.

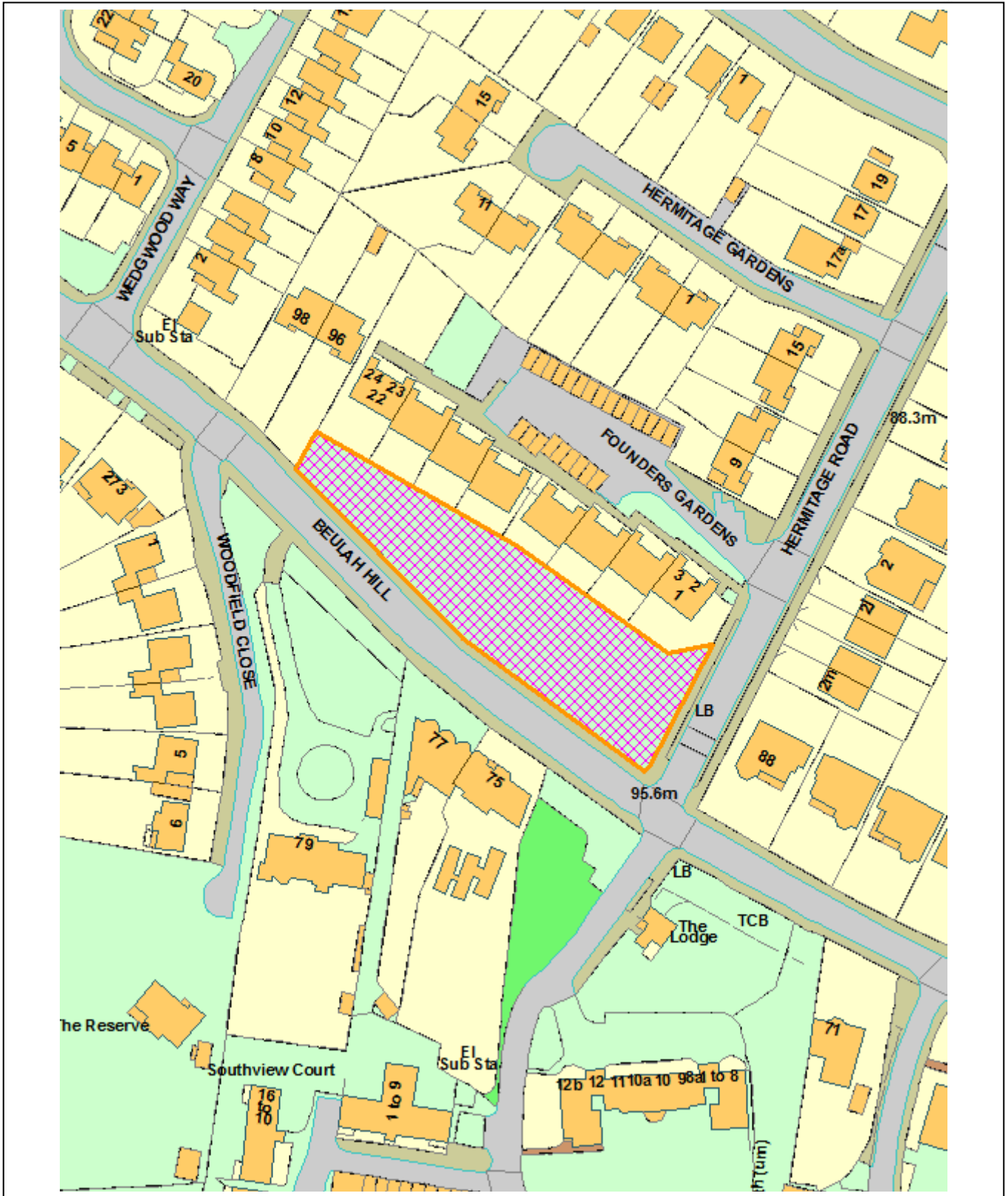
8. BACKGROUND DOCUMENTS

- 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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1.0 APPLICATION DETAILS

Ref: 19/05106/FUL
 Location: Land Adjoining 96 Beulah hill and 1-24 Founders Gardens.
 Ward: Crystal Palace and Upper Norwood.
 Description: Erection of 3 x 2-storey and 5 x 3-storey 3 bedroom dwellinghouses with associated car and cycle parking, waste stores, amenity space and landscaping.
 Drawing Nos: PL-001 (Received 28/10/2019), PL-010 (Received 28/10/2019), PL-020 (Received 28/10/2019), PL-200 (Received 28/10/2019), PL-201 (Received 28/10/2019), PL-202 (Received 28/10/2019), PL-203 (Received 28/10/2019), PL-400 (Received 28/10/2019), PL-401 (Received 28/10/2019), PL-402 (Received 28/10/2019), PL-403 (Received 28/10/2019), PL-410 (Received 09/01/2020), PL-411 (Received 28/10/2019), PL-413 (Received 28/10/2019), PL-511 (Received 28/10/2019), PL-512 (Received 28/10/2019), PL-513 (Received 28/10/2019), Tree Protection Plan (Received 28/10/2019), 1467_TSP (Received 28/10/2019).
 Agent: Alsop Verrill
 Applicant: CESA Developments
 Case Officer: Paul Young

	studio	1 bed	2 bed	3 bed	4 bed (+)
Existing	0	0	0	0	0
Proposed				8	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
8	16

1.1 This application is being reported to committee following a referral from Cllr Stephen Mann and due to the receipt of objections exceeding the threshold set out in the Croydon constitution.

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) Commencement time limit of 3 years
- 3) Samples of external materials to be submitted
- 4) Submission of hard and soft landscaping/tree planting plan including boundary treatments
- 5) Compliance with Tree Protection Plan
- 6) No additional windows in flank and rear elevations above ground floor without consent
- 7) Access Road and car parking to be provided as shown
- 8) Visibility splays to be provided/retained
- 9) Details of electric vehicle charging points (EVCPs)
- 10) Submission of Construction Logistics Plan
- 11) Requirement for 19% Carbon reduction and 110 litre Water usage
- 12) Details of site specific SUDS to be submitted
- 13) Removal of permitted development rights for all extensions to dwellings and outbuildings on site.
- 14) Implementation of waste/recycling areas prior to occupation of flats
- 15) Implementation of approved cycle parking prior to occupation of flats.
- 16) Compliance with mitigation measures set out in Preliminary Ecological Appraisal
- 17) Details of removal of Japanese Knotweed.
- 18) Requirement for a Biodiversity enhancement plan
- 19) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

- 1) Community Infrastructure Levy
- 2) Highway/Crossover Works
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Clearance of the site including removal of some of the existing trees/vegetation
- Erection of 3 x 2-storey and 5 x 3-storey 3 bedroom dwellinghouses
- Provision of access and parking area in the western part of the site providing 8 car parking spaces
- Provision of new boundary treatments, 16 cycle parking spaces, and hard and soft planting/landscaping

Site and Surroundings

- 3.2 The application concerns a long strip of land (0.2099 ha in area) situated on the north-western corner between Beulah Hill Road and Hermitage Road. Immediately to the north of the site lies a three storey terraced residential (flatted) development comprising 1-24 Founders Gardens, whilst the site is also bounded by number 96 Beulah Hill.
- 3.3 The site currently does not contain any built development, and comprises grassland, trees and vegetation. A number of the trees situated towards the Southern Corner of the site are covered by Tree Preservation Orders (labelled T1 – T5 and G1 on TPO 17 2000)
- 3.4 The site does not lie within, but does lie close to the boundary with, the Beulah Hill Conservation Area (which is located on the other side of Beulah Hill and Hermitage Road to the South and East). Further to the South, but located a fair distance away (more than 55m), lies number 79 Beulah Hill, a Grade II Listed Building.
- 3.5 The site has a (mixed) Public Transport Accessibility Level (PTAL) of 2/3 (moderate) and a low risk of surface water flooding (1 in 1000 year). A recent aerial photo of the site is shown below:



 Site.

Aerial View Showing the Site and Surrounding Buildings (Not to scale)

Planning History

3.6 The relevant planning history of the site is summarised in the table below:

Reference	Description	Decision	Date
19/01383/FUL	Retrospective application to retain 2.4m tall painted plywood hoarding around the site on a temporary basis.	Decision Pending	N/A

3.7 An application to retain existing green hoarding erected around the site has been submitted but has yet to be determined. Note that whilst the hoardings on site currently require planning permission, permitted development rights do exist for these so long as they are erected no more three months before building operations commence (Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)). As these have been erected prior to this, planning permission is required.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is of a suitably high quality, and would not harm the character of the site or the nearby heritage assets.
- Subject to conditions, the living conditions of adjoining occupiers would be protected from undue harm.
- The mix of accommodation is acceptable/encouraged and living standards of future occupiers would comply with/exceed National, Regional and Local standards.
- Subject to the suggested conditions the proposed access/layout and level of vehicular parking is acceptable and would not unduly harm highway safety
- Subject to compliance with the proposed landscaping scheme (secured via conditions), no harm would result to visual amenity or biodiversity.
- Subject to compliance with the mitigation measures set out in the Preliminary Ecological Report.
- Subject to conditions, suitable sustainable energy, water and drainage measures can be secured.

5.0 CONSULTATIONS

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

6.0 LOCAL REPRESENTATION

6.1 Neighbour notification: 44 local addresses have been notified. 2 Site Notices have also been displayed on the public highway along Beulah Hill (at either end of the site). Written objections have been received from 130 addresses.

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:

(Planning Related) Objection	Officer comment
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Paragraphs 8.8–8.9 of this report.
Out of character/harmful to the area due to its bulk/siting and design	Addressed in Paragraphs 8.10-8.16 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Loss of light, outlook and privacy to neighbouring properties	Addressed in Paragraphs 8.25-8.45 of this report
Extra pollution and noise	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 (primarily) residential area.
<i>Landscape/Trees</i>	
Loss/Harm of trees, vegetation and natural habitat	Addressed in paragraphs 8.50-8.53 of this report.
<i>Transport and parking</i>	
Insufficient parking provision and increased parking pressures/congestion	Addressed in paragraphs 8.46-8.47 of this report
Unsafe vehicular access/adverse impact on highway safety	Addressed in paragraph 8.47 of this report.
<i>Other matters</i>	
Strain on public services/infrastructure	If granted permission and implemented, the development would be liable for CIL payments and the units would generate Council Tax

	payments which could fund infrastructure/services.
Harm to Protected Species/ Biodiversity	Addressed in paragraph 8.53-8.55 of this report
Increase in Flood Risk	Addressed in paragraph 8.49 of this report
Disruption during Construction	A Construction management plan will be secured via planning condition

6.3 Note that a number of non-planning related concerns (eg loss of view, setting a precedent, loss of property value, impact on utilities, blocking of drains etc) were also raised.

6.4 Norwood Society: Object to the application on the following (summarised) planning related grounds:

- The proposed development, due to its bulk, siting and design, would be of a poor design and would represent an overdevelopment of the site and would not preserve or enhance the adjoining conservation area or nearby listed buildings.
- The development would harm the amenities of surrounding residents in terms of loss of light, outlook, privacy and overshadowing.
- The proposed vehicular access/parking area would be detrimental to highway safety.
- The proposed development would result in the loss of trees/vegetation and would harm visual amenity and biodiversity.

6.5 North Area Conservation Area Advisory Panel: Object to the application for the following reasons:

- Lack of respect for established building line/poor design
- Overdominant when viewed from Founders Gardens
- Loss of trees and open space.

6.6 Cllr Stephen Mann: Object to the application (and refer to Committee) on the following grounds:

- Harm to Highway safety
- Loss of trees and greenfield land
- Lack of affordable housing

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 (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.
- 7.3 The main planning Policies relevant in the assessment of this application are:

Consolidated London Plan 2016 (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
- 3.14 – Existing Housing
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 8.13 Community Infrastructure Levy

Croydon Local Plan 2018 (CLP):

- 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
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

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

Emerging New London Plan

- 7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.
- 7.5 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.6 It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will

be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

- 7.7 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Townscape and visual impact
- Mix and quality of proposed accommodation
- Impact on amenities of surrounding residents
- Access, Parking and Highway Safety
- Sustainability and Flood Risk
- Biodiversity, Trees and Ecology
- Waste/Recycling Facilities

Principle of development

- 8.2 Paragraph 59 of the 2018 National Planning Policy Framework (NPPF) states that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*
- 8.3 Similarly, the London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall 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.
- 8.4 Given the site is within an established residential area, the principle of proposing residential development on the site is therefore considered acceptable (and is indeed encouraged) by adopted planning policies and guidance.
- 8.5 Policy SP4.1 of the 2018 Local Plan states that the Council will require development of a high quality, which respects and enhances Croydon’s varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.

- 8.6 Policy DM10.1 of the 2018 Local Plan states that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect:
- a. The development pattern, layout and siting
 - b. The scale, height, massing, and density
 - c. The appearance, existing materials and built and natural features of the surrounding area; the Place of Croydon in which it is located.
- 8.7 It is also noted that the development site would be located in proximity to a Conservation Area. Similarly, Policy DM18.1 of the Local Plan states that “to preserve and enhance the character, appearance and setting of heritage assets within the borough, the Council will determine all development proposals that affect heritage assets in accordance with the following:
- Development affecting heritage assets will only be permitted if their significance is preserved or enhanced;
 - Proposals for development will only be permitted if they enhance the setting of the heritage asset affected or have no adverse impact on the existing setting;
 - Proposals for changes of use should retain the significance of a building and will be supported only if they are necessary to keep the building in active use; and
 - Where there is evidence of intentional damage or deliberate neglect to a heritage asset, its current condition will not be taken into account in the decision-making process.
- 8.8 The application proposes 39 habitable rooms (16 on GF, 18 on FF and 5 on SF) and 8 units on a site 0.2099ha in area. This equates to a density of 38 units per hectare (u/ha) and 185 habitable rooms per hectare (hr/ha).
- 8.9 London Plan Policy 3.4 (Optimising Housing Potential) states that in suburban areas with PTALs of 2-3, an appropriate density equates to 35-60 u/ha or 150-250 hr/ha. The proposed development falls within these density ranges (and indeed lies at the lower end of said density ranges), and so is not considered to represent an overdevelopment of the site.
- 8.10 It is acknowledged that whilst there isn't a consistent building line along this part of Beulah Hill, the proposal (the three storey element in particular) would be located closer to the public highway than its immediate neighbours.

- 8.11 The reasons for the forward siting of this element relate to the unorthodox shape and various constraints of the site, including providing a development of a suitable density (Policy 3.4) whilst maintaining suitable amenity for the existing occupiers at Founders Gardens (Policy DM10.6) and preserving the health and vitality of the trees covered by Tree Preservation Orders (Policy) - as well as many of the other higher quality specimens on the site.
- 8.12 Notwithstanding, the average setback of the three storey aspect from the public highway would still be around 2.65m (2.1m at closest, around 3.25m at its furthest). Additionally, the retained trees on either side of the development (particularly the three storey element) would soften the visual impact of this part of development when travelling eastwards and westwards along Beulah Hill Road.
- 8.13 Moving onto the design of the development, the immediate area is mixed in terms of architectural forms/designs, whilst to the South and East (within the Conservation Area) the architectural styling is more Victorian/Edwardian.
- 8.14 The proposed design approach of the scheme is best described as a 'contemporary reinterpretation'. Part of the terrace would have a dual pitched gable ended form, which reflects some of the pitched roof forms along hermitage road and Founders Gardens, but this dual pitch form would have an asymmetrical/more contemporary twist.
- 8.15 It is noted that the most publically visible aspect of the proposal (the front elevation of the three storey aspect) is designed to be of the highest visual quality/interest, providing a variety of materials in addition to visual depth/variations in the form of fenestration reveals and first floor stone detailing, roof cills and shadow gaps between the properties, as shown below.

Proposed Front Elevation (whole development)



Proposed Rear Elevation

Proposed Front and Rear Elevations (3 storey terrace only)



Proposed CGIs





8.16 Conditions are proposed to secure samples of the proposed materials. Subject to this, the proposed development would not materially harm the character or appearance of the site, nor the surrounding heritage assets.

Mix and Quality of Accommodation Provided

8.17 In relation to the mix of accommodation provided, Policy SP2.7 of the Local Plan states that the Council will seek to ensure that a choice of homes is available in the Borough that will address the borough's need for homes of different sizes. For both market and affordable housing, this will be achieved by:

- Setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms

8.18 As noted in paragraph 4.23 of the 2018 Croydon Local Plan (CLP), The Strategic Housing Market Assessment 2015 identifies that 50% of the future requirement for market housing is for larger homes.

8.19 Similarly in paragraph 9.13 (pg 125) of Croydon Council's 2015 Strategic Housing Market Assessment (SHMA), included as APPENDIX ONE, it states:

"The data suggests a requirement for homes for 32,780 additional households with the majority of these being two- and three-bedroom homes."

8.20 All of the proposed units would be 3 bedrooms and this would exceed the 30% target significantly, and would provide an additional 8 good sized family dwellings to the Borough's housing stock. This adds weight in favour of the proposal.

8.21 In relation to the quality of the accommodation provided, Policy 3.5 of the 2016 London Plan states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment. The design of all new housing should enhance the quality of local places, taking into account physical context and local character. Policy 3.5 sets out minimum GIA standards for new residential developments.

8.22 Policy DM10.4 of Croydon's local plan states that all proposals for new residential development will need to provide private amenity space that.

- a. Is of high quality design, and enhances and respects the local character;
- b. Provides functional space (the minimum width and depth of balconies should be 1.5m);
- c. Provides a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter;
- d. All flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of

London's population yield calculator and as a set out in Table 6.2 below. The calculation will be based on all the equivalent of all units being for affordable or social rent unless as signed Section 106 Agreement states otherwise, or an agreement in principle has been reached by the point of determination of any planning application on the amount of affordable housing to be provided. When calculating the amount of private and communal open space to be provided, footpaths, driveways, front gardens, vehicle circulation areas, car and cycle parking areas and refuse areas should be excluded.

8.23 These standards are set out within table 6.2 within Policy DM10.4. A breakdown of the development in relation to GIA's and Amenity space requirements and provisions of the development are set out in the table below:

Unit No.	Unit Type	GIA		Private Amenity (PA) + Playspace (PS)	
		Required	Provided	Required	Provided
1	3b5p (2F)	93m ²	113m ²	8m ² of PA 4.6m ² of PS	93m ² of PA
2	3b5p (3F)	99m ²	121m ²	8m ² of PA 4.6m ² of PS	47m ² of PA
3	3b5p (3F)	99m ²	121m ²	8m ² of PA 4.6m ² of PS	50m ² of PA
4	3b5p (3F)	99m ²	121m ²	8m ² of PA 4.6m ² of PS	52m ² of PA
5	3b5p (3F)	99m ²	121m ²	8m ² of PA 4.6m ² of PS	55m ² of PA
6	3b5p (3F)	99m ²	121m ²	8m ² of PA 4.6m ² of PS	58m ² of PA
7	3b5p (2F)	93m ²	113m ²	8m ² of PA 4.6m ² of PS	94m ² of PA
8	3b5p (2F)	93m ²	113m ²	8m ² of PA 4.6m ² of PS	85m ² of PA

8.24 As the table above highlights, the proposed units would meet the required standards (and exceed them in some respects). Whilst the direct light received to some of the rear facing windows would be limited, this is considered to be compensated for by the good sized rear garden areas which are well in excess of Policy requirements. As such, overall the quality of the proposed accommodation is considered acceptable.

