

# 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,  
Andrew Pelling and Caragh Skipper

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 12 March 2020** at the rise of Planning Sub-Committee but not earlier than **6.30 pm** in **Council Chamber, Town Hall, Katherine Street, CR0 1NX**

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 4 March 2020

Members of the public are welcome to attend this meeting, or you can view the webcast both live and after the meeting has completed at <http://webcasting.croydon.gov.uk>

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending

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

The agenda papers for all Council meetings are available on the Council website [www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

If you require any assistance, please contact Thomas Downs on 020 8726 6000 x86166 as detailed above.

## **AGENDA – PART A**

**1. Apologies for absence**

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

**2. Minutes of Previous Meeting (Pages 7 - 14)**

To approve the minutes of the meeting held on Thursday 27 February 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 15 - 16)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 17 - 20)**

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

**6.1 19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA**  
(Pages 21 - 48)

Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping.

Ward: Old Coulsdon  
Recommendation: Grant permission

**6.2 19/04441/OUT 10 Welcomes Road, Kenley, CR8 5HD**  
(Pages 49 - 72)

Demolition of existing dwelling. Erection of 8 three/four storey dwelling houses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage.

Ward: Kenley  
Recommendation: Grant permission

**6.3 19/04119/FUL 90A Higher Drive, Purley, CR8 2HJ**  
(Pages 73 - 104)

Demolition of the existing dwelling and erection of a four / five storey building comprising of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and landscaping.

Ward: Purley and Woodcote  
Recommendation: Grant permission

**6.4 19/02997/FUL 33A Smitham Bottom Lane, Purley, CR8 3DE**  
(Pages 105 - 120)

Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.

Ward: Purley and Woodcote  
Recommendation: Grant permission

**7. Items referred by Planning Sub-Committee**

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

There are none.

**8. Other planning matters (Pages 121 - 122)**

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

**8.1 Weekly Planning Decisions and Performance**  
(Pages 123 - 174)

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).

**8.2 Planning Appeal Decisions (February 2020)**  
(Pages 175 - 186)

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

**9. Exclusion of the Press & Public**

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

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

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## Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 27 February 2020 at 6.30pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** 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

**Also Present:** Councillor Michael Neal, Sue Bennett and Margaret Bird

### PART A

32/20 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 6 February 2020 be signed as a correct record.

33/20 **Disclosure of Interest**

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

34/20 **Urgent Business (if any)**

There was none.

35/20 **Development presentations**

There were none.

36/20 **Planning applications for decision**

The Chair announced that the agenda application items would be heard in the following order: Item 6.5 19/04615/FUL Land rear of 31-33 Croham Valley Road, Facing onto Ballards Rise), South Croydon; Item 6.3 19/03628/FUL 5 Croham Valley Road; Item 6.7 19/05034/FUL 6 Croham Valley Road, South Croydon, CR2 7NA; Item 6.1 19/04987/FUL Land Adjacent To Croydon College, College Road, Croydon, CR0 1PF; Item 6.2 18/06068/FUL 19 Hartley Old Road, Purley, CR8 4HH; Item 6.4 19/03965/FUL 8 Coulsdon

Road, Coulsdon, CR5 2LA and Item 6.6 19/04705/FUL 16-18 Ash Tree Close, Croydon, CR0 7SR

The Chair announced motions in this Committee would hereafter be structured differently. The Chair explained that Members would deliberate on the application item presented, and all Members would then be given the opportunity to speak. Following this, the substantive motion (officer's recommendation) would be voted on, following a proposal and a second. Only if the vote to the substantive motion (officer's recommendation) fell, then would a motion to refuse/approve be considered.

37/20 **19/04615/FUL Land rear of 31-33 Croham Valley Road, (Facing onto Ballards Rise), South Croydon**

Erection of 2 two storey detached buildings with accommodation within the roofspace comprising 8 flats, bin store, formation of vehicular access and provision of 7 parking spaces.

Ward: South Croydon

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

Mr David Rutherford from Croham Valley Resident's Association spoke against the application.

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

Referring Ward Member Councillor Michael Neal spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Scott with the modification condition to secure the double yellow lines prior to commencement of the works. This was seconded by Councillor Clark.

The substantive motion was carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land rear of 31-33 Croham Valley Road, (Facing onto Ballards Rise), South Croydon.



38/20 **19/03628/FUL 5 Croham Valley Road**

Demolition of the existing property and erection of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling.