Impacts on Neighbouring Residential Amenity

- 8.25 Policy DM10.6 of the 2018 Croydon Local Plan states that the Council will support proposals for development that ensure that;
- The amenity of the occupiers of adjoining buildings are protected; and that
 - They do not result in direct overlooking at close range or habitable rooms in main rear or private elevations; and that
 - They do not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling; and that
 - Provide adequate sunlight and daylight to potential future occupants; and that
 - They do not result in significant loss of existing sunlight or daylight levels of adjoining occupiers.
- 8.26 As noted in the previous section, a number of rear facing habitable room windows serving numbers 1-24 Founders gardens face towards the application site, and would face towards the proposed residential terrace.
- 8.27 In terms of daylight/sunlight, the applicant has submitted a British Research Establishment (BRE) sunlight/daylight assessment for the proposed development.

Daylight

- 8.28 In terms of Daylight, BRE guidelines set out a number of tests which should be performed on *habitable* room windows which face a proposed development to determine whether the daylight to said windows would be significantly affected. These tests (undertaken in order) are as follows:
- Is the distance of the new development less than 3 times its height above the lowest window?
 - Does the new development subtend more than 25 degrees at the lowest window?
 - Is the vertical sky component (VSC) 27% for any habitable room window?
 - Is the value less than 0.8 times the existing/previous value?
 - In the room that the window is serving, is the area of working plane which can see sky less than 0.8 times the existing/previous value?
- 8.29 If the answers to ALL of the above are yes, then daylighting is likely to be significantly affected.
- 8.30 The submitted assessment indicates that all habitable room windows would all comply with test 4) save for one. However, as the 'window/opening' which fails actually comprises a small flank pane of a larger bay window, and given that there are two other bay windows serving this same room, the development

would comply with test 5) (and therefore would not conflict with the guidance as a whole).

8.31 As such, no conflict with BRE guidelines would arise in terms of daylight.

Sunlight

8.32 BRE guidelines generally measure sunlight (and impacts on sunlight) through APSH (Annual Probable Sunlight Hours)

8.33 APSH refers to the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question.

8.34 Compliance with BRE guidelines in terms of Sunlight will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

8.35 The submitted BRE assessment demonstrates that all the windows serving 1-24 Founders Gardens meet these criteria, save for the door to the ground floor room at 7 Founders Gardens, which misses the winter target by 2%. However, this is a door (and therefore not a primary natural light source), and the main window to this room meets the criteria. As such, it is concluded that the room in question would not be unduly affected.

Overshadowing

8.36 In terms of overlooking, the BRE guidelines state that:

8.37 For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;

8.38 In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

8.39 Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

8.40 The submitted BRE assessment demonstrates that all of the gardens and amenity areas tested meet or exceed the BRE target criteria for sunlight because at least 50% of their area receives at least two hours of direct sunlight on 21 March, or the reduction in area receiving sun on that date is less than the

permitted 20%. As such, it is not considered that undue harm in terms of overshadowing would result.

Overlooking

- 8.41 The Council's SPD titled Suburban Residential Design (2019) sets out guidance in relation to overlooking. It indicates that a minimum distance of 18m should be provided between facing (3rd party) habitable room windows. Similarly, Policy DM10.6 states that developments should not result in direct overlooking of private rear amenity areas.
- 8.42 In relation to the three storey dwellings, no clear glazed or openable windows are proposed above the ground floor along the Northern elevations (facing towards Founders Gardens). The only clear glazed windows serving the first floor rear bedrooms would all be NW facing flank windows, orientated at an angle of 45 degrees to the existing Founders Gardens properties. As such, these would not provide any direct views into the windows or gardens serving these properties (and so no conflict with Policy DM10.6 parts b and c would arise), although it is acknowledged that some indirect views of these rear gardens/amenity areas would result.
- 8.43 In relation to the two storey dwellings, 2 x first floor clear habitable room windows are proposed which face towards the rear of the first two terrace buildings along Founders Gardens (numbers 1-6), but the distance would exceed the 18m required by the Suburban Residential Design SPD, and as such, there will be no conflict with adopted policy, although it is acknowledged that given the change in levels there would be some limited/indirect views of these rear gardens/amenity areas would result.
- 8.44 The submitted first floor plan which identified views and key distances is below



Other matters

8.45 The proposed development would introduce additional activity and lighting in and around the site. However, this activity would be residential in nature, within a residential area, and adopted planning policies and guidance encourage intensification of residential use in principle (subject to a full planning assessment). As such, it is not considered to result in undue harm in this regard.

Access, Parking and Highway Safety

8.46 Policy SP8.15 of the Croydon Local Plan states that the Council will encourage car free development in Centres, where there are high levels of PTAL and when a critical mass of development enables viable alternatives, such as car clubs (while still providing for disabled people). Detailed car parking standards are contained within the Croydon Local Plan's Detailed Policies and Proposals.

8.47 The site has a Public Transport Accessibility Level (PTAL) of 2/3 (moderate). The 2016 London Plan requires a maximum of 1.5 spaces for 3 bedroom dwellings, whilst the draft London Plan sets out a maximum of 1 space per unit for this site. Similarly, the 2016 London Plan sets a requirement for 2 cycle parking spaces per 3 bedroom dwelling. The Croydon Strategic Transport Team have assessed the proposed vehicle access and level of provision (8 spaces), in addition to the cycle parking provision (16 spaces), and deemed this to acceptable subject to some suggested conditions/informatives. As such, no conflict with adopted planning policies or guidance is identified.

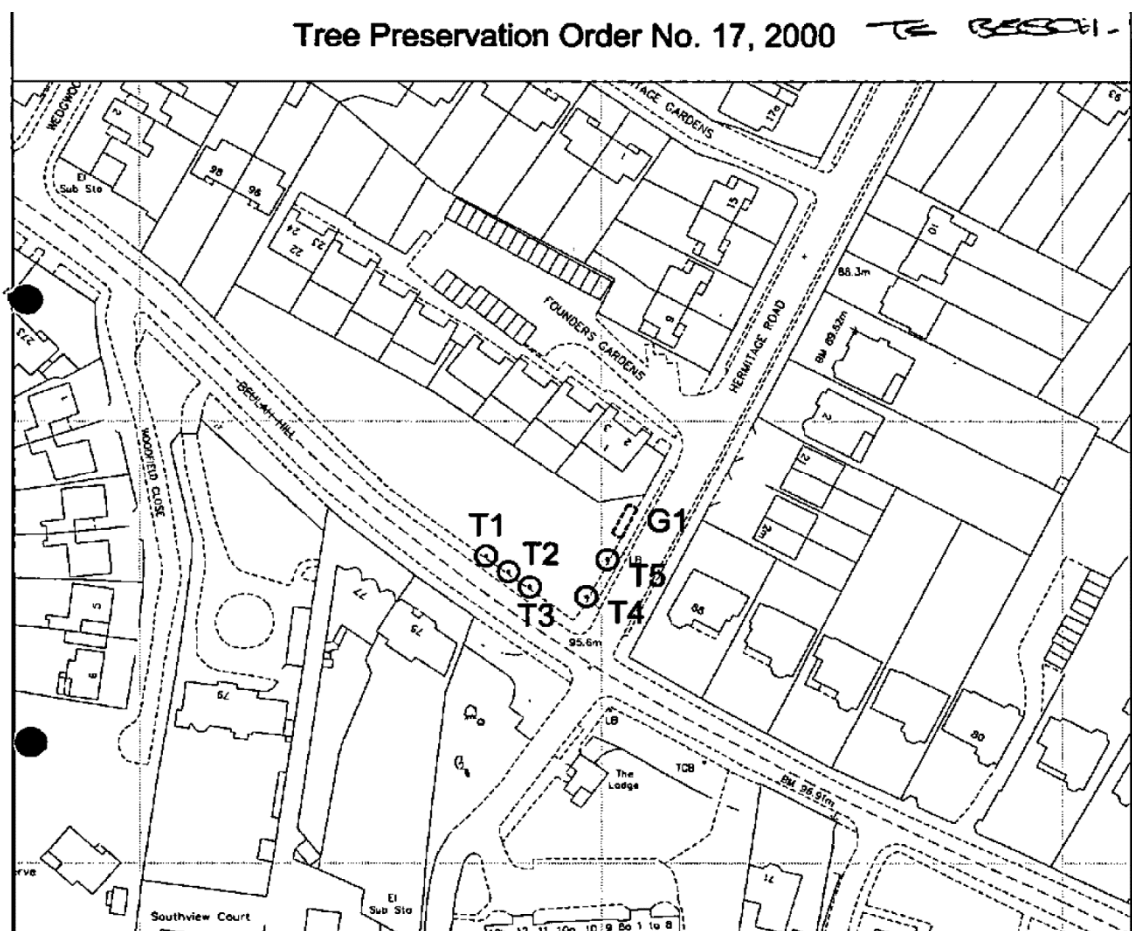
Sustainability and Flood Risk

8.48 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.

8.49 The site is located within a low risk surface water flooding area (1 in 1000 year). Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS), and these can be secured via condition. Subject to this, no conflicts with adopted planning policies or guidance would result.

Trees, Biodiversity and Ecology

8.50 As noted previously, a number of the trees situated towards the Southern Corner of the site are covered by Tree Preservation Orders (labelled T1 – T5 and G1 on TPO 17 2000). These are shown on the map below.



8.51 Two of the proposed dwellings would partially extend into the root protection zones of two of these protected trees. However, this would only be a slight degree, and the Council Tree officer has not raised any objections subject to compliance with the submitted tree protection plan.

8.52 A number of other trees/vegetation would be removed as a result of the proposal, most notably two category B trees (labelled T12 and T13 on the

submitted tree survey) and replacement planting will be required to mitigate this loss. A landscaping/tree replacement scheme is therefore recommended and can be secured via planning condition.

- 8.53 In relation to biodiversity/ecology, a number of representations have raised concerns in relation to impacts on protected species, specifically stag beetles, in addition to concerns regarding the presence of Japanese knotweed on the site.
- 8.54 The applicant has commissioned a Preliminary Ecological Assessment (PEA) which assesses potential impacts upon said species. It did not reveal the presence of any during the visit, but acknowledges some potential for stag beetles on the site, and, as such, sets out appropriate mitigation measures to prevent harm.
- 8.55 Croydon's ecological consultant has assessed the applicant and concludes that subject to these mitigation measures and the submission of a biodiversity enhancement scheme, and in addition to an approved method statement for the removal of the Japanese knotweed (all secured via planning conditions), the proposed development would not result in harm and no conflict with adopted planning Policies would arise.

Waste/Recycling Facilities

- 8.56 The guidance set out in the Council's Suburban Design Guide (2019) advises that waste storage areas should be within 30m of the entrance of each residential units and within 20m of the public highway.
- 8.57 The submitted plans shown waste storage locations at either end of the terrace. These would be secure and covered and would comply with the SPD distance requirements (at least one of the waste stores would be within 30m for all of the proposed dwellings, and both would lie comfortably within 20m of the vehicular highway).
- 8.58 As such, the proposed waste stores are considered acceptable and no conflict with planning policies or guidance is identified.

Other matters

- 8.59 All other planning related matters have been considered and no other planning harm has been identified.

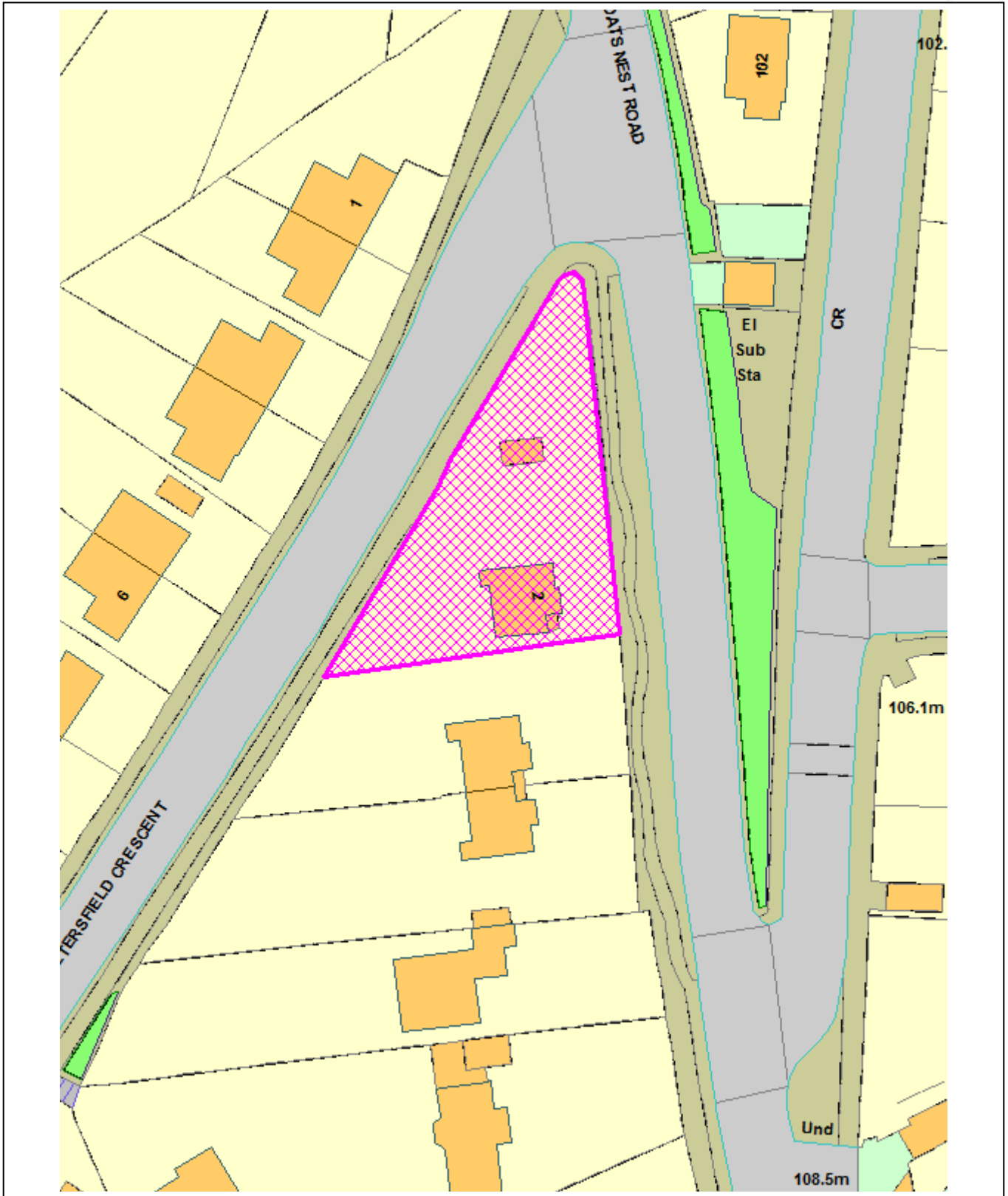
Conclusion/Planning Balance

- 8.60 The proposed development would provide 8 new residential units, all of which would be family units (100%). This adds a fair amount of weight in favour of the proposal. Subject to the recommended conditions, the development would not result in any material harm in terms of the character or appearance of the site or nearby heritage assets, the amenities of surrounding residents, biodiversity or ecology, flood risk or sustainability. Whilst part of the proposed development

would lie closer to the public highway than the surrounding dwellings, this siting is necessary to ensure that adequate amenity is retained for the dwellings along Founders Gardens. Additionally, it is noted that the retained trees would soften the visual impacts of the development (the three storey aspect in particular) when travelling eastwards and westwards along Beulah Hill Road, and the most publically visible aspect of the proposal would be the highest visual quality.

8.61 In conclusion, the benefits associated with the provision of 8 family residential units is considered to outweigh any limited adverse impacts which would result. As such, the development is considered acceptable and is therefore recommended for approval.

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PART 6: Planning Applications for Decision

Item 6.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/03003/FUL
 Location: 2 Coulsdon Road, Coulsdon, CR5 2LA
 Ward: Old Coulsdon
 Description: Demolition of existing dwelling and erection of new building to create 9 flats with associated car and cycle parking provision, refuse storage and landscaping
 Drawing Nos: P-001 P1, P-002 P1, P-003 P1, P-004 P1, P-005 P1, P-010 P2, P-011 P3, P-012 P3, P-013 P1, P-014 P1, P-015 P3, P-016 P2, P-020 P2, P-021 P2, P-022 P2, P-023 P2, P-024 P2, P20a P1, P-023 P3
 Applicant: Mr M Smith
 Agent: Mr Colin Smith
 Case Officer: Sissi Yang

	1 bed	2 bed	3 bed	5 bed
Existing				1
Proposed Flats	1b, 2p x 3	2b,4p x 5,	3b, 5p x 1	
Total	3	5	1	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
6	18

1.1 This application is being reported to committee because Councillor Margaret Bird has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration. Objections above the threshold in the Committee Consideration Criteria have also been received and Hartley and District Residents' Association (HADRA) have referred the application to Committee.

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. Time limit of 3 years
- 3. Materials to be submitted.
- 4. Details of Car parking/Electric vehicle charging point as submitted

5. Landscaping scheme including boundary treatments/refuse storage to be submitted
6. Details of all refuse/bins and cycle stores to be submitted to include a visitor cycle parking
7. Details of private and communal amenity space and playspace to be provided
8. Side openings facing no.4 shall be non-openable and obscured, side privacy screening facing no.4 at first floor level shall be provided and details to be submitted
9. Windows to be obscure glazed
10. Details of tree protection and replacement planting to be agreed
11. Lower ground floor and ground floor levels to meet M4 (2), Flats 2 to meet M4 (3).
12. 19% Carbon reduction
13. 110 litre Water usage
14. Construction Logistics Plan to be submitted
15. 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) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following (Figure 1):

- Demolition of existing detached two storey five bedroom house.
- Erection of a three storey building.
- Provision of 1 x three bedroom flat, 5 x two bedroom flats and 3 x 1 bedroom flats
- Provision of private and communal external amenity space as well as children's play space
- Provision of 6 off-street spaces and associated external refuse and cycle stores



Figure 1. Proposed Site Plan

3.2 The scheme has been amended during the application process to reduce 1 parking space, increase size of a bedroom and show visibility splays.

Site and Surroundings

3.3 The site is a prominent corner plot located at the junction of Coulsdon Road and Petersfield Crescent. Land levels fall from east to west and therefore the Petersfield Crescent frontage is situated at a significantly lower level and is more prominent than the Coulsdon Road frontage.

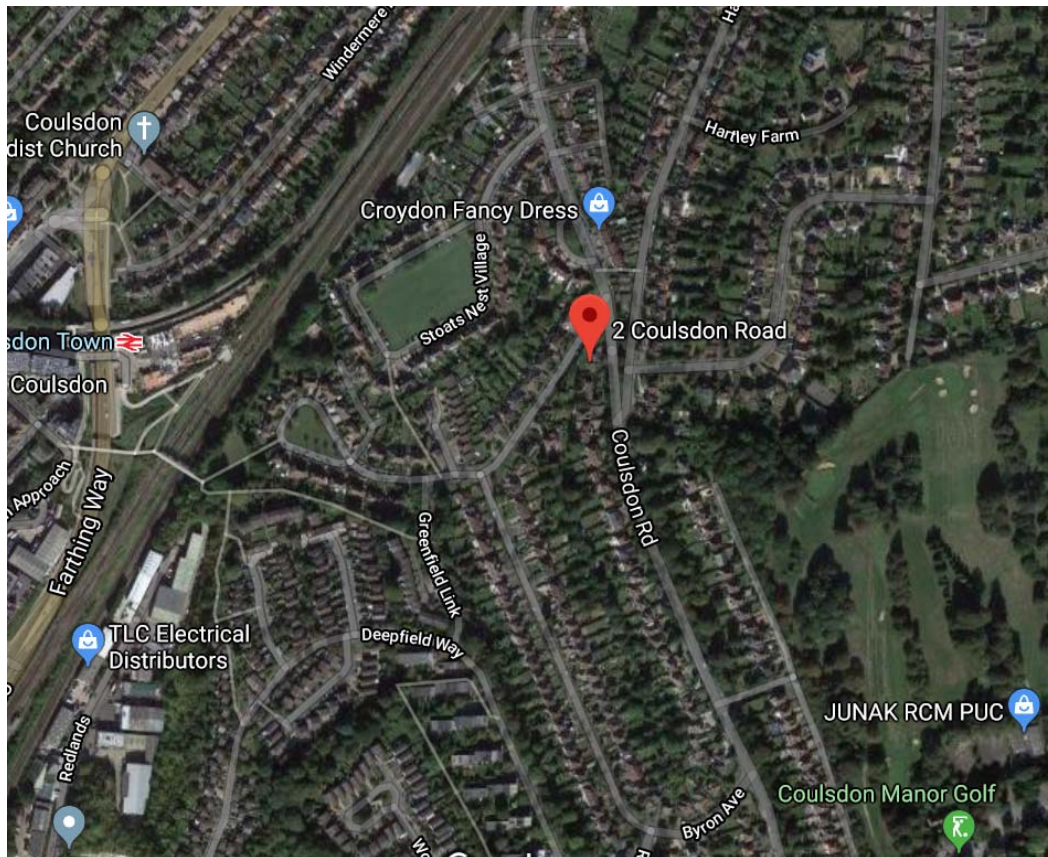


Figure 2: Aerial street view within the surrounding streetscene

3.4 This is a mostly residential area, comprising mostly detached or semi-detached dwellings with varied external appearances. There is also a parade of local shops approximately 50m from the site.

3.5 The site is located within an area at risk of Surface Water Flooding. The site is located within a PTAL 2 area.

Planning History

3.6 The most relevant planning history associated with the site is noted below:

- 19/01545/PRE: Proposed demolition of existing house and erection of new building to form 9 units (1x 3Bed, 5x 2Bed and 3x 1 Bed) provision of car and cycle parking, refuse storage and associated landscaping
- 18/06120/FUL: Demolition of existing house and erection of new building to form 9 units, provision of car and cycle parking, refuse storage and associated landscaping. Withdrawn 25.03.2019

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate for its setting.

- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are acceptable and Nationally Described Space Standard (NDSS) compliant.
- The trees are appropriately protected subject to conditions.
- The level of parking and impact upon highway safety are considered acceptable.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 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: 54 Objecting: 53 Supporting: 0 Comment: 1

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

Objection	Officer comment
<i>Principle of development</i>	
Loss of larger family home	This is addressed in section 8.2 – 8.4 of this report.
<i>Design and appearance</i>	
Out of keeping with the surrounding area,	This is addressed in section 8.5 to 8.11 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties on overlooking, light, noise.	Construction hours and related disturbance will be controlled via conditions, other issues addressed in section 8.17 – 8.21
<i>Impact of the development on the future occupiers</i>	
Loss of garden, no children play / amenity areas.	This is addressed in section 8.11 of this report.
Over development.	This is addressed in section 8.9 of this report.

<i>Trees and ecology</i>	
Impact on trees and wildlife and habitat	This is addressed in sections 8.33 to 8.34 of this report.
<i>Highways and parking</i>	
Insufficient parking provision and parking safety	This is addressed in section 8.24 to 8.25 of this report.
Building restrict view at junction, Cars turning into and from Petersfield Crescent need to have full visibility of traffic	This is addressed in section 8.22 to 8.27 of this report.
Transport statement is based on incorrect massing proposal	The statement is considered to adequately assess the impacts of the development
Only two electronic charging provided not meeting requirement	This is adequate and meets policy requirements
<i>Other material considerations</i>	
Not enough permeable material proposed	This is addressed in section 8.32 of this report.
Pressure on local facilities	This is addressed in section 8.35 of this report.
Waste bins provision not sufficient	This is addressed in section 8.10 and 8.26 of this report.
Design for profit not for social requirement	There is no requirement for affordable housing in a scheme of this scale
Avoid affordable housing	Such scale of development is not required to contribute towards affordable housing
They should use brownfield before family houses	This is a suitable windfall site
Impact on value of neighbours houses	It is not a planning consideration

6.3 Cllr Margaret Bird objected to the proposal on the grounds below:

- Impact on residential amenity
- Detrimental to character of the area
- Impact on trees
- No children's play space
- Not enough bins
- Transport assessment is flawed as only one vehicle is estimated to leave or arrive in the peak hours
- inadequate parking will affect safety of residents

6.4 Hartley and District Residential Association objected to the proposal on the grounds below:

- No affordable housing provided
- Detrimental to character of the area
- Over development
- Insufficient Parking
- No details of temporary bins
- No lift and not meet M4(3) and M4(2)
- Noise impact
- A Health Impact Statement, Demolition/Construction Logistics Plan, and SUD's details have not been provided.

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 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity

- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- DM18 - Heritage assets and conservation
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

7.8 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the

“small sites” reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of Development

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. 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. The draft London Plan does not change this overall approach to housing delivery.

8.3 The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other material impacts, a residential scheme such as this is in principle supported.

8.4 Policies aim for there to be no loss of 3 bedroom homes as originally built, homes under 130m² and that 30% of homes should be family homes (including 2 bed 4 person homes). The existing building on site is a five bedroom house. The existing floor area is approx. 163m². The scheme proposes units (1 x 3 bedroom, 5 persons unit, 5 x 2 bedroom, 4 persons units and 3 x 1 bedroom, 2 persons units) which

include 1 family home and 5 smaller family homes. It would exceed 30%, so there is a net uplift in family homes.

Townscape and Visual Impact

- 8.5 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition.
- 8.6 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys, respecting local character. The proposed building would be 3 storeys. The proposed design approach is sympathetic to the surrounding area. The design deals with the constraints of the site whilst maximising the number of units to be provided.



Figure 3: Proposed Front Elevation



Figure 4: Proposed Rear Elevation

- 8.7 The proposal creates an acceptable scheme which is a positive addition to the area. The proposed front would have double gables which respond to existing double

gables opposite on Petersfield Crescent. The rear elevation would appear to be two storey and it would include a gable below the main roof ridge. The third storey would be contained within a mansard roof. The front, rear and side would have external balconies. The nature of the immediately surround area is defined by buildings which are set within large, spacious plots. The proposed design is considered to respect the wider area, with the appearance from the roadside of a large detached dwelling.

- 8.8 The proposal would utilise roof tiles to match the local vernacular, white framed windows, brick walls and black metal railings to balconies. Details of all external facing materials including sample boards of facing materials, fenestrations and finishes will be controlled via a condition.
- 8.9 The external space at the eastern side is one floor level higher than that at the western side. There will be entrances to the site, cycle stores and bins/refuse stores at both western and eastern sides. Parking space will be at western side. It is acknowledged that the site is a tight site with most of the site being given over to the proposed build. Given the shape of the site, this is likely to be the result for any reasonable scheme optimizing the use of the site which comes forward here. The building is set back from Petersfield Crescent by a similar distance to buildings opposite and there is no established building line on this side of the road to respond to. Whilst parking spaces would be located close to the elevation of the building, there would be adequate space for private amenity space and adequate entrances.
- 8.10 There will be bin stores close to front doors of unit 1, 2 and 3 at lower ground floor level. The other bins/refuse stores will be located close to entrance to the building for ground and first floor levels and within 20m from the entrance from Coulsdon Road which is considered acceptable for both future occupiers and refuse collection and so does not require a temporary bin location for pick up. The proposal would provide at least 2,860 ltrs which meets the minimum requirement in total. The materials and detailed design should have high quality materials and its design should be sympathetic to the main building. Further details of the bins/refuse stores will be controlled via condition.
- 8.11 Two areas of communal amenity space are proposed to the sides of the building. One space would be at the southern end of the site between the building and the boundary with 4 Coulsdon Road. This space is considered likely to feel relatively enclosed and would be in close proximity to bedroom windows for one of the units. As such, it does not lend itself to being a communal area and a condition is recommended to finalise the details of private amenity space for the adjacent unit so that this space can be incorporated into their private amenity space. The other area of communal amenity space would be located at the northern end of the site in the apex of the junction. This provides a large enough space to incorporate a small play area and so meet the policy requirement regarding the amount of space required but due to the level changes would need to be accessed via a ramp or the pavement. Given the topography of the site, it is almost inevitable that a communal space in this location would not be directly accessible by all of the units in the building. The communal amenity space is considered to be in the right location for the scheme – addressing the junction of the roads and in an area where a building could not be feasibly located. Given that all units have acceptable private amenity space, this provision is on balance acceptable and a condition is recommended to secure the detailed design of communal amenity space and play spaces.

- 8.12 Overall the scheme is considered to be a sensitive intensification of the site which makes the best use of the site, creates a homogenous development, which is of an appropriate scale and that respects the existing character of the wider area. It is considered acceptable subject to conditions.

Housing Quality for Future Occupiers

- 8.13 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 would be afforded adequate private amenity spaces. Most of proposed habitable windows and all private amenity space would face west or east.
- 8.14 It is noted that openings of two bedrooms of Flat 2 are next to excavation with retaining walls. The applicant submitted a Sunlight and Daylight Assessment with Average Daylight Factors (ADFs) showing these two bedrooms (R1 and R2) would have ADFs of 2.05% and 3.26% which exceed the standard of 1% for bedrooms. The applicant has also provided section drawings of these two bedrooms openings which show that they would meet the 25 degree test. Therefore the level of sunlight, daylight and outlook would be acceptable for these rooms.
- 8.15 Although the ADFs of living/kitchen of Flats 1 and 2 would not meet standard of 1.5% for living/kitchen space, it would only fail marginally (1.47% and 1.44%). The units have adequate internal floor space and external private amenity space. On balance, it is considered acceptable in terms of sunlight, daylight and outlook.
- 8.16 Windows at ground floor level adjacent to the communal path to the communal front door serve a kitchen and circulation space. As such, no loss of privacy would result to the circulation space and a condition is recommended to secure details of obscure glazing to the kitchen window to reduce a loss of privacy. It is noted that the kitchen is a through kitchen-dining room with outlook in another elevation.
- 8.17 A children's play space and outdoor communal space are shown to be provided. Details of this will be secured by condition. This is discussed in Townscape and Visual Impact, above.
- 8.18 In terms of accessibility, Flats 1, 2 and 3 at lower ground floor level would have level access to the external space and entrances at western side and Flats 4, 5 and 6 at ground floor level would have level access to the external space and entrance at eastern side. Flat 2 at lower ground floor level is shown on the drawings to be adaptable for M4 (3) users. This can be secured by condition.
- 8.19 The development is considered to result in an acceptable quality development including 1 x 3 bedroom family unit and 5 smaller family units as well as all units having acceptable private amenities and capacity to provide child playspace and communal space which overall provide an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.20 The properties that have the potential to be most affected is the adjoining occupier at 4 Coulsdon Road. 2, 3 and 4 Petersfield Crescent are located opposite on Petersfield Crescent. There are properties to the rear of the application which are more than 30m away. Figure 4 below indicates locations of the neighboring properties.

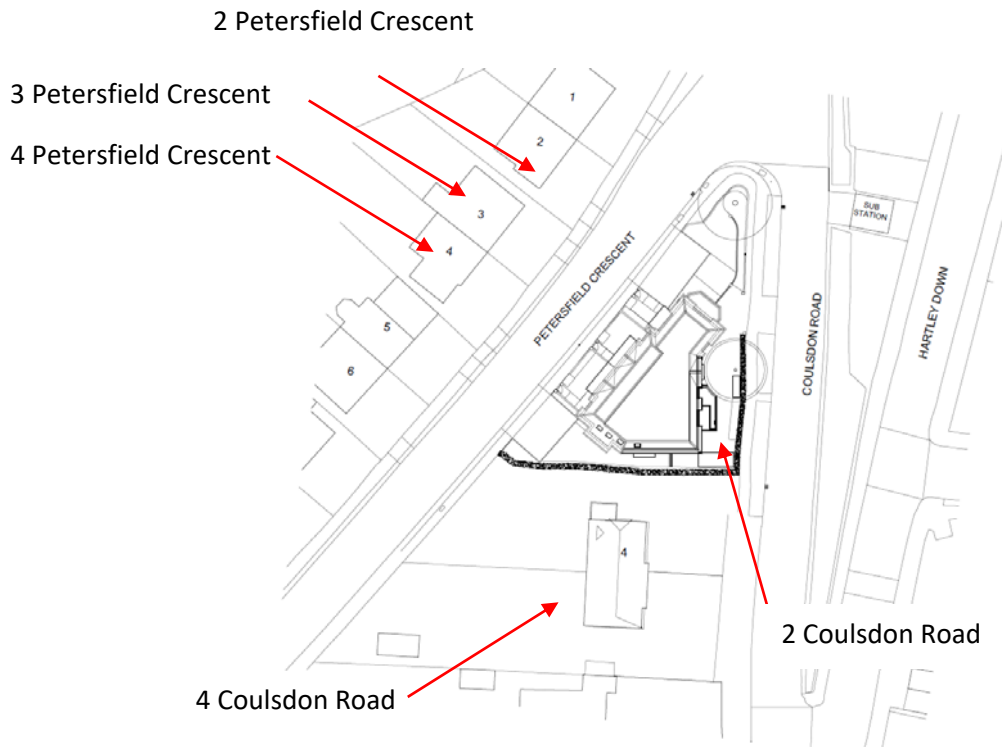


Figure 5: Proposed Block Plan

2, 3 and 4 Petersfield Crescent, properties to the rear of the application

- 8.21 There would be more than 20 metres between the proposed building and the front/rear elevations of the neighbouring properties above, with an intervening road. Owing to this significant separation between the built forms and existing landscaping, overall the proposal is not considered to impact upon the amenities of these adjoining occupiers.

4 Coulsdon Road

- 8.22 The proposed building will be approx. 9m from no.4's main side elevation and it will be located to the northern side of no.4. Given its overall height, scale and location, the proposal is not considered to have significant impact on outlook, sunlight and daylight to this adjoining occupier's original building. A single storey side/rear extension has been constructed (ref 82/02635/D) which has a large window facing

towards the site. The development would have an impact on this window and the habitable room it serves. It is noted however that this room has another window in the rear elevation which would not be affected and the house also has a kitchen, lounge and dining room which would not be affected by the proposal, as well as this habitable room. Taken with the guidance in the SDG that side facing windows will be given minimal weight and the orientation of the proposal to the north of this window the impact on this habitable room is considered acceptable.

- 8.23 All side openings at first floor level facing to no.4 Coulsdon Road will need to be non-openable and obscured glazed up to 1.7 metres from the internal floor height to restrict overlooking, which will be conditioned. The side elevation facing to no.4 of the external balcony of Flat 8 should have a privacy screen of 1.8m in height to restrict overlooking. This will be conditioned.

Access and Parking

- 8.24 The site falls within a PTAL of 2, considered to be poor. The site has the benefit of a vehicle access from Coulsdon Road. 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 less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit. Policy DM30 also states that in areas of good public transport (PTAL 4 and above) the impact of car parking in any development should be reduced.
- 8.25 One of the off street parking spaces was removed to enable sightlines following Council's Transport Officer's advice which results in provision of 6 spaces in total. Census data shows that generally 0.74 vehicles are owned per household which would result in 6.66 vehicles likely to result from this development. As such, the development may give rise to a low level of on-street parking.
- 8.26 The applicant provided an on street parking survey in accordance with the Lambeth methodology which shows that, even with areas of unsuitable parking such as large portions of Stoats Nest Road discounted, there would be adequate parking to accommodate this low level of overspill parking.
- 8.27 Proposed number cycle storage facilities would comply with the London Plan (which would require 18 spaces). The cycles need to be stored in a purpose built structure, which would be accessible externally. The materials and design should also match the main building. Visitor cycle parking should be provided. Details of visibility splays have been provided. This is secured via condition.
- 8.28 Taking into account the sites location within a residential area, a Construction Logistics Plan (CLP) will be required via condition.
- 8.29 Overspill parking from the site and visitors are likely to park in Petersfield Rd close to the junction to minimise walking particularly when unloading shopping/children/disabled visitors. £5000 should be secured for double yellow lines to prevent parking close to the junction both of Coulsdon Rd and Petersfield Crescent – a condition is recommended to secure this.

- 8.30 Any new crossovers and removal of existing will require an s278 agreement with the highway authority.

Environment and sustainability

- 8.31 Conditions will 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.
- 8.32 The applicants have submitted a Flood Risk Assessment (FRA) which has reviewed the existing on-site scenario and proposed to utilise a number of methods including permeable surfacing, lined ring soakaways and green or sedum roofing to mitigate the proposed buildings and hardstanding areas on the site.

Trees and Biodiversity

- 8.33 There are two Yew trees on site which are protected by Tree Preservation Order (TPO). Both these trees are to be retained and the proposal has been assessed in relation to its impact upon the trees and found to be acceptable. Additionally, two trees and one hedge of other, non-protected, trees are to be lost and would be replaced with like for like planting of three trees which is considered to be an enhancement given the low value of these existing trees. Details, including of tree protection will be secured by condition.
- 8.34 There are concerns raised by public about biodiversity. The site is a residential property in an adequate state of repair. As such, it is not considered likely to support protected species' habitats. Whilst there would be some overall loss of landscaped space, it is not considered to be high in biodiversity value.