Ward: Selsdon & Ballards

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

[Councillor Muhammad Ali, having already given apologies for lateness, had arrived at the meeting during the consideration of this matter at 7:20pm and, in accordance with the Council's constitution, took no part in this item.]

Mr Michael Ryley spoke against the application.

Mr Matt Corcoran, the agent, spoke in support of the application.

Referring Ward Member Councillor Michael Neal spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation with the conditions presented in the report was taken to the vote having been proposed by Councillor Clark and seconded by Councillor Chowdhury.

The substantive motion was carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 5 Croham Valley Road.

39/20 **19/05034/FUL 6 Croham Valley Road, South Croydon, CR2 7NA**

Demolition of existing house; erection of a two storey building plus roof space to provide 9 apartments; provision of 8 car parking spaces, refuse store and new landscaping.

Ward: South Croydon

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

Mr David Rutherford from Croham Valley Resident's Association spoke against the application.

Miss Claire Swaine, the applicant, spoke in support of the application.

Referring Ward Member Councillor Michael Neal spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Scott and seconded by Councillor Ali.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 6 Croham Valley Road, South Croydon, CR2 7NA.

*At 8:38pm the Planning Committee adjourned the meeting for a short break.*

*At 8:45pm the Planning Committee reconvened the meeting.*

40/20 **19/04987/FUL Land Adjacent To Croydon College, College Road, Croydon, CR0 1PF**

Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works.

Ward: Fairfield

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

Agents Mr Simon Bayliss and Mr Simon Toplis, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Roche and seconded by Councillor Scott.

The substantive motion was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land Adjacent to Croydon College, College Road, Croydon, CR0 1PF, subject to referral to the Mayor and the completion of a legal agreement.

*At 9:30pm the Planning Committee agreed to withdraw the application item 19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA from this agenda to be heard at a future meeting.*

41/20      **18/06068/FUL 19 Hartley Old Road, Purley, CR8 4HH**

Demolition of a single-family dwelling and erection of a 3 storey block containing 9 flats with associated access, car parking, cycle and refuse storage (Amended plans).

Ward: Purley and Woodcote

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

Ms Susan Lloyd spoke against the application.

Mr James Heyman, spoke on behalf of the applicant, in support of the application.

Ward Member Councillor Margaret Bird spoke on behalf of the referring Ward Member Councillor Simon Brew, against the application.

At 9:58pm Councillor Scott proposed for the guillotine to be suspended for the remaining items to be heard. Councillor Clark seconded the motion.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Clark and seconded by Councillor Chowdhury.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 19 Hartley Old Road, Purley, CR8 4HH.

42/20 **19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA**

Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping.

Ward: Old Coulsdon

THIS ITEM WAS WITHDRAWN FROM THE AGENDA FOR CONSIDERATION IN THE FUTURE.

43/20 **19/04705/FUL 16-18 Ash Tree Close, Croydon, CR0 7SR**

Demolition of the existing dwellings. Erection of 8 dwellings with associated access, parking, refuse and cycle stores.

Ward: Shirley North

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

Mr Andre van Oudheusden spoke against the application.

Mr James Caldwell, spoke on behalf of the applicant, in support of the application.

Referring Ward Member Councillor Susan Bennett spoke against the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Scott and seconded by Councillor Ali.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 16-18 Ash Tree Close, Croydon, CR0 7SR.

44/20 **Items referred by Planning Sub-Committee**

There were none.

45/20 **Other Planning Matters**

46/20 **Weekly Planning Decisions and Performance**

The report was received for information.

47/20 **Planning Appeal Decisions (January 2020)**

The report was received for information.

The meeting ended at 10.40pm

**Signed:**

**Date:**

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## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

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#### **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

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#### 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.