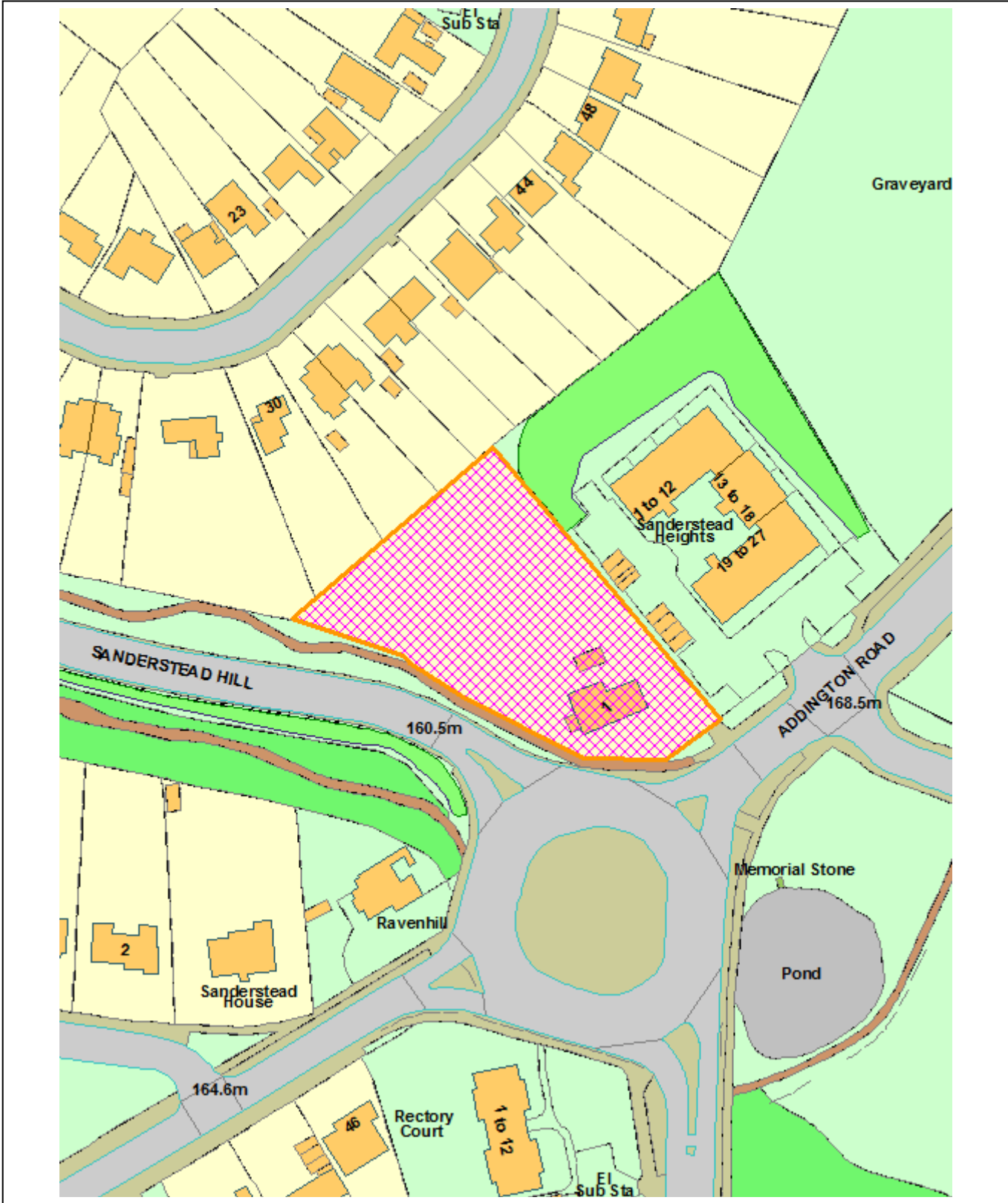
Other matters

- 8.35 The development will be liable for a charge under the CIL. This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusion

- 8.36 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and would not harm the visual amenities of the area or adjoining occupiers. The proposed impact on the highway network and parking provision is acceptable. The proposal is therefore overall considered to be in accordance with the relevant policies.
- 8.37 All other relevant policies and considerations, including equalities, have been taken into account.

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1 APPLICATION DETAILS

Ref: 19/05428/FUL
 Location: 1 Addington Road, South Croydon, CR2 8RE
 Ward: Sanderstead
 Description: Demolition of buildings and construction of 60 bed care home for the elderly (C2 use) including car parking and refuse store. Provision of new access on to Sanderstead Hill (closure of existing vehicle access) and associated landscaping
 Drawing Nos: See Appendix 2
 Applicant: Astonbury Limited
 Case Officer: Laura Field

Number of car parking spaces	Number of cycle spaces
9 spaces plus 3 blue badge spaces (12 in total)	10

1.1 The application is being reported to Planning Committee because the Ward Councillor Lynne Hale has made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 DM2.1 states that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting with the care of residents of Croydon. Croydon has a very high number of nursing and residential care homes compared to other London boroughs. The policy therefore seeks to address the current over-provision and supply this type of accommodation only where there is an identified need. The proposal is for care home for the elderly and would not provide care for an identified need within Croydon and thereby conflicts with policy DM2.1 of the Croydon Local Plan (2018).
- 2.2 The proposal would result in an overdevelopment of the site and would result in poor layout, design and quality of accommodation for future residents and would be detrimental to the appearance of the street scene by reason of massing and detailing.
- 2.3 The proposal would have an acceptable impact on the residential amenity of surrounding occupiers, both in terms of daylight and sunlight levels, privacy and outlook for existing surrounding residents.
- 2.4 The proposed planting, landscaping and ecological strategies would be acceptable and the detail of which would be conditioned.
- 2.5 Insufficient information has been submitted to fully consider the application with regards to transportation and highway impact and flooding impact.

2.6 Suitable planning obligations and conditions have been recommended in order to ensure that the proposed development does not have an adverse impact upon either air quality and sustainability and were the recommendation for approval these issues would be satisfactorily resolved.

3. RECOMMENDATION

3.1 That the Committee resolved to REFUSE planning permission for the following reasons:

1) The proposal would not provide care for an identified need within Croydon and thereby conflicts with policy DM2.1 of the Croydon Local Plan (2018)

2) The proposal would result in an overdevelopment of the site and would result in poor layout design and quality accommodation for future residents and would be detrimental to the appearance of the street scene by reason of massing and detailing and would thereby conflict with Policies DM2.1, SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and 3.8, 7.1, 7.4 and 7.6 of the London Plan (2016)

3) Insufficient information has been submitted to fully consider the application with regards to transportation and highway impact and would thereby conflict with policies SP8.4, SP8.14, DM29 and DM30 of the Croydon Local Plan (2018) and policy 6.3 of the London Plan (2016)

4) Insufficient information has been submitted to determine if the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (March, 2015), the London Plan (2016) policy 5.13, it's supporting document; Sustainable Design and Construction Planning guidance (2014), Croydon's Local Plan 2018 Strategic Policy SP6.4, Detailed Policy DM25.3 and Croydon's LLFA requirements for sustainable drainage proposals supporting full planning permission.

Informatives

- 1) Site notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

4. SITE LOCATION AND PROPOSAL DETAILS

Site and surroundings



Image 1: Site and surroundings

- 4.1 The application site lies on the north western side of Addington Road and is currently occupied by a two storey detached property- The Vicarage. The existing property sits in an elevated position from Addington Road with the land sloping down towards the north west of the property and towards the rear gardens of properties located in The Woodfields.
- 4.2 The surrounding area is typically residential in character comprising large detached dwellings varying in design and character. Most properties are sited within generous plots benefitting from large quantities of established soft landscaping. Land levels slope down from the south east to the north west and therefore the properties on the north-western side of Woodfields are typically substantially lower than the application site. To the north east of the application site is “Sanderstead Heights” – a development of 27 flats. Opposite to this, is the Grade 1 Listed Building- All Saints Church.
- 4.3 The application site is located in an area at low risk of surface water flooding. The site has a PTAL rating of 1b and has poor access to public transport. It is also located within an Archaeological Priority Area. Sanderstead Hill, the A2022, is a classified road. Tree Preservation Order 7, 1985 protects the trees to the rear of the site.

Planning history

4.4 The following application is relevant:

18/00144/FUL: Conversion of dwelling house in 3 x 1 bedroom units, 1 x 2 bedroom unit and construction of 4 x 4 bedroom terraced houses. Granted and not implemented.



Image 2: Site plan of the 18/00144/FUL planning permission



Image 3: Bird's Eye view of the 18/00144/FUL planning permission

Proposal

4.5 The applicant seeks full planning permission for the:

- Demolition of 1 Addington Road;
- Erection of a 2 to 4 storey building comprising 60 bed care home for the elderly
- Provision of new access on to Sanderstead Hill (closure of existing vehicle access)
- Associated parking, refuse and cycle stores;
- Associated hard and soft landscaping works.

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Lead Local Flood Authority (Statutory Consultee)

5.3 The LLFA have stated that they object to this planning application in the absence of an acceptable Drainage Strategy [OFFICER COMMENT: The application is recommended for refusal]

Historic England (Archaeology) (Statutory Consultee)

5.4 The site lies within an archaeological priority area and is adjacent to the convergence of several historic roads. No objection subject to conditions in relation to archaeology. [OFFICER COMMENT: Conditions would be recommended were the application approved]

Thames Water

5.5 Thames Water states that with regard to foul water sewerage network infrastructure capacity, they would not have any objection to the above planning application, based on the information provided.

Commissioning and Procurement Adults Health and Integration Team

5.6 The team have reviewed the submission and confirmed that there is no need for this form of care. The area where the care home is proposed has other residential care homes nearby. The current residential needs can be met by the current stock. The applicant's analysis assumes that people with dementia will automatically need residential care but the team try and support people in their own homes where possible.

6 LOCAL REPRESENTATION

6.1 A total of 55 neighbouring properties were notified about the application and invited to comment and the application was also advertised by site notice and in the local press. 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: 38 Objecting: 13 Comment: 1 Supporting: 24

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Summary of Objectors Concerns	Officer's Response
Creating a further junction so close to roundabout, pedestrian crossing and brow of hill is dangerous	See paragraphs 8.24 to 8.28
Lacking of parking	See paragraphs 8.24 to 8.28
Increased traffic and more congestion	See paragraphs 8.24 to 8.28
Loss of privacy and visual amenity	See paragraphs 8.18 to 8.20
Loss of sunlight	See paragraphs 8.18 to 8.20
Overlooking and details on boundary treatment required	See paragraphs 8.18 to 8.20
Noise and disturbance	See paragraphs 8.18 to 8.20
Construction impact on surrounding area	See paragraphs 8.20
Impact on air quality	See paragraph 8.32
Lack of sustainability credentials including details on drainage	See paragraphs 8.30 to 8.32
Loss of 5 bedroom family home	See paragraph 8.2
Capacity in area for care homes (44 care homes in 1.5 mile radius and places unfilled)	See paragraphs 8.2 to 8.6
Overdevelopment	See paragraphs 8.7 to 8.17
Scale, height and massing out of character	See paragraphs 8.7 to 8.17
Out of keeping with pond and listed church	See paragraphs 8.7 to 8.17
Summary of Supporting Comments	Officer's Response
Well thought out and much needed care home for expanding elderly residents	See paragraphs 8.2 to 8.6
Need for specialist and good quality care homes in local area	See paragraphs 8.2 and 8.6 and design sections
Design in keeping with area	See paragraphs 8.7 to 8.17

Attention to protection wildlife	See paragraphs 8.20 to 8.23
Limited parking but close to bus stops	See paragraphs 8.24 to 8.28
Site fallen into disrepair and rector in different residence- site requires redevelopment	See paragraphs 8.7 to 8.17
No impact on surrounding residents given distance, design and planting	See paragraphs 8.16 to 8.18

6.3 The Ward Councillor for Sanderstead (Cllr Yvette Hopley) raised the following points of support:

- There is a need for this type of care and would be asset to Sanderstead
- Wildlife has been considered
- The development would be in keeping with the area
- It would free up larger family housing

6.4 The Ward Councillor for Sanderstead (Cllr Lynne Hale) raised the following points of support:

- There is a need for specialist care home accommodation which will deliver dementia care in Sanderstead and in the local area
- There has been good local support for the scheme
- It will release a large family home
- The site will deliver 60 dwellings towards the borough's housing target
- The design is sympathetic to its surroundings

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 Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan (2012). Details of the relevant policies and guidance notes are attached in Appendix 1.

National Guidance

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

- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;

- Achieving well-designed places

Development Plan

- 7.3 The Development Plan comprises the London Plan 2016, the Croydon Local Plan 2018, and the South London Waste Plan 2012. The relevant policies to this proposed development have been listed in Appendix 1 of this report.
- 7.4 A replacement Draft London Plan is in the final stages of adoption. The current 2016 London Plan is still the adopted Development Plan, and although the Draft London Plan is a material consideration in planning decisions at present it carries limited weight.

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
- 1) Principle of development and the established need for care homes for the elderly
 - 2) The impact on the townscape and the visual impact
 - 3) The impact on the residential amenity of adjoining occupiers
 - 4) The impact of the development on ecology and protected trees
 - 5) Transportation considerations
 - 6) Other planning matters

Principle of Development and the established need

- 8.2 The application sites lies within an established residential area and while the proposed development seeks consent for C2 (residential institutions- including care homes), the nature of this use would not affect the established residential character of this part of Sanderstead. Croydon Local Plan Policy SP2.1 and SP2.7 seeks to provide a choice of homes for residents including provision of specialist and supported housing for elderly and vulnerable people.
- 8.3 Policy DM2.1 is more detailed and relates specifically to care homes and states that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting the care of residents of Croydon. According to Croydon's Market Position Statement there are ample care and nursing home bed spaces within the borough to satisfy demand up to 2031. The policy therefore seeks to address the current over-provision and support this type of accommodation only where there is an identified need.
- 8.4 Croydon has a very high number of nursing and residential care homes compared to other London boroughs. Analysis of changing needs for services supplied by the nursing and residential care home market evidences a 'saturation point' has been reached for some customer groups or categories of people in need. At the same time there is a greater public policy focus on supporting people to remain living at home safely whenever possible. It is therefore necessary that Croydon plans to enable care provision to meet current and future needs. Services provided by care homes within the borough however do not fully meet the needs of Croydon residents with more specialised or urgent needs. In summary therefore, there is an ample supply of general care and nursing home bed spaces but a need for specialist services for those needing

specialised or urgent need. As such, the policy allows for carehomes only where they would meet these needs.

- 8.5 The application would be registered to provide care to the elderly, offering a mix of residential and nursing care (including care to clients with dementia). The scheme would be able to provide nursing and dementia care for patients as they age within the Care Home to minimise the need to relocate to alternative facilities. This is acknowledged, however, this is not a specialist care home, which is not a point of dispute between the applicant and the Council.
- 8.6 With regard to the specific location of this proposal the Council's Social Care Team have confirmed that Croydon does not have a need for older people's residential care in this area. It is also worth noting that the Needs Assessment submitted with the application assumes that people with dementia will automatically need residential care whereas the Council aim is to support people in their own homes where possible. The Council's view is that the area where the care home is proposed has other residential care homes nearby and the current residential needs can be met by the current stock.
- 8.7 The applicant states that proposal would free up existing family sized local housing stock through the residents moving into the care home, and that to facilitate this Councils can also count the care home bedrooms as part of their housing land supply. Whilst this could be the case and a benefit of the scheme, this is not a large number and is only really relevant where there is a need for a specialist type of care. There is no such need for this type of care in this location. It is noted that there is planning permission for a residential development on this site and this could then be implemented, in itself counting towards housing numbers. The Market Position Statement and policy requirements outweigh the representations received and benefits of the proposal.

Design, layout, townscape and Visual Impact

- 8.8 The existing property is not protected from demolition. As such, it could be demolished under existing permitted development rights through the prior approval process without planning permission.
- 8.9 The Vicarage has a historic link with All Saints Church which is a Grade I Listed Building. The Vicarage is not considered to be curtilage listed due to its age and location at some significant remove from the Church, nor is it on the Local List. The Vicarage has a historic association with the Church, but does not form part of its setting due to the intervening road and separation of the sites.
- 8.10 The proposal would have a limited impact on views of the church and the historic character of Sanderstead and as such the scheme is not considered to have a detrimental impact on the setting of the Listed Building.

Layout, quality of accommodation and massing

- 8.11 The Croydon Local Plan Policies SP4.1, SP4.2 and DM10 requires development to be of high quality which respond positively to the townscape and enhances social cohesion and wellbeing. London Plan policies 3.8, 7.1, 7.4 and 7.6 also requires development that provides high quality indoor and outdoor spaces and integrates well with the surrounding streets and open spaces.

- 8.12 The scheme proposes a single massing that dominates the site, pushing all the outdoor communal amenity spaces to the edges, rather than providing an external communal area that is protected from the effects of traffic noise and pollution, and is better connected with the protected landscaped spaces beyond. There is a general lack of variety, quality, and size of the communal and shared spaces. Apart from outdoor areas which will likely see little active use, the indoor communal spaces are disproportionate in size for the number of bedspaces, concentrated in one part of the building and are small in number. The connection to the internal spaces and the outdoor spaces would also be poor, for example, to gain access to the outdoor spaces; this would only be through the main entrance.
- 8.13 Any development on this site should provide a landscape-led solution and the applicant should consider how the design could provide a comfortable domestic scale so that older residents could form smaller groups within a wider later living complex. Types of functions and space, which add to the quality of life for residents, are absent.

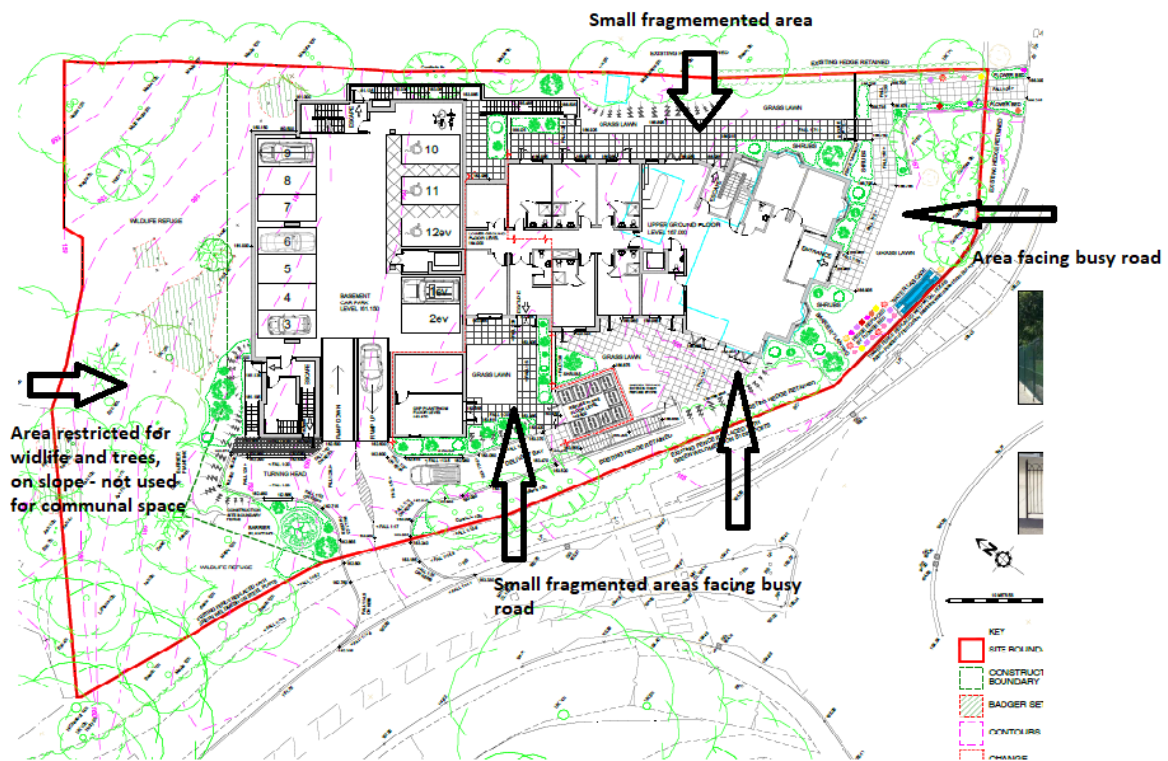


Image 4: Site layout showing limited outdoor communal areas

- 8.14 The quality of the internal communal and private spaces is generally unacceptable. This is due to poorly resolved circulation with overly long and dark corridors, accommodation design and shared spaces. Nearly all of the bedrooms are single aspect, even those situated on the corners.



Image 5: Showing upper floor and first floor layouts

- 8.15 The care home proposed has a level ridge with two semi-basements resulting in a building ranging from 2½ to 5 storeys in height. The sloping site would alleviate some of the impact of the scale of the development, however, the increase in massing to five storeys at the rear of the proposal is not considered appropriate to the rear of the site and the surrounding area. This would appear overly bulky and dominant particularly in the context of the character of Sanderstead Hill. It is acknowledged that Sanderstead Heights is a mix of 2-4 storeys in height but is not in such a prominent setting, not as visible from the road and more appropriately follows the topography of the site. No buildings in the local area are of 5 storeys in height. Whilst planting along the boundary would provide some screening, it is considered that the height of the proposal would still be visible along Sanderstead Hill and would be out of keeping with the character of the area.

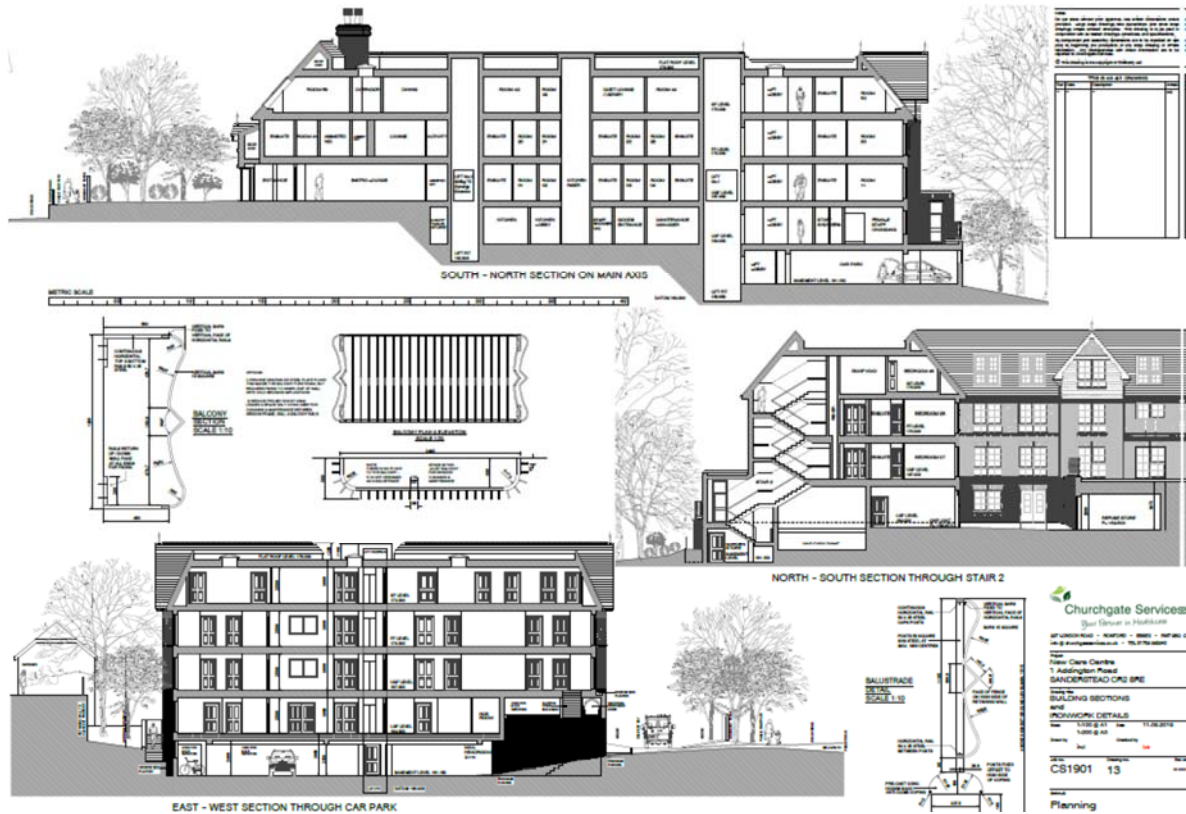


Image 6: Site sections

Architectural Resolution and Materials

8.16 The design of the building follows a 'sympathetic and faithful' approach as outlined in the Council's Suburban Design Guide. The materials and character of the design is generally supported, however, the design approach is considered more appropriate for a building of a smaller scale. The positioning of windows on the roof and some elevations is badly resolved, resulting in random positions on the roofscape which continues down the rest of the building. The use of render is also not supported.



Image 7: View from the roundabout



Image 8: View from Sanderstead Hill

- 8.17 Whilst the applicant has stated there is a need for good quality elderly care and this is possible through a new build development, overall the layout would not provide good quality internal living environment or communal space.
- 8.18 Therefore, the proposal would result in an overdevelopment of the site and would result in poor layout design and quality accommodation for future residents and would detrimental to the appearance of the street scene by reason massing and detailing and would thereby conflict with Policies DM2.1, SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and policies 3.8, 7.1, 7.4 and 7.6 of the London Plan (2016).

The impact on the residential amenity of adjoining occupiers

- 8.19 The north-west site boundary faces the rear gardens of the large detached properties in The Woodfields, and the east boundary with the retirement flats at Sanderstead Heights (3 Addington Road). The new development would have generous separation distances of approximately 46 metres to the dwellings in The Woodfields. As such, with the retention of the existing vegetation the development is not considered to appear visually intrusive or lead to a loss of privacy or light to either of these neighbouring properties.
- 8.20 The proposed new development would follow the topography, so it would be lower than the properties at Sanderstead Heights, and given the separation distance of approx. 17m (at the closest point) to the properties at Sanderstead, the impact is considered to be minimal. No other occupiers would be significantly affected.



Image 9: Relationship with surrounding properties

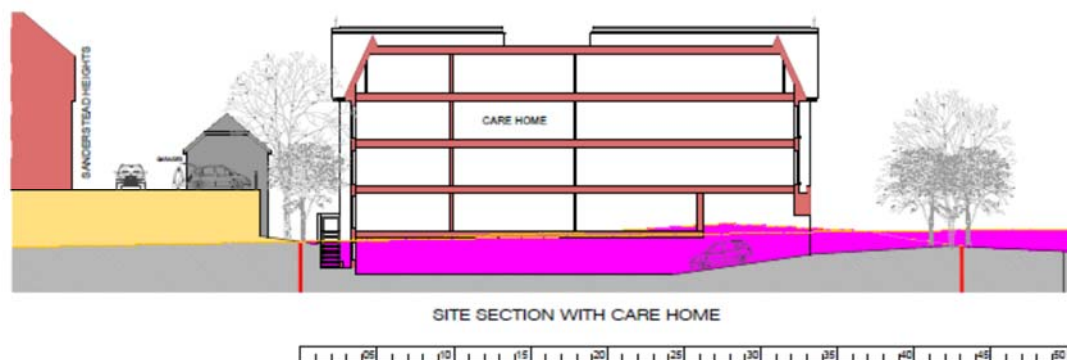


Image 10: Site section with Sanderstead Heights

Other Impacts

8.20 Given that the building is a care home, there are no concerns that the proposed building would cause noise and disturbance levels that would be incompatible with the surrounding existing uses. Whilst concerns have been raised regarding the impact of construction; such impacts would only be temporary and should only be afforded limited weight. In order to ensure that any such impacts are minimised as far as reasonable possible, a condition requiring the submission of a detailed Construction Management Plan/Construction Logistics is recommended.

Trees, Landscaping and Ecology

- 8.21 Whilst not subject of any formal designations, the overgrown nature of parts of the site lend itself to being potentially biodiverse. A preliminary ecology survey and bat survey has been undertaken which has confirmed that the majority of the vegetation, whilst overgrown, is not itself biodiverse or of particular value apart from the trees, which are discussed below. The likelihood of protected species has also been assessed and the scheme is only considered likely to potentially impact on badgers, bats, hedgehogs and nesting birds. The latter can be resolved by ensuring by condition that clearance does not occur at certain times of year and mitigation measures are put in place.
- 8.22 An additional badger survey has been undertaken which shows that badgers left the site in 2015 and are no longer present. Badgers do however move sites relatively frequently, so a condition is recommended to require a survey prior to commencement of works and a scheme of mitigation agreed if necessary. This approach is considered adequate to conclude that no undue harm to biodiversity would occur from the development; the detailed badger works would be controlled through a license by Natural England as well. A bat survey has also been undertaken and confirms a single common pipistrelle bat was seen re-entering the eaves of the existing house during the dawn survey only. Therefore, this is likely to be a day roost only. A bat licence will be required before the house is demolished. Mitigation measure would be required such as the provision of temporary roost locations (bat boxes) during demolition and construction phases and potentially permanent replacement of roosting opportunities within the site. The Council's Ecologist has reviewed the information submitted and concluded there is no objection to the scheme subject to securing conditions on a bat licence, construction environment management plan, lighting and biodiversity mitigation and enhancement measures.
- 8.23 A number of trees are protected by a Tree Preservation Order. All protected trees are to be retained. This is considered acceptable subject to replacement tree planting. The proposal would result in the felling of a number of other trees, including a small belt of yew trees towards the centre of the site. Appropriate mitigation is proposed by replacement tree planting near the proposed entrance, to reinforce existing landscaping in this area. All of the A and B category trees are to be retained and protected throughout the development. All of the trees proposed for removal are in the lower two categories, C and U, and are not of a quality that should represent any constraint to development. All trees shown to be removed were consented to be removed as part of a recent planning application for this site (18/00144/FUL).
- 8.24 Subject to conditions to secure replacement planting, protection of trees during construction and details of methods of construction within root protection areas, the impact on trees is considered acceptable. The Council's Tree Officer assessed the tree protection methods submitted for the protected tree and has confirmed these are an acceptable.

Transport, Parking and Highways

- 8.25 The site has a PTAL rating of 1b which indicates poor accessibility to public transport and a new access is proposed from Sanderstead Hill. The existing crossover (onto Addington Road) will require removal and restoration.
- 8.26 The car park would be situated in the basement and would provide 9 spaces plus 3 blue badge spaces (12 in total). The car park being provided is small for the use and there would be a number of different users who will place a demand on use of the car park. Due to this, a Transport Note would be required which would set out the likely

trip generation resulting from the scheme and justify the amount of parking providing. It should include results of a parking survey to the Lambeth Methodology for the local area, with a focus on daytime parking stress. This note should also provide a framework car park management plan to set out how the proposed on-site spaces would be managed and how provision would be maintained for more specialist visitors such as doctors and therapists as these visits are most likely to occur in a private single-occupancy vehicle due to the nature of the operation and the need to visit multiple patients in different locations in the course of a day. Officers have concerns of the lack of assigned staff parking to be provided on the site especially as the applicant has confirmed that there would be 30 staff on site at any typical time during the day. Given the low PTAL, it must be assumed that many staff would travel by car but no information has been submitted by the applicant to assess this. A car parking management strategy has not been submitted. The potential for off-site staff parking is high given the location of the site. This information is needed as officers have concerns that inappropriate over-spill parking could result on Sanderstead Hill adjacent to the applicant site, and throughout the wider local area. This could lead to the introduction of highway safety issues which are not currently present. Due to the amount of information submitted to support the application, officers cannot assess the impact of the development in terms of whether adequate parking is provided, whether or not the car parking would be managed in an appropriate fashion and therefore what impact there would be on the safety and efficiency of the local highway.

- 8.27 Cycle parking provided within the secure basement car park is accepted as appropriate. The provision of these cycle parking spaces should be secured by condition. However the application would benefit from the provision of the visitor cycle parking outside of the main entrance to the care home, in a highly visible, covered location with passive surveillance. Refuse storage is positioned within 20m of the back of the public highway, and the applicant has provided a vehicle waiting and manoeuvring area for refuse collections. Further details would be conditioned. However, Croydon waste management section use a 9.2m refuse vehicle which is larger than that shown in the manoeuvring track plans. Other servicing vehicles have also not been considered.
- 8.28 Sightlines are demonstrated for pedestrians, but are not adequately demonstrated for vehicle-vehicle sightlines. These should be provided at this stage and cannot be secured through a condition. The Council's Highways Team have stated that a banned right turn from the development onto Sanderstead Hill is also required. A Road Safety Audit has also not been submitted with the application. Whilst it is appreciated the audit would have been subject to condition in the previous planning application, the use is different and would involve different journey patterns and an increased number of trips throughout the day. Therefore insufficient details have been submitted with the application to justify the proposal and therefore it is recommended for refusal.
- 8.29 Policy DM29 of the Croydon Local Plan states that new development should have a positive impact and not be detrimental to highway safety and not result in a severe impact on the transport network. As set out above, insufficient information has been submitted regarding parking provision and the safety of the access for officers to be satisfied that this policy is complied with and that highway safety is adequately protected.

- 8.30 A travel plan, pooled car club contributions and highways s278 works would be covered in a legal agreement. Construction Logistic Plan and Service and Delivery Plan, Electric Charging points would subject to condition.

Other Planning Matters

Flooding

- 8.31 The site sits within Flood Risk Zone 1 (and thus is considered to be at a low risk of fluvial flooding) and the site is at a low risk of flooding from surface water and has the potential of groundwater flooding to occur at the surface. The site is within a groundwater source protection zone. Infiltration SuDS techniques would be employed to deal with the excess run-off from the post developed site. The surface water run-off from the post developed site will be managed using precast ring soakaways. The proposed strategy reduces the risk of surface water flooding as far as it reasonably practicable. The LLFA have an objection to the proposal and recommended refusal. The overall approach and proposed drainage strategy, as presented, meet some of the requirements of the LLFA. However, the information submitted is not adequate to fully demonstrate compliance and clarification is needed on some aspects of the proposals before this can be approved. In particular the operational and management plans for the use of a pumped system should be outlined with a clear commitment to management and maintenance as well as a plan for managing an exceedance event.

Sustainability

- 8.32 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be Zero Carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with any remaining CO2 emissions to be offset through a financial contribution and the development must achieved BREEAM excellent. Whilst the applicant has not submitted a detailed report, such matters are capable of being secured through condition and as such are acceptable.
- 8.33 In regards to land contamination, the site has been reviewed by the council's Land Contamination Officer whom has confirmed further sampling would be required and an intrusive land contamination condition is required.
- 8.34 London Plan Policy 7.14 (B) states that developments should minimise increased exposure to existing poor air quality and seek to contribute to addressing local air quality problems and Croydon Local Plan (2018) requires development to positively contribute to improving air, land, noise and water quality by minimising pollution. The proposal has been reviewed by the Council's Pollution Team and considered acceptable subject to the imposition of conditions including submission of; a noise assessment, sound insulation, ventilation, lighting details of boilers, delivery and service plan and construction environmental management plan. In addition in order to be acceptable a financial contributions for air quality and local education training strategy are required to be secured via S106 agreement.

Archaeology

- 8.34 The site lies within an archaeological priority area and is adjacent to the convergence of several historic roads. Historic maps show a footpath running directly through the site, which may be a precursor to Sanderstead Hill. Archaeological remains and

artefacts were discovered very close to the site around Sanderstead Pond. The site has not been developed previously therefore if archaeological remains are present they are likely to be well preserved. Whilst the applicant has not submitted an archaeological desk-based assessment Historic England have recommended a condition to protect any archaeological remains.

Conclusions

- 8.35 The proposed development would create a 60 bed care home that could make a contribution to the borough achieving its housing targets. However, this is given minimal weight due to the fact there is no identified need for a care home for elderly residents. To add to this the development does not provide a good quality design or environment for future residents. Insufficient information has been submitted on highway and flooding matters. This together is not outweighed by the benefit to housing supply and biodiversity or the contributions to local employment and training, air quality or carbon setting.
- 8.36 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above and details of the decision are set out in the RECOMMENDATION.

Appendix 1: Planning Policies and Guidance

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

London Plan

Policy 3.17 Health and Social Care Facilities
Policy 3.8 Housing Choice
Policy 4.12 Improving Opportunities for All
Policy 5.2 Minimising Carbon Dioxide Emissions
Policy 5.3 Sustainable Design and Construction
Policy 5.4A Electricity and Gas Supply
Policy 5.7 Renewable Energy
Policy 5.9 Overheating and Cooling
Policy 5.10 Urban Greening
Policy 5.11 Green Roofs and Development Site Environs
Policy 5.12 Flood Risk Management
Policy 5.13 Sustainable Drainage
Policy 5.14 Water Quality and Wastewater Infrastructure
Policy 5.15 Water Use and Supplies
Policy 5.17 Waste Capacity
Policy 5.21 Contaminated Land
Policy 6.1 Strategic Approach
Policy 6.3 Assessing Effects of Development on Transport Capacity
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.1 Lifetime Neighbourhoods
Policy 7.2 An Inclusive Environment
Policy 7.3 Designing Out Crime
Policy 7.4 Local Character

Policy 7.5 Public Realm
Policy 7.6 Architecture
Policy 7.8 Heritage Assets and Archaeology
Policy 7.14 Improving Air Quality
Policy 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes
Policy 7.19 Biodiversity and Access to Nature
Policy 7.21 Trees and Woodlands

The Mayor of London has published and adopted Supplementary Planning Guidance, of which Sustainable Design and Construction SPG is of relevance.

Croydon Local Plan (CLP)























The Croydon Local Plan was adopted on the 27th February 2018 and the main relevant policies to this application are as follows:

SP2 Homes

DM1 Housing Choice for Sustainable Communities
SP4 Urban Design and Local Character
DM10 Design and Character
DM13 Refuse and Recycling
DM16 Promoting Healthy Communities
DM18 Heritage Assets and Conservation
SP5 Community Facilities
SP6 Environment and Climate Change
DM23 Development and Construction
DM24 Land Contamination
DM25 Sustainable Drainage Systems and Reducing Flood Risk
SP7 Green Grid
DM27 Protecting and Enhancing our Biodiversity
DM28 Trees
SP8 Transport and Communication
DM29 Promoting Sustainable Travel and Reducing Congestion
DM30 Car and Cycle Parking in New Development

Suburban Design Guide (2019)

Appendix 2: Drawing Nos

-  Landscape CHU22570 11-Sheet 1
-  Landscape CHU22570 11-Sheet 2
-  Landscape CHU22570 12-Sheet 1
-  Landscape CHU22570 12-Sheet 2
-  Sanderstead_CS1901-01 Location Plan
-  Sanderstead_CS1901-02-P3 Existing Site Plan
-  Sanderstead_CS1901-03-P9 Proposed Site Plan
-  Sanderstead_CS1901-04-P5 Basement LGF Plans
-  Sanderstead_CS1901-05-P5 UGF FF Plans
-  Sanderstead_CS1901-06-P6 SF Roof Plans
-  Sanderstead_CS1901-07-P3 Elevations Sheet 1
-  Sanderstead_CS1901-08-P3 Elevations Sheet 2
-  Sanderstead_CS1901-09-P2 Block Plan A1
-  Sanderstead_CS1901-10-P4 Site Colour A1
-  Sanderstead_CS1901-10-P4 Site Colour A3
-  Sanderstead_CS1901-11-P1 Site Sections 1
-  Sanderstead_CS1901-12 Site Sections 2
-  Sanderstead_CS1901-13 Building Sections
-  Sanderstead_CS1901-14 Existing Building
-  Sanderstead_CS1901-15 Visuals Sheet 1
-  Sanderstead_CS1901-16 Visuals Sheet 2
-  Sanderstead_CS1901-17-P1 Context

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

6th February 2020

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 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 13th January 2020 and 24th January 2020.
- 1.4 During this period the service issued 187 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). 7 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 96 decisions issued, 22 were refused (11.7%). Therefore the approval rate for last reporting period was 88.3%.
- 1.6 The notable decisions are listed below
- On 23rd January 2020, planning permission was issued (following the completion of the associated S.106 Agreement) in respect of the redevelopment of 59-63 Higher Drive involving the erection of a replacement building comprising three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage. (LBC Ref 19/03282/FUL
 - On 23rd January 2020, planning permission was issued (following the completion of the associated S.106 Agreement) in respect of the demolition of 2-5 Barrowsfield and the erection of 4/5 storey building comprising 33 self-contained flats (5 x one bed, 15 x two bed and 13 x three bed), vehicular access on Limpsfield Road, 26 car parking spaces (including two disabled car parking spaces), integral cycle store for 64 cycles, integral bin storage, hard and soft landscaping, boundary treatment and communal amenity space at roof level (LBC Ref

18/05157/FUL)

- On 23rd January 2020, planning permission was granted in respect of the redevelopment of 3 West Hill involving the demolition of existing 2 storey detached house & garage and the erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, cycle (LBC Ref 19/05414/FUL). This followed on from the previous refusal of planning permission (taken at Planning Committee on the 6th November 2019). This previous scheme proposed a flat-roofed arrangements which was considered to be out of character and the scheme the subject of this most recent planning permission proposed a pitched roof arrangement, generated less objection for local residents and was therefore determined by officers under delegated authority.