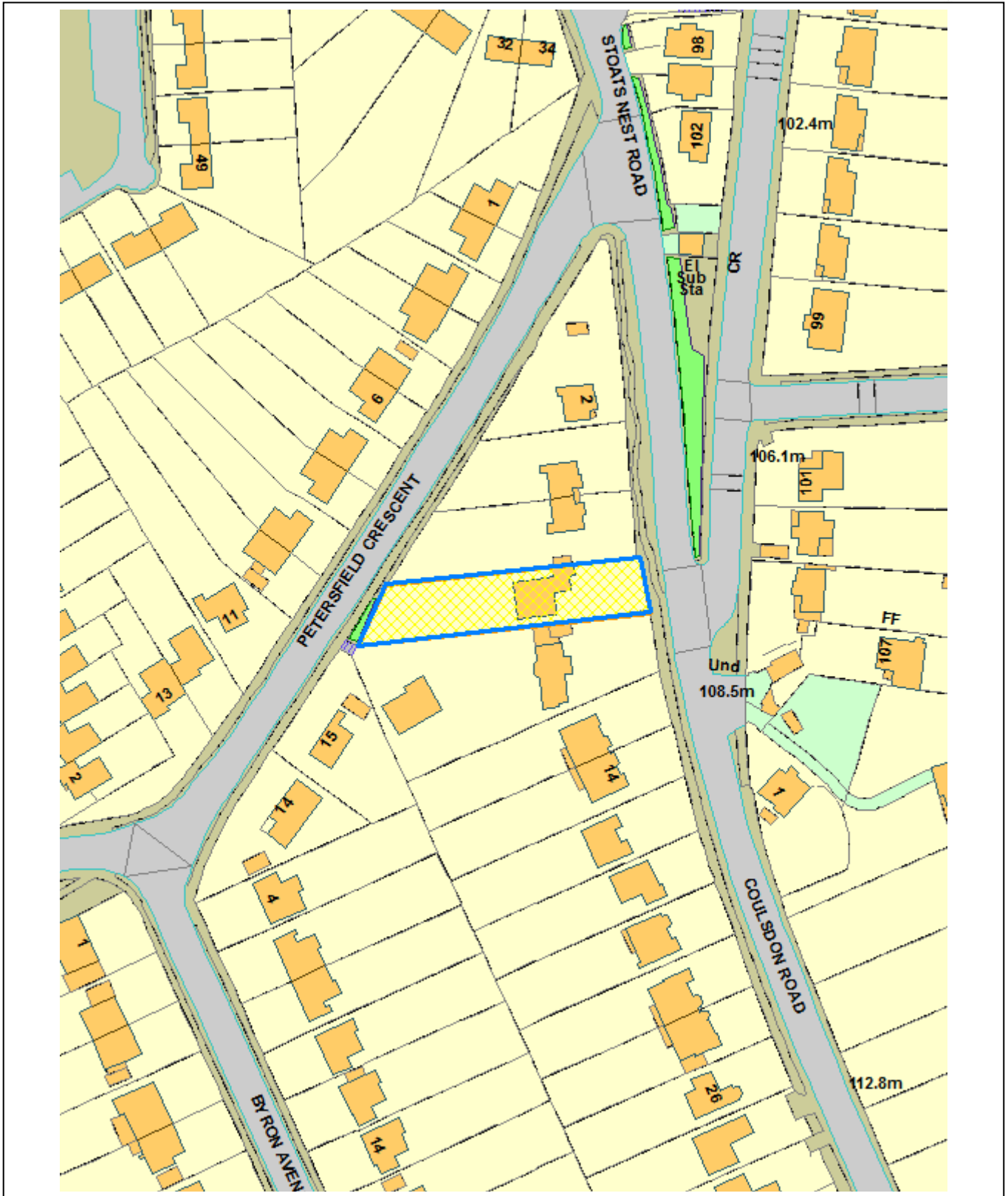
## **8. BACKGROUND DOCUMENTS**

- 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 SUMMARY OF APPLICATION DETAILS**

Ref: 19/03965/FUL  
 Location: 8 Coulsdon Road, Coulsdon, CR5 2LA  
 Ward: Old Coulsdon  
 Description: Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping.  
 Drawing Nos: 33-P2-3, 33-P2-4 Rev O, 33-P2-5 Rev E, 33-P2-6 Rev G, 33-P2-7 Rev D, 33-P2-8 Rev F, 33-P2-9 Rev G, 33-P2-10 Rev G, 33-P2-11 Rev K, 33-P2-12 Rev F, 33-P2-14 Rev A and 33-P2-16 Rev D  
 Applicant: Sterling Rose  
 Agent: Sterling Rose  
 Case Officer: Samantha Dixon

	1 bed	2 bed	3 bed	4 bed	5 bed
<b>Existing</b>			1		
<b>Proposed flats</b>	3	3	2		

*All units are proposed for private sale*

Number of car parking spaces	Number of cycle parking spaces
4	14

1.1 This application is being reported to committee because the ward councillor (Councillor Margaret Bird) and Hartley & District Resident’s Association have made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

2.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan to be submitted
4. Details of site specific SuDS to be submitted
5. Protection measures for retained hedge and street trees to be submitted
6. Submission of Drainage Strategy as required by Thames Water
7. Details of materials to be submitted