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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

Ref. No. :	19/03888/LP	Ward :	Addiscombe East
Location :	42 Grant Road Croydon CR0 6PG	Type:	LDC (Proposed) Operations edged
Proposal :	Use of caravan as ancillary to the main C3 residential use at 42 Grant Road (amended description).		
Date Decision:	22.01.20		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05455/DISC **Ward : Addiscombe East**
Location : Button House Type: Discharge of Conditions
2A Everton Road
Croydon
CR0 6LA
Proposal : Details of Drainage Strategy Report pursuant to Condition 10 of applicaiton 18/03360/ful and Condtion 11 of application ref 19/03105/ful granted for demolition of existing warehouse and erection of 2 x 2 bedroom houses each with study at second floor level with gardens.
Date Decision: 13.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05458/FUL **Ward : Addiscombe East**
Location : Cherrywood Type: Full planning permission
4 Cheyne Walk
Croydon
CR0 7HG
Proposal : Alterations, erection of two storey side / rear extension to existing dwellinghouse, conversion to 5 flats, provision of associated refuse storage and cycle storage, and provision of associated off-street parking.
Date Decision: 24.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05610/CONR **Ward : Addiscombe East**
Location : 63 Northampton Road Type: Removal of Condition
Croydon
CR0 7HD
Proposal : Variation of condition 1 (drawing numbers) for permission 19/02509/FUL - 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: 17.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00848/FUL **Ward : Addiscombe West**
Location : 9 Bisenden Road **Type: Full planning permission**
Croydon
CR0 6UN
Proposal : Erection of two storey rear extension and conversion of house into 1 x 3 bed flat and 2 x 2 bed flat.
Date Decision: 17.01.20

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

Level: Delegated Business Meeting

Ref. No. : 19/03814/DISC **Ward : Addiscombe West**
Location : Land Adjacent To East Croydon Station And **Type: Discharge of Conditions**
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.
Proposal : Discharge of condition 24 (Solar Glare) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses
Date Decision: 22.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05052/HSE **Ward : Addiscombe West**
Location : 63 Addiscombe Court Road **Type: Householder Application**
Croydon
CR0 6TT
Proposal : Proposed ground floor wraparound extension, internal alterations and all associated works
Date Decision: 15.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05623/DISC **Ward : Addiscombe West**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : Land Adjacent To East Croydon Station And Type: Discharge of Conditions
Land At Cherry Orchard Road
Cherry Orchard Gardens
Croydon
Billington Hill

Proposal : Discharge of condition 37 (Water Supply Infrastructure) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses

Date Decision: 21.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/06062/LP Ward : **Addiscombe West**
Location : 16 Exeter Road Type: LDC (Proposed) Use edged
Croydon
CR0 6EG
Proposal : Change of use of Dwellinghouse (C3) to a HMO for up to 6 people (C4)

Date Decision: 24.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03001/HSE Ward : **Bensham Manor**
Location : 68 Langdale Road Type: Householder Application
Thornton Heath
CR7 7PP
Proposal : Erection of single storey rear extension

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05250/FUL Ward : **Bensham Manor**
Location : Ground Floor Shop Type: Full planning permission
890 London Road
Thornton Heath
CR7 7PB
Proposal : Use of part of ground floor as a residential unit

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05422/FUL **Ward : Bensham Manor**
Location : 17 Melfort Road **Type: Full planning permission**
Thornton Heath
CR7 7RS
Proposal : Internal reconfiguration to reduce 6 self-contained residential units to 2 self-contained residential units with associated alterations to facades, including enlarging rear ground floor window and installation of rooflights in roofslopes (front and rear).

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05427/FUL **Ward : Bensham Manor**
Location : 51 Brigstock Road **Type: Full planning permission**
Thornton Heath
CR7 7JH
Proposal : Internal reconfiguration to reduce number of residential units from 7 self-contained residential dwellings to 4 self-contained residential dwellings. Erection of single storey, ground floor rear extension.

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05588/DISC **Ward : Bensham Manor**
Location : Flora Court **Type: Discharge of Conditions**
20 Chipstead Avenue
Thornton Heath
Proposal : Full discharge of condition 12 (Carbon Dioxide Emissions) attached to planning permission 16/06343/FUL for the erection of four storey building comprising 20 one bedroom and 4 two bedroom flats. Erection of three storey building comprising 3 one bedroom flats together with car parking, landscaping and associated works.

Date Decision: 16.01.20

Approved

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Ref. No. : 19/05641/LE **Ward : Bensham Manor**
Location : 17 Melfort Road Type: LDC (Existing) Use edged
Thornton Heath
CR7 7RS
Proposal : Use of 17 Melfort Road as 6 self contained residential units

Date Decision: 15.01.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/05849/LE **Ward : Bensham Manor**
Location : 20 Heathview Road Type: LDC (Existing) Use edged
Thornton Heath
CR7 7PL
Proposal : Lawful use of the property as two self contained flats

Date Decision: 22.01.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/05992/NMA **Ward : Bensham Manor**
Location : Bensham House Type: Non-material amendment
324 Bensham Lane
Thornton Heath
CR7 7EQ

Proposal : Non-Material Amendment to Change the Description of Development of Planning Permission 16/06483/FUL FROM Demolition of existing buildings; erection of a six storey building (including lower ground floor) fronting Bensham Lane comprising 23 one bedroom and 9 two bedroom flats and 2 three bedroom flats ; erection of three storey terrace building (including lower ground floor) 6 one bedroom flats and 7 three bedroom townhouses: formation of vehicular accesses and provision of associated off-street parking ; provision of associated refuse and cycle storage TO Demolition of existing buildings, erection of a six storey building (including lower ground floor) fronting Bensham Lane comprising up to 34 flats, erection of three storey terrace building (including lower ground floor) comprising up to 6 flats and up to 7 townhouses, formation of vehicular accesses and provision of associated off-street parking, provision of associated refuse and cycle storage.

Date Decision: 21.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00073/LP **Ward : Bensham Manor**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 5 Penshurst Road
Thornton Heath
CR7 7EE
Type: LDC (Proposed) Operations
edged

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

Date Decision: 22.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00125/LP
Location : 66 Winterbourne Road
Thornton Heath
CR7 7QU
Type: LDC (Proposed) Operations
edged
Ward : **Bensham Manor**

Proposal : Rear dormer roof extension; two rooflights to the front roofslope; removal of chimney;
relocation of first floor rear window and construction of an outbuilding within the rear
garden.

Date Decision: 24.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04521/HSE
Location : 51 Kidderminster Road
Croydon
CR0 2UF
Type: Householder Application
Ward : **Broad Green**

Proposal : Erection of two storey rear extension and single storey rear extension.

Date Decision: 17.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05419/DISC
Location : Barnacle Works At The Rear Of Land At 2
Bensham Lane Croydon CR0 2RQ
Type: Discharge of Conditions
Ward : **Broad Green**

Proposal : Details Drainage and SUDS Maintenance Report pursuant to Condition 19 ref
19/02461/contr granted for Demolition of existing buildings and erection of 3no.
replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential
dwellings plus associated car and cycle parking with hard and soft landscaping
measures.

Date Decision: 16.01.20

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Ref. No. : 19/05554/CONR **Ward : Broad Green**
Location : Land And Garages Adjoining **Type: Removal of Condition**
2 Dennett Road
Croydon

Proposal : Demolition of garages; erection of 2 x three-bed dwellings with basements, associated amenity spaces and secure cycle stores (without compliance with Condition 1 attached to permission 17/06414/FUL)

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05661/HSE **Ward : Broad Green**
Location : 91 Chapman Road **Type: Householder Application**
Croydon
CR0 3NX

Proposal : Demolition of existing rear extension, erection of single/two storey side and rear extensions and installation of 2 windows in side elevation.

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05743/GPDO **Ward : Broad Green**
Location : 18 Fairmead Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 3NQ

Proposal : Erection of single storey rear extension projecting out 4.3 metres with a maximum height of 3 metres

Date Decision: 22.01.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/06068/DISC **Ward : Broad Green**
Location : 58 Oakfield Road **Type: Discharge of Conditions**
Croydon
CR0 2UB

Proposal : Details relating to condition 4 (bins, bikes and boundary treatment) of planning permission 19/04317/FUL for 'Conversion of the single dwelling property to two self-contained flats, Rear extensions and rear dormer extension.'

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Date Decision: 24.01.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/00025/LP	Ward :	Broad Green
Location :	19 Stonecroft Way Croydon CR0 3DJ	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of dormer in rear roofslope, installation of 3 rooflights in front roofslope and replacement doors in rear elevation.		

Date Decision: 17.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02488/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	Carlton Court Auckland Road Upper Norwood London SE19 2RS	Type:	Full planning permission
Proposal :	Erection of 2 x timber bin enclosures fronting onto Sylvan Road and Auckland Road (retrospective).		

Date Decision: 17.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02633/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	55 - 133 College Green Upper Norwood London SE19 3PR	Type:	Full planning permission

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Refurbishment of existing tower block and modifications at ground storey to include three new residential units with extended main entrance lobby and fire escape corridors. The roof above the tower block will also be refurbished with a new replacement insulated warm roof waterproofing system. The external areas will also be refurbished with two new car parking areas, external steps and rear private garden with patio. New low level railing and gates to be provided around the perimeter of the site with high level security railings and gate to the private garden area.

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05447/ADV **Ward : Crystal Palace And Upper Norwood**

Location : 58 - 60 Westow Hill
Upper Norwood
London
SE19 1RX
Type: Consent to display advertisements

Proposal : Erection of externally illuminated fascia signage and one non-illuminated projecting sign (amended description)

Date Decision: 24.01.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05853/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 58 - 60 Westow Hill
Upper Norwood
London
SE19 1RX
Type: Works to Trees in a Conservation Area

Proposal : Horse Chestnut (T1) - Prune laterals back to front elevations of property.

Date Decision: 17.01.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/00026/LP **Ward : Crystal Palace And Upper**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 19 South Vale
Upper Norwood
London
SE19 3BA

Type: **Norwood**
LDC (Proposed) Operations
edged

Proposal : Replace all windows with wooden sash copied from original.
Replace balcony door copied from original, install safety barrier to make safe the opening (original veranda fell in the 1980s)
Replace existing door and window in back reception room with black aluminium framed bi-fold doors, details attached.
Replace roof tiles, like for like.

Date Decision: 22.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00093/CAT

Ward : **Crystal Palace And Upper Norwood**

Location : 154 Church Road
Upper Norwood
London
SE19 2NT

Type: Works to Trees in a
Conservation Area

Proposal : 1 x Sycamore Tree on right hand boundary to cut back to previous pruning points. To reduce a mixed hedge by approximately 30% and to face up front edge by creating a tighter boundary hedge.

Date Decision: 24.01.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/00110/PAD

Ward : **Crystal Palace And Upper Norwood**

Location : Garage Block Rear Of 98 - 176 College
Green
Upper Norwood
London
SE19 3PN

Type: Determination prior approval
demolition

Proposal : Garages to the rear of block no 98 - 176 College Green

Date Decision: 24.01.20

Withdrawn application

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/04767/HSE
Location : 90 Reddown Road
Coulsdon
CR5 1AL
Proposal : Alterations, erection of a two storey side extension and a single storey rear extension with steps

Ward : **Coulsdon Town**
Type: Householder Application

Date Decision: 14.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04908/CONR
Location : 76 Reddown Road
Coulsdon
CR5 1AL
Proposal : Variation of Condition 1 (approved plans) attached to planning permission 19/03714/CONR the demolition of existing house and erection of a 2/3 storey building with accommodation in the roof to provide 9 units with associated parking/access, landscaping, cycle and refuse stores.

Ward : **Coulsdon Town**
Type: Removal of Condition

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05529/HSE
Location : 11 Winifred Road
Coulsdon
CR5 3JB
Proposal : The erection of a two storey side extension with associated new driveway and vehicular cross-over.

Ward : **Coulsdon Town**
Type: Householder Application

Date Decision: 21.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05544/HSE
Location : 61 Stoats Nest Village
Coulsdon
CR5 2JN

Ward : **Coulsdon Town**
Type: Householder Application

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Alterations and erection of a first floor side extension

Date Decision: 17.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05557/FUL

Ward : Coulsdon Town

Location : 4 Tickners Way
Coulsdon
Croydon
CR5 3GG

Type: Full planning permission

Proposal : Erection of porch to front elevation

Date Decision: 17.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05566/FUL

Ward : Coulsdon Town

Location : 30 Chipstead Valley Road
Coulsdon
CR5 2RA

Type: Full planning permission

Proposal : Erection of a two storey rear extension to provide 2 x 1 bedroom flats including associated bin and cycle stores, erection a rear roof extension to existing flat, alterations.

Date Decision: 22.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05584/FUL

Ward : Coulsdon Town

Location : 18 Chipstead Valley Road
Coulsdon
CR5 2RA

Type: Full planning permission

Proposal : Erection of two storey building to create 1 x 1 bedroom residential unit, associated parking, cycle and refuse storage

Date Decision: 15.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05678/HSE

Ward : Coulsdon Town

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 14 The Ridge
Coulsdon
CR5 2AT
Type: Householder Application

Proposal : The erection of a two storey side extension with a loft conversion/dormer extension and the erection of a single storey rear extension.

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05724/HSE
Location : 84 Reddown Road
Coulsdon
CR5 1AL
Type: Householder Application
Ward : Coulsdon Town

Proposal : Erection of a first floor side extension including the formation of a hip to gable roof over and replacement front garage door with window (including conversion into habitable space).

Date Decision: 14.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05730/HSE
Location : 36 Rickman Hill
Coulsdon
CR5 3DN
Type: Householder Application
Ward : Coulsdon Town

Proposal : Construction of a single-storey rear extension.

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05764/DISC
Location : 169 - 173 Brighton Road
Coulsdon
CR5 2NH
Type: Discharge of Conditions
Ward : Coulsdon Town

Proposal : Full discharge of condition 9 (site management plan) attached to planning application 19/03348/CONR for the Conjoining existing ground floor units into a single unit for A1 or A3 use. Part change of use of the first floor ancillary retail (A1 use) to form one new residential unit (C3 use). Demolition of existing single storey outbuilding. Erection of a single storey rear extension with associated alterations to the existing external residential access, rear balconies, car parking, boundary treatments, cycle and refuse storage.

Date Decision: 16.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05789/DISC
Location : 13 South Drive
Coulsdon
CR5 2BJ
Ward : Coulsdon Town
Type: Discharge of Conditions
Proposal : Discharge of Condition 18 (SuDS) of planning permission 18/05880/FUL (Demolition of the existing property and erection of new apartment building containing nine self contained apartments, car parking, refuse storage, cycle storage and associated landscaping).
Date Decision: 17.01.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05790/LP
Location : 23 Wilhelmina Avenue
Coulsdon
CR5 1NL
Ward : Coulsdon Town
Type: LDC (Proposed) Operations edged
Proposal : Single storey rear extension and replacement first floor rear window.
Date Decision: 14.01.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05871/TRE
Location : 21 Vale Close
Coulsdon
CR5 2AU
Ward : Coulsdon Town
Type: Consent for works to protected trees
Proposal : Two Beech trees - T1 and T2: Beech trees - Overall crown reduction of 2m only.
Date Decision: 24.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05909/TRE
Location : 62 The Vale
Coulsdon
CR5 2AW
Ward : Coulsdon Town
Type: Consent for works to protected trees

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : T1, Walnut - To fell and grind out stump
(TPO no. 7, 1978)

Date Decision: 24.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05349/FUL

Ward : Fairfield

Location : 45 High Street
Croydon
CR0 1QD

Type: Full planning permission

Proposal : Internal alterations, use of first and second floors as house of multiple occupation (HMO) with 8 rooms, provision of associated refuse and cycle storage at ground floor.

Date Decision: 23.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05350/LBC

Ward : Fairfield

Location : 45 High Street
Croydon
CR0 1QD

Type: Listed Building Consent

Proposal : Internal alterations, use of first and second floors as house of multiple occupation (HMO) with 9 rooms, provision of associated refuse and cycle storage at ground floor.

Date Decision: 23.01.20

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 19/05555/DISC

Ward : Fairfield

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

Type: Discharge of Conditions

Proposal : Discharge of Condition 19 (Noise Management Plan) of Planning permission
17/06318/FUL.

Date Decision: 14.01.20

Approved

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05556/DISC **Ward : Fairfield**
Location : Wandle Road Car Park Type: Discharge of Conditions
Wandle Road
Croydon
CR0 1DX

Proposal : Discharge of Condition 18 (Flooding/Drainage Mitigation) of planning permission
17/06318/FUL

Date Decision: 17.01.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05586/ADV **Ward : Fairfield**
Location : 12 High Street Type: Consent to display
Croydon advertisements
CR0 1YA

Proposal : Display of 1 x internally illuminated fascia sign and 1 x non-illuminated projecting sign.

Date Decision: 17.01.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05691/NMA **Ward : Fairfield**
Location : 6-44 Station Road And Queens Hall Car Type: Non-material amendment
Park, Poplar Walk, Croydon (St Michaels
Square), CR0 2RB

Proposal : Variations in the wording (trigger points) of a number of pre-commencement conditions of
planning approval 15/01419/P (namely condition numbers 15, 18, 20, 29, 30, 31, 32, 34,
35, 36, and 40).

Date Decision: 17.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05731/GPDO **Ward : Fairfield**
Location : 14 Salem Place Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 1AQ

Proposal : Erection of a single storey rear extension projecting 4.5 metres from the rear wall of the
original house with an eaves height of 2.83 metres and a maximum height of 2.95 metres

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Date Decision: 14.01.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/00412/FUL **Ward : Kenley**
Location : 56 Welcomes Road **Type: Full planning permission**
Kenley
CR8 5HD
Proposal : Demolition of existing bungalow and erection of a three storey building (including accommodation in the roof) to provide 9 units including associated landscaping, parking, access and cycle/refuse stores.

Date Decision: 23.01.20

Permission Granted

Level: Planning Committee

Ref. No. : 19/05182/HSE **Ward : Kenley**
Location : 6 Chertsey Close **Type: Householder Application**
Kenley
CR8 5LN
Proposal : Demolition of a conservatory, alterations and erection of a single storey rear extension, loft conversion and front porch

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05541/TRE **Ward : Kenley**
Location : 82 Welcomes Road **Type: Consent for works to protected trees**
Kenley
CR8 5HE
Proposal : T1: Yew - Reduce, laterally the side that protrudes across the lawn by 3m. Due to loss of light.
(TPO no. 200)

Date Decision: 17.01.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Ref. No. : 19/05658/TRE **Ward : Kenley**
Location : 85 Higher Drive **Type: Consent for works to protected trees**
Purley
CR8 2HN
Proposal : T1 - Cedar Tree - Reduce height by 2-3m, reduce lateral limbs back by 2m and crown lift to allow a clearance of 2.4m.
(TPO no. 3, 1997)

Date Decision: 24.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05672/HSE **Ward : Kenley**
Location : 50 Hilltop Road **Type: Householder Application**
Whyteleafe
CR3 0DD
Proposal : Construction of a single storey wrap-around extension.

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05755/TRE **Ward : Kenley**
Location : 32 Welcomes Road **Type: Consent for works to protected trees**
Kenley
CR8 5HD
Proposal : Yew trees - To lift yew trees overhanging driveway entrance to no more than 5m to all access for lorries.

Date Decision: 24.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05351/FUL **Ward : New Addington North**
Location : Telephone Exchange **Type: Full planning permission**
Betchworth Way
Croydon
CR0 0TT
Proposal : Installation of a louvre to a window at ground floor level to the west elevation.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05637/HSE **Ward : New Addington North**
Location : 6A Castle Hill Avenue **Type: Householder Application**
Croydon
CR0 0TB
Proposal : Erection of a rear roof extension, demolition of existing chimney, insertion of roof lights, alterations.

Date Decision: 23.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04993/HSE **Ward : New Addington South**
Location : 164 Queen Elizabeth's Drive **Type: Householder Application**
Croydon
CR0 0HF
Proposal : Retrospective application for alterations to front garden including erection of external staircase and low boundary wall, and provision of hardstanding.

Date Decision: 22.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05155/FUL **Ward : New Addington South**
Location : 38 Central Parade **Type: Full planning permission**
Croydon
CR0 0JD
Proposal : Erection of a two storey rear extension (ground floor and basement) and installation of flue, associated with a commercial premises

Date Decision: 17.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05825/ADV **Ward : New Addington South**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 28 Central Parade
Croydon
CR0 0JB

Type: Consent to display
advertisements

Proposal : New fascia signage with internally illuminated lettering and lightbox and internally illuminated projecting sign.

Date Decision: 17.01.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05397/FUL

Location : 50 Florida Road
Thornton Heath
CR7 8EW

Ward : **Norbury Park**

Type: Full planning permission

Proposal : Erection of two storey side extension and single storey side/rear extension.

Date Decision: 20.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05561/FUL

Location : 1496 London Road
Norbury
London
SW16 4BT

Ward : **Norbury Park**

Type: Full planning permission

Proposal : Installation of retractable awning, posts and glazed screens to existing outdoor seating area.

Date Decision: 14.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02007/HSE

Location : 2 Melrose Avenue
Norbury
London
SW16 4QU

Ward : **Norbury And Pollards Hill**

Type: Householder Application

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Retrospective application for the retention of a side boundary wall, a side and rear garage and a rear canopy to the house

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05019/HSE
Location : 24 Pollards Hill West
Norbury
London
SW16 4NT

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Erection of part 2-storey, part single storey rear extension, dormer windows to both side facing roof slopes, front porch infill extension and associated alterations.

Date Decision: 21.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05273/GPDO
Location : 2 Craignish Avenue
Norbury
London
SW16 4RN

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

Proposal : Erection of single storey rear extension a total of 8 metres from the original rear wall (3 metres from current extension) with a maximum height of 3 metres

Date Decision: 14.01.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05344/FUL
Location : 11 Craignish Avenue
Norbury
London
SW16 4RN

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Change of use from C3 (8-bed dwellinghouse) to Sui Generis (8-bed HMO)

Date Decision: 14.01.20

Permission Refused

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05494/HSE **Ward : Norbury And Pollards Hill**
Location : Garrick Type: Householder Application
Pollards Crescent
Norbury
London
SW16 4NX
Proposal : Demolition of existing conservatory, internal alterations, erection of single-storey rear extension with raised terrace, erection of lower ground floor extension, erection of retaining wall and alterations to land levels at the rear of the site.

Date Decision: 14.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/06017/LP **Ward : Norbury And Pollards Hill**
Location : 70 Norbury Crescent Type: LDC (Proposed) Operations
Norbury edged
London
SW16 4LA
Proposal : Erection of rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 23.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04982/HSE **Ward : Old Coulsdon**
Location : 147 Mead Way Type: Householder Application
Coulsdon
CR5 1PR
Proposal : Alterations, erection of a single-story side and rear extension and partial conversion of a garage to habitable room

Date Decision: 17.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04994/TRE **Ward : Old Coulsdon**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : Briar Cottage
Waterhouse Lane
Kenley
CR8 5EP
Type: Consent for works to protected trees
Proposal : T1 - Oak - Fell. The tree is in poor condition and close to the house and electrical cables

Date Decision: 24.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05590/DISC
Location : The Annexe Taunton Farm
Taunton Lane
Coulsdon
CR5 1SH
Type: Discharge of Conditions
Ward : Old Coulsdon
Proposal : Discharge of condition 2 - WSI investigation - attached to planning permission 18/06010/LBC for the Strip out of damaged internal decorative fixtures and finishes following flood damage and reinstatement following drying and treatment. Repair or replacement of 3 timber casement windows

Date Decision: 13.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03705/TRE
Location : 27 Stanhope Road
Croydon
CR0 5NS
Type: Consent for works to protected trees
Ward : Park Hill And Whitgift
Proposal : T1 Ash, T2 Oak - Crown lift over access road only to 5m measured from ground level, to provide clearance and reduce contact with the ambulance that uses the access road.
T3 Beech - Crown lift over access road only to 5m measured from ground level, to provide clearance and reduce contact with the ambulance that uses the access road.
Overall crown reduction of 2-3m (poor condition)
(TPO no. 36, 1983)

Date Decision: 24.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05255/DISC
Ward : Park Hill And Whitgift

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : Zenith House
96 Park Hill Rise
Croydon
Type: Discharge of Conditions

Proposal : Discharge of Condition 5_a) Security lighting_b) Visibility splays_c) Electrical vehicle charging point, and Condition 10_SUDs of planning permission 18/01994/FUL for Demolition of an existing house: erection of a three storey building comprising 6 two bedroom and 3 three bedroom flats, provision of driveway and associated parking to rear and provision of associated refuse and cycle storage.

Date Decision: 22.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05286/HSE
Location : 9 Upfield
Croydon
CR0 5DR
Ward : **Park Hill And Whitgift**
Type: Householder Application

Proposal : Demolition of existing storage area, erection of single-storey side/rear extension, internal alterations and installation of french doors in rear elevation.

Date Decision: 13.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05425/FUL
Location : 175 Coombe Road
Croydon
CR0 5SQ
Ward : **Park Hill And Whitgift**
Type: Full planning permission

Proposal : A retrospective application for a vehicle crossover

Date Decision: 24.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05594/HSE
Location : 1 Ranmore Avenue
Croydon
CR0 5QA
Ward : **Park Hill And Whitgift**
Type: Householder Application

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Alterations to include new ridge height; Erection of first floor front extension and two storey rear extension to include a dormer extension in rear roof slope. Alterations to front and side boundary enclosure to include new railings on existing boundary walls and installation of security gates.

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02404/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 98 Riddlesdown Road
Purley
CR8 1DD

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (Materials), 3 (Detailed plans), 12 (Construction management plan) and 13 (Accessibility) attached to planning permission 18/05154/FUL for demolition of a single-family dwelling and erection of a three-storey block, including basement accommodation for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store.

Date Decision: 13.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03793/FUL

Ward : **Purley Oaks And Riddlesdown**

Location : 54 Grasmere Road
Purley
CR8 1DW

Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of building to provide 7 residential units, with associated landscaping, parking, cycle and refuse storage

Date Decision: 16.01.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04812/TRE

Ward : **Purley Oaks And Riddlesdown**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 52 Chancellor Gardens
South Croydon
CR2 6WB

Type: Consent for works to protected trees

Proposal : Beech (T1) - crown reduce by approximately 2 - 3m, and crown lift to approximately 5m.
(TPO no. 26, 1984)

Date Decision: 17.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05355/NMA

Ward : **Purley Oaks And Riddlesdown**

Location : 3 Barnards Place
South Croydon
CR2 6DZ

Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 18/00585/HSE for alterations to elevations and erection of single storey front/side/rear extensions including porch and conversion of garage to habitable room.

Date Decision: 24.01.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05457/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 14 Mitchley Avenue
Purley
CR8 1DT

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (materials), 3 (details), 4 (landscaping), 5 (construction logistics), 8 (carbon dioxide emissions) attached to planning permission 18/03582/FUL for the demolition of existing property and erection of 3-storey development consisting 6 flats with associated access, 4 parking spaces, cycle storage and refuse store, and alterations to the existing land levels (revised description and proposal).

Date Decision: 13.01.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05636/HSE

Ward : **Purley Oaks And Riddlesdown**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 8 Hill Close
Purley
CR8 1JR
Type: Householder Application
Proposal : Enlargement of existing garage.

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05771/DISC
Ward : **Purley Oaks And Riddlesdown**
Location : Development Site Former Site Of 7A
Warren Road
Purley
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: 24.01.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05780/LP
Ward : **Purley Oaks And Riddlesdown**
Location : 29 Ingleboro Drive
Purley
CR8 1ED
Type: LDC (Proposed) Use edged
Proposal : Conversion of the existing garage to a habitable room.

Date Decision: 15.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05821/CONR
Ward : **Purley Oaks And Riddlesdown**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 62 Whytecliffe Road North
Purley
CR8 2AR

Type: Removal of Condition

Proposal : Variation of conditions 6 (opening times), 7 (alteration to the external limit on children within the external playspace) and 8 (noise impact) linked to planning application for the 19/03183/FUL for the alterations including the refurbishment of vacant and dilapidated NHS Health Centre for use as a day nursery (Class D1) including associated minor external alterations to the building including a first floor balcony decked amenity terrace, reconfiguration of parking area to create external play space and provision of detached bin store enclosure.

Date Decision: 20.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 17/05303/FUL
Location : 29 Banstead Road
Purley
CR8 3EB

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

Proposal : Alterations and erection of single/two storey side/rear extension, roof extension and dormer extension on rear roof slope and balcony areas at rear, conversion to form 1 x 3 bedroom and 3 x 1 bedroom flats with associated bin and cycle stores (AMENDED DESCRIPTION)

Date Decision: 23.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02187/FUL
Location : 13A Godstone Road
Kenley
CR8 5AG

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

Proposal : Conversion of existing single family dwelling (C3) into 3 x flats (C3) (1 x 3 bed, 1 x 1 bed and 1 studio), and provision of cycle and refuse storage (amended description)

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03282/FUL
 Location : 59-63 Higher Drive
 Purley
 CR8 2HR
Ward : Purley And Woodcote
 Type: Full planning permission

Proposal : Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage.

Date Decision: 23.01.20

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

Level: Planning Committee

Ref. No. : 19/03699/DISC
 Location : 1-9 Foxley Lane
 Purley
 CR8 3EF
Ward : Purley And Woodcote
 Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Drainage) attached to planning permission 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: 15.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04275/FUL
 Location : 56 Brighton Road
 Purley
 CR8 2LJ
Ward : Purley And Woodcote
 Type: Full planning permission

Proposal : Conversion from a dwelling house to 4 self-contained flats (comprising 1x 1 Bed, 1x 2 Bed and 2x 3 Bed flats) with external alterations including three storey side extension, rear and roof extensions, changes to front, demolition of existing garage, outside WC, conservatory, associated private and communal amenity space, cycle storage, hard & soft landscaping, bin storage and car parking spaces, alterations to openings

Date Decision: 15.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04871/HSE
Ward : Purley And Woodcote

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 25A Manor Way
Purley
CR8 3BL
Type: Householder Application

Proposal : Retention of alterations/extensions including raised patio area at rear, balcony area at first floor level at rear including balustrading and alterations to application 14/00705/RES

Date Decision: 22.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04872/DISC
Location : 3 Olden Lane
Purley
CR8 2EH
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of condition 14 (Construction Logistics Plan) attached to planning permission ref. 19/00110/FUL for the demolition of the existing dwelling and detached garage. Erection of a two/three storey building to provide 8 units with associated parking/access, landscaping, internal refuse and external cycle stores.

Date Decision: 20.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05061/DISC
Location : 19 Box Ridge Avenue
Purley
CR8 3AS
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of condition 9 (CLP) attached to permission ref. 19/04829/CONR for the demolition of existing two storey house and detached garage; erection of two/three storey building with accommodation in the roofscape to provide 8 units including the provision of car and cycle parking, refuse storage facilities, hard and soft landscaping and land alterations throughout the site.

Date Decision: 23.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05149/CONR
Location : 1 Hill Road
Purley
CR8 3AT
Type: Removal of Condition
Ward : **Purley And Woodcote**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Variation of condition 1 to planning permission ref. 18/04955/OUT (Demolition of existing property. Erection of three/four storey building comprising 9 flats (1 x three bedroom, 7 x two bedroom and 1 x 1 bedroom flats) including balconies with parking area, refuse and cycle storage).

Date Decision: 15.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05167/DISC
Location : 94 Foxley Lane
Purley
CR8 3NA

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 10 (Construction Logistics Plan) attached to planning permission 18/03055/FUL.

Date Decision: 13.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05222/HSE
Location : 74 Woodcrest Road
Purley
CR8 4JB

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations including erection of a single storey side and rear extension, and a raised patio to the rear with balustrade and staircase.

Date Decision: 23.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05478/DISC
Location : Kingsbridge Court
1 Woodcote Valley Road
Purley
CR8 3AH

Ward : Purley And Woodcote
Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Discharge of Condition 3 (details) and 7 (carbon dioxide emissions) attached to planning permission 18/02493/FUL for the demolition of the existing house: Erection of a two storey building with accommodation within the roof space comprising of 2x three bedroom, 5x two bedroom and 2x one bedroom flats: Provision of associated parking and landscaping

Date Decision: 13.01.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05535/LP

Ward : **Purley And Woodcote**

Location : 40 Woodside Road
Purley
CR8 4LP

Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with rear dormer and formation of hip to gable extensions and rooflights

Date Decision: 15.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05549/CAT

Ward : **Purley And Woodcote**

Location : Clifton
Promenade De Verdun
Purley
CR8 3LN

Type: Works to Trees in a Conservation Area

Proposal : T1 - Horse Chestnut - Crown reduction by 30% - 2-3m overall. Remove the dead and diseased wood.
T2 - Dead Plum - Removal.
T3 - Western Cedar - Remove the dead top of the tree.

Date Decision: 24.01.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05550/DISC

Ward : **Purley And Woodcote**

Location : 21A Green Lane
Purley
CR8 3PP

Type: Discharge of Conditions

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Discharge of conditions 2 (external facing materials) and condition 12 (construction logistics plan) attached to application 18/01007/CONR to vary condition 1 (approved drawings) attached 17/05863/FUL for the demolition of existing dwelling: erection of two storey building with accommodation in roof space, comprising 6 two bedroom and 2 three bedroom flats: formation of vehicular access and provision of associated parking, refuse store and bike store

Date Decision: 17.01.20

Approved

Level: Delegated Business Meeting

Ref. No. :	19/05583/TRE	Ward :	Purley And Woodcote
Location :	30C Peaks Hill Purley CR8 3JF	Type:	Consent for works to protected trees
Proposal :	Yew (T3) Overall crown reduction of 1-1.5m. (TPO no. 132)		

Date Decision: 17.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	19/05671/FUL	Ward :	Purley And Woodcote
Location :	93 Downlands Road Purley CR8 4JJ	Type:	Full planning permission
Proposal :	Demolition of existing front garage and removal of external stairs to create a single storey 1x1 bed dwellinghouse with a green roof; refuse and cycle storage; new lift and external staircase leading to the host dwelling and hard and soft landscaping including alterations to land levels.		

Date Decision: 24.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	19/05673/HSE	Ward :	Purley And Woodcote
Location :	9 Hillside Avenue Purley CR8 2DP	Type:	Householder Application
Proposal :	Construction of a single storey rear extension.		

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05680/CAT
Location : 16 Furze Lane
Purley
CR8 3EG
Ward : **Purley And Woodcote**
Type: Works to Trees in a
Conservation Area

Proposal : Sycamore (front garden) - Fell and remove stump.

Date Decision: 17.01.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05701/DISC
Location : 110 Woodcote Valley Road
Purley
CR8 3BE
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Materials), 4 (Landscaping) and 7 (Refuse and Cycle Storage) attached to planning permission 17/00011/FUL for the erection of three bedroom detached dwelling at rear fronting Manor Way; formation of vehicular access and provision of associated parking.

Date Decision: 24.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05702/DISC
Location : 41-43 Russell Hill Road
Purley
CR8 2LD
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of Condition 14 (Biodiversity Enhancement Layout) attached to application 18/04264/FUL for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.'

Date Decision: 24.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05705/DISC
Location : Venture House Car Park
15 High Street
Purley
CR8 2FQ

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Condition 11 (details) and 13 (landscaping) attached to planning permission 18/04812/FUL for the erection of a detached four storey building comprising of 2x studio, 2x one bedroom and 2x two bedroom flats. Provision of associated parking and landscaping.

Date Decision: 24.01.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05833/TRE
Location : 23 Reedham Drive
Purley
CR8 4DT

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

Proposal : T2 - Sycamore - To crown reduce by 2-2.5m back to but not below previous reduction points.
(TPO no. 47, 1979)

Date Decision: 14.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05873/TRE
Location : 26 Rose Walk
Purley
CR8 3LG

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

Proposal : Pines - T11 _ T12 - Fell to ground level.
(TPO no. 2, 2001)

Date Decision: 17.01.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 18/05157/FUL **Ward : Sanderstead**
Location : 2-5 Barrowsfield **Type: Full planning permission**
South Croydon
CR2 9BZ

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

Date Decision: 23.01.20

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

Level: Planning Committee

Ref. No. : 19/05336/HSE **Ward : Sanderstead**
Location : 235 Upper Selsdon Road **Type: Householder Application**
South Croydon
CR2 0DZ

Proposal : Erection of a part single, part two storey side extension and erection of a single storey rear extension.

Date Decision: 13.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05414/FUL **Ward : Sanderstead**
Location : 3 West Hill **Type: Full planning permission**
South Croydon
CR2 0SB

Proposal : Demolition of existing 2 storey detached house & garage. Erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, cycle and refuse storage

Date Decision: 23.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05449/HSE **Ward : Sanderstead**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 8 Barnfield Road
South Croydon
CR2 0EY
Type: Householder Application
Proposal : Removal of a garage door, alterations, single storey front extension and a single storey rear extension

Date Decision: 21.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05468/HSE
Location : 134 Ridge Langley
South Croydon
CR2 0AS
Type: Householder Application
Ward : **Sanderstead**
Proposal : Erection of a first floor side and rear extension, and insertion of one window to the side elevation and three rooflights to the front elevation.

Date Decision: 15.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05476/HSE
Location : 134 Ridge Langley
South Croydon
CR2 0AS
Type: Householder Application
Ward : **Sanderstead**
Proposal : Erection of front dormer and internal alterations.

Date Decision: 15.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05496/HSE
Location : 24 Briton Hill Road
South Croydon
CR2 0JL
Type: Householder Application
Ward : **Sanderstead**
Proposal : Single storey side extension and alterations to existing patio

Date Decision: 15.01.20

Permission Granted

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05669/HSE
Location : 1 Cophorne Rise
South Croydon
CR2 9NN
Ward : **Sanderstead**
Type: Householder Application
Proposal : Erection of single storey side and rear extension (following demolition of existing garage and rear extension) including external stairs to the rear and replacement first floor side window.

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05690/LP
Location : 43 Briton Hill Road
South Croydon
CR2 0JJ
Ward : **Sanderstead**
Type: LDC (Proposed) Operations edged
Proposal : Alterations and erection of a single storey rear extension

Date Decision: 23.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00098/NMA
Location : 1A West Hill
South Croydon
CR2 0SB
Ward : **Sanderstead**
Type: Non-material amendment
Proposal : Revision to the description of the development approved by reference 18/01005/CONR to remove the references to the number of bedrooms within each unit.

Date Decision: 14.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04028/FUL
Ward : **Selsdon And Addington Village**

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 1 Selsdon Park Road
South Croydon
CR2 8JE
Type: Full planning permission
Proposal : Erection of detached 2-bedroom bungalow, including associated landscaping, car parking and bin store.

Date Decision: 21.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05426/DISC
Ward : **Selsdon And Addington Village**
Location : Saraband
Bishops Walk
Croydon
CR0 5BA
Type: Discharge of Conditions
Proposal : Discharge of Condition 4 (Materials and Sections) attached to planning permission 19/02070/FUL for the demolition of detached dwelling and garage, erection of two storey detached dwelling with accommodation at roof level, paved terrace, landscaping and associated alterations

Date Decision: 13.01.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05444/HSE
Ward : **Selsdon And Addington Village**
Location : 157 Croham Valley Road
South Croydon
CR2 7RE
Type: Householder Application
Proposal : Erection of a single storey rear extension.

Date Decision: 13.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05692/HSE
Ward : **Selsdon And Addington Village**
Location : 187 Ballards Way
Croydon
CR0 5RJ
Type: Householder Application

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Alterations, erection of first floor/roof extensions to include gable end and dormer extension on rear roof slope, erection of extension at side with accommodation above within the proposed roofspace at first floor level and within the existing roof area and erection of a single storey rear extension and dormer extension on front roofslope

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05697/HSE **Ward : Selsdon And Addington Village**

Location : 55 Greville Avenue
South Croydon
CR2 8NN **Type: Householder Application**

Proposal : Alterations and erection of a single storey front/side extension

Date Decision: 23.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04445/HSE **Ward : South Croydon**
Location : 43 Kingsdown Avenue **Type: Householder Application**
South Croydon

CR2 6QJ

Proposal : Erection of single/two storey rear extension with raised decking, installation of window on side elevation at first floor level, alterations to land levels at the rear of the site to include lower ground floor level and erection of retaining walls to extend existing garden terrace.

Date Decision: 17.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05483/FUL **Ward : South Croydon**
Location : Rutherford School **Type: Full planning permission**
1A Melville Avenue

South Croydon
CR2 7HZ

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Demolition of lodge building, alterations, erection of extension to main school to provide additional facilities including multi-use teaching spaces, therapy garden/space, therapy pool and changing facilities, meeting rooms/cafe space, alterations to parking area at front including the provision of 11 parking spaces

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05534/LP
Location : 46 Croham Road
South Croydon
CR2 7BA
Proposal : Change of use from a small HMO (Use Class C4) for up to six people to large HMO (Sui Generis) for up to seven people.

Ward : **South Croydon**
Type: LDC (Proposed) Use edged

Date Decision: 16.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05611/HSE
Location : 2 Purley View Terrace
Sanderstead Road
South Croydon
CR2 0PJ
Proposal : Erection of a part single, part two storey side and rear extension.

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

Date Decision: 17.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05939/NMA
Location : Tudor House
4 Birdhurst Road
South Croydon
CR2 7EA
Proposal : Non-material amendment

Ward : **South Croydon**
Type: Non-material amendment

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : Tesco Express
111 Whitehorse Road
Croydon
CR0 2JJ
Type: Full planning permission
Proposal : Single storey rear extension to the shop

Date Decision: 21.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04901/HSE
Location : 174 The Glade
Croydon
CR0 7UF
Type: **Ward : Shirley North**
Householder Application
Proposal : Proposed part single and part two storey side and rear extension with associated internal alterations

Date Decision: 22.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05519/HSE
Location : 29 Brookside Way
Croydon
CR0 7RR
Type: **Ward : Shirley North**
Householder Application
Proposal : Erection of single storey side/rear extension and erection of single storey rear extension.

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05681/TRE
Location : 66 Tower View
Croydon
CR0 7PW
Type: **Ward : Shirley North**
Consent for works to protected trees
Proposal : T1: Monterey Cypress - Fell due to heavy overshadowing and loss of light on no. 34 and adjacent properties.
(TPO no. 30, 2005)

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Date Decision: 24.01.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/00121/NMA
Location : Development Site Former Site Of 64 And
Rear Of 62 Woodmere Avenue
Croydon
CR0 7PD

Ward : Shirley North
Type: Non-material amendment

Proposal : Non-Material Amendment to LPA reference: 16/03749/P (Demolition of 64; erection of 5 three bedroom detached houses; alteration of access onto Woodmere Avenue and provision of associated parking and landscaping).

Date Decision: 24.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04978/HSE
Location : 83 Oak Avenue
Croydon
CR0 8EQ

Ward : Shirley South
Type: Householder Application

Proposal : Erection of single storey rear extension and patio area/steps

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05644/TRE
Location : Pinehurst
Birch Hill
Croydon
CR0 5HT

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

Proposal : T1. Monterey Cypress. Reduce height by 4m

G2. Consisting of two yew trees that form part of a hedge. fell.
(TPO no. 38, 1983)

Date Decision: 14.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04488/FUL **Ward : South Norwood**
Location : 48 Dagnall Park **Type: Full planning permission**
South Norwood
London
SE25 6NS
Proposal : Erection of single storey rear extension to facilitate the conversion of the dwelling house (C3) to an HMO for a maximum of 9 people (Sui Generis).

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05459/FUL **Ward : South Norwood**
Location : 76 Whitworth Road **Type: Full planning permission**
South Norwood
London
SE25 6XL
Proposal : Alterations to outbuilding.

NOTE:- Applicant Mr Mike Chard is the owner of all the units.

Date Decision: 14.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05793/LP **Ward : South Norwood**
Location : 24 Howden Road **Type: LDC (Proposed) Operations**
South Norwood **edged**
London
SE25 4AS
Proposal : Construction of hip to gable end roof extension; erection of dormer extension in rear roofslope and installation of roof lights to the front roofslope.

Date Decision: 22.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05816/LP
Location : 75 Sundial Avenue
South Norwood
London
SE25 4BU
Proposal : Erection of outbuilding in rear garden

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

Date Decision: 24.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05942/DISC
Location : The Clifton Arms
21 Clifton Road
South Norwood
London
SE25 6NJ
Proposal : Replacement window details pursuant to the discharge of condition 1 (materials and detailed drawings) of planning permission 17/05186/FUL for 'Alterations, Erection of a two storey side extension to create 1 two bedroom and 1 three bedroom flats above pub; Erection of two storey building with accommodation in roofspace comprising 1 three bedroom, 1 two bedroom, 1 one bedroom and 1 studio flats and associated landscaping'

Ward : South Norwood
Type: Discharge of Conditions

Date Decision: 24.01.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/04975/TRE
Location : 22 Kingswood Way
South Croydon
CR2 8QP
Proposal : T1, Thuja - To fell - T2, Thuja - To fell. Reasons - Trees are close to subject property plus canopy is touching neighbouring property. Limited options for pruning. (TPO No. 20, 1972)

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

Date Decision: 17.01.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Ref. No. : 19/05545/TRE **Ward :** **Selsdon Vale And Forestdale**
Location : 39 Kersey Drive **Type:** Consent for works to protected trees
South Croydon
CR2 8SX
Proposal : T1 - Oak tree - Crown reduction to previous reduction points - appr. 2-2.5 m -overall.
T2 - Oak tree - Crown reduction to previous reduction points - appr.1.5-2m overall.
(TPO no. 21, 1972)

Date Decision: 14.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05565/HSE **Ward :** **Selsdon Vale And Forestdale**
Location : 14 Kingswood Way **Type:** Householder Application
South Croydon
CR2 8QP
Proposal : Demolition of the existing rear conservatory extension and construction of part single,
part two-storey rear extension.

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05918/TRE **Ward :** **Selsdon Vale And Forestdale**
Location : 69 Hollywoods **Type:** Consent for works to protected trees
Court Wood Lane
Croydon
CR0 9JJ
Proposal : T6, Oak - Reduce back lateral limbs growing towards property by approx. 1.5m in branch
length to give a 2m clearance from side and roof of building.
(TPO no. 4, 2001)

Date Decision: 14.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/03126/FUL **Ward :** **Thornton Heath**
Location : 102 Parchmore Road **Type:** Full planning permission
Thornton Heath
CR7 8LX
Proposal : Erection of parapet wall and alterations to existing rear dormer

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Date Decision: 14.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05162/CONR
Location : 123 Woodville Road
Thornton Heath
CR7 8LP
Ward : Thornton Heath
Type: Removal of Condition
Proposal : Removal of Planning Condition 1 attached to PP 10/02252/P (for alterations and use of ground floor as a one bedroom flat) and use of the front garden as a car parking area for 123a Woodville Road.

Date Decision: 24.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05567/FUL
Location : 17 Foulsham Road
Thornton Heath
CR7 8LQ
Ward : Thornton Heath
Type: Full planning permission
Proposal : The change of use of 6-person house in multiple occupation (C4) to an 8-person house in multiple occupation (sui generis) with associated refuse and cycle storage provisions

Date Decision: 17.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05676/GPDO
Location : 28 Michael Road
South Norwood
London
SE25 6RL
Ward : Thornton Heath
Type: Prior Appvl - Class A Larger House Extns
Proposal : Erection of a single storey rear extension which projects out by 4 metres from the rear wall of the original house with an eaves height of 2.9 metres and a maximum height of 3 metres

Date Decision: 14.01.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 18/01251/FUL **Ward : Waddon**
Location : Pitlake Arms Type: Full planning permission
73A Waddon New Road
Croydon
CR0 4JB

Proposal : Demolition of existing building but part retention of existing basement. Erection of four storey building comprising four residential units (2 x 3 bedrooms and 2 x 1 bedroom), including associated private amenity spaces, communal amenity and internal refuse and cycle storage. (amended description).

Date Decision: 20.01.20

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 19/00752/FUL **Ward : Waddon**
Location : 117A Waddon New Road Type: Full planning permission
Croydon
CR0 4JE

Proposal : Demolition of existing building and erection of a two storey building with accommodation in the roofspace and basement comprising of 1 x 3 bed flat and 4 x 2 bed flats and associated refuse and cycle storage

Date Decision: 23.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05272/LE **Ward : Waddon**
Location : 90 Stafford Road Type: LDC (Existing) Use edged
Croydon
CR0 4NE

Proposal : Alterations to existing one bedroom maisonette to create a two bedroom three person dwelling.

Date Decision: 24.01.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05294/HSE **Ward : Waddon**
Location : 29 Nottingham Road Type: Householder Application
South Croydon
CR2 6AR

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Proposal : Alterations to front garden to include alterations to land levels with associated parking, partial removal of front boundary wall, ramped access, handrails, front gate in front of stepped access, boundary treatment, hard landscaping and formation of vehicular access.

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05328/FUL

Ward : **Waddon**

Location : 12 Alton Road
Croydon
CR0 4LY

Type: Full planning permission

Proposal : Erection of side/rear dormer roof extensions to facilitate conversion of the property from a 4 bed dwellinghouse into a 8 bed House in Multiple Occupation (HMO).

Date Decision: 24.01.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05524/DISC

Ward : **Waddon**

Location : Penshurst Place
90-92 Southbridge Road
Croydon
CR0 1AF

Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 2 (external materials), 3 (a and c landscaping and screening), 5. (refuse storage), 6 cycle storage and Condition 10 (lighting) of planning permission 18/05530/ful granted for Demolition of existing building and construction of a new three-storey building to provide 8 flats.

Date Decision: 22.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05625/ADV

Ward : **Waddon**

Location : Car Sales Showroom
13 Stafford Road
Croydon
CR0 4NG

Type: Consent to display advertisements

Proposal : Replace existing illuminated advertisement hoarding in new location adjacent to highway with new 48 sheet sign with the ability to automatically change the images on display.

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Date Decision: 22.01.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05662/DISC **Ward : Waddon**
Location : 90 Stafford Road **Type: Discharge of Conditions**
Croydon
CR0 4NE
Proposal : Discharge of Condition 5 (Landscaping) attached to PP 19/00038/FUL for the alterations, erection of single/two storey side/rear extensions, loft conversion with rear dormer extension, conversion to form 1 three bedroom, 1 two bedroom and 1 one bedroom flat, provision of associated cycle and bin/recycle stores, formation of vehicular access and provision of 2 parking spaces.

Date Decision: 23.01.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05665/LP **Ward : Waddon**
Location : Aerodrome Hotel **Type: LDC (Proposed) Operations**
680 Purley Way **edged**
Croydon
CR9 4LT
Proposal : Compliance with Condition 15 (commencement of development within 5 years) of planning permission 02/03284/P (granted 02/05/2003).

Date Decision: 23.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05668/DISC **Ward : Waddon**
Location : Garage Blocks Rear Of 38 - 40 **Type: Discharge of Conditions**
Thorneloe Gardens
Croydon
CR0 4EN
Proposal : Details pursuant to the discharge of condition 7 (noise survey) of planning 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: 22.01.20

Approved

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05704/HSE
Location : 30 The Ridgeway
Croydon
CR0 4AE
Proposal : Erection of dormer extension in side roofslope and associated alterations.
Date Decision: 16.01.20

Ward : Waddon
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05719/GPDO
Location : 3 Vicarage Road
Croydon
CR0 4JS
Proposal : Erection of a single storey rear extension projecting 6 metres from the rear wall of the original house with an eaves height of 2.9 metres and a maximum height of 3 metres
Date Decision: 14.01.20

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

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05770/PAD
Location : 6 Imperial Way
Croydon
CR0 4RR
Proposal : Demolition of a former vehicle workshop
Date Decision: 14.01.20

Ward : Waddon
Type: Determination prior approval demolition

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/05967/NMA
Location : 11 Barham Road
South Croydon
CR2 6LD
Proposal : Changing 2x one bedroom flats into two bedroom flats
Date Decision: 23.01.20

Ward : Waddon
Type: Non-material amendment

Not approved

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/06027/LP **Ward : Waddon**
Location : 45 Waddon Park Avenue Type: LDC (Proposed) Operations
Croydon edged
CR0 4LW
Proposal : Erection of hip to gable and L-shaped rear dormer, installation of 2 rooflights in front
roofslope and erection of single-storey rear extension.

Date Decision: 17.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04630/DISC **Ward : Woodside**
Location : Land R/o 1-9 Birchanger Road Type: Discharge of Conditions
South Norwood
London
SE25 5BA
Proposal : Details pursuant to conditions 5c (boundary treatment), 8 (Carbon Measures),10
(external lighting) of planning permission ref 18/03989/ful granted for change of use to C3
residential on the site and with the erection of 4 two storey houses (4 x 3 bedrooms) and
one 2 storey apartment building (comprising one 1 bedroom flat and one 2 bedroom flat),
formation of vehicle access and provision of 6 parking spaces, refuse storage and cycle
stores.

Date Decision: 16.01.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/04889/DISC **Ward : Woodside**
Location : 113-121 Portland Road Type: Discharge of Conditions
South Norwood
London
SE25 4UN
Proposal : Discharge of Condition 5 attached to Planning Permission 18/06013/CONR for Variation
of Conditions 3, 9, 11 and 13 attached to Planning Permission 16/05299/FUL for
Alterations, Alterations to shopfront. erection of second floor extension and ground, first
and second floor rear extension with basement to provide 5 three bedroom 5 two
bedroom and 4 one bedroom flats, part demolition to rear, provision of associated
parking, provision of associated refuse and cycle storage.

Date Decision: 22.01.20

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Date Decision: 14.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05785/GPDO
Location : 30 Belmont Road
South Norwood
London
SE25 4QF

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

Proposal : Erection of a single storey rear extension which projects out by 6 metres from the rear wall of the original house with an eaves height of 2.82 metres and a maximum height of 3 metres

Date Decision: 22.01.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/06003/LP
Location : 11 Cresswell Road
South Norwood
London
SE25 4LS

Ward : Woodside
Type: LDC (Proposed) Operations
edged

Proposal : Erection of L-shaped rear dormer and installation of 3 rooflights in front roofslope.

Date Decision: 14.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04073/HSE
Location : 118 Stanley Road
Croydon
CR0 3QB

Ward : West Thornton
Type: Householder Application

Proposal : Alterations, retention of single storey rear extension

Date Decision: 14.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04884/HSE

Ward : West Thornton

Appendix 2 - Decisions (Ward Order) since last Planning Control Meeting as at: 27th January 2020

Location : 640 Mitcham Road
Croydon
CR0 3AA
Type: Householder Application
Proposal : Retention for the construction of a single storey rear extension.

Date Decision: 20.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05080/FUL
Location : 24 Gonville Road
Thornton Heath
CR7 6DA
Type: Full planning permission
Ward : West Thornton
Proposal : Erection of single storey rear extension, construction of dormer extension in rear
roofslope and installation of rooflights in the front roofslope.

Date Decision: 15.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05275/FUL
Location : 842 London Road
Thornton Heath
CR7 7PA
Type: Full planning permission
Ward : West Thornton
Proposal : Alterations to the shopfront, with the replacement of the existing and installation of new.

Date Decision: 16.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05562/DISC
Location : 280-288 Thornton Road
Croydon
CR0 3EU
Type: Discharge of Conditions
Ward : West Thornton
Proposal : Details pursuant to condition 7 (Travel Plan) for planning permission ref 18/03278/FUL for
Demolition of existing buildings and erection of a part 3, part 4 storey building comprising
24 self-contained residential units, ancillary on-site car and cycle parking, refuse and
recycling and landscaping.

Date Decision: 17.01.20

Approved

Level: Delegated Business Meeting

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