8. Hard and soft landscaping including boundary treatment, retaining walls and maintenance to be submitted
9. Details of electric vehicle charging point to be submitted
10. Details of children's playspace to be provided
11. Accessible units to be provided
12. Accesses to be provided and existing reinstated prior to occupation
13. Car and cycle parking provided as specified
14. Obscured glazing to flank windows
15. No other openings in flank elevations
16. 19% Carbon reduction
17. 110litre Water usage
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Ecology consideration
- 4) Highway works
- 5) Accessible units
- 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing house
- Erection of a three storey building with accommodation in roof to create 6 residential units (3 x 1 bedroom and 3 x 2 bedroom units) with provision of communal external amenity space and children's play space
- Erection of 2 x two storey semi-detached houses with accommodation in roof space (3 bedrooms) with private gardens
- Provision of 4 off-street parking spaces
- Provision of associated refuse and cycle stores

3.2 During the course of the application amended plans have been received to: Alter the internal layout of the flatted development to ensure that all units have private amenity space and adequate outlook and access to light; repositioning of side dormer window to front elevation; Loss of lower ground floor of the dwellings fronting Petersfield Crescent and amended design; Relocation of bin stores; Additional information regarding land levels.





The dwelling has a large rear garden of approximately 400sqm in size. The rear garden of the property backs onto Petersfield Crescent and there is an existing dropped kerb from this road however it is noted that it is not in use.

- 3.4 This is a predominantly residential area with an array of dwelling types present. Dwellings on Coulsdon Road are detached and semi-detached and vary in appearance, being mostly two storey in height. Plot sizes are also very varied. Properties on the north west side of Petersfield Crescent are two-storey semi-detached all of a similar appearance and era. Detached infill dwellings have been erected to the south east side of the road, to the south of the proposed application site.
- 3.5 There are no specific policies relating directly to this site however it is noted that it is an area at low risk of surface water flooding and potential for groundwater flooding. The site has a PTAL of 2 indicating relatively poor access to public transport.



Figure 2 Aerial street view highlighting the proposed site within the surrounding streetscene

### Planning History

- 3.5 82/01463/P Erection of garage in rear garden with access onto Petersfield Crescent. Granted 12.10.1982
- 3.6 97/00333/P Erection of single storey front extension and alterations to roof including provision of front and rear dormers. Granted 13.03.1997
- 3.7 18/05180/PRE New residential development to create 9 units. It was summarised that residential development of the site is acceptable in principle. Concerns were raised to the quality of amenity for the proposed flatted block, the appearance of the dwellings fronting Peterfield Crescent, inadequate highway information being provided.

3.8 Application at 2 Coulsdon Road 19/03003/FUL Demolition of existing dwelling and erection of new building to create 9 flats with associated car and cycle parking provision, refuse storage and landscaping. Granted permission by Planning Committee on 6<sup>th</sup> February 2020.

#### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The proposal creates three family sized units
- Amended plans have been received to ensure that the buildings respect the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions.

#### 5.0 CONSULTATION RESPONSE

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

##### Thames Water

5.2 With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application a condition should be attached requiring a drainage strategy detailing any on and/or off site drainage works to be submitted and approved with the local planning authority in consultation with the sewerage undertaker. [OFFICER COMMENT: A condition is recommended]

#### 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 13 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses:    Objecting:    62    Supporting:       Comment: 0

6.2 The neighbours were renotified with regard to the amended plans and 11 objections (included in the total above) were received.

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

Objection	Officer comment

<i>Design and appearance</i>	
Overdevelopment of the site/high density	Addressed in Section 8.22 of this report.
Out of keeping with existing development in the area in terms of height and bulk. Three/four storey out of keeping on two storey area. Intrusive design.	Addressed in Section 8.8 – 8.23 of this report.
Petersfield Crescent is a small road with 16 houses and the new units will change the character entirely	Addressed in Sections 8.16 - 8.20 of this report.
Four storeys give the narrow semi-detached properties a townhouse look, which will appear cramped and incongruous with the prevailing streetscape.	The design of the proposed houses fronting Petersfield Crescent have been amended during the course of the application. Addressed in Sections 8.16 - 8.20 of this report.
Blocks of flats are out of keeping in the area, contrary to Policy DM37.	Planning policies and the Suburban Design Guide advocate infill development for new residential units in the suburbs. There is no objection to the principle of flatted development in this area.
<i>Impact on amenities of neighbouring properties</i>	
Overbearing impact on and loss of light and privacy to neighbouring properties	Addressed in Sections 8.34 - 8.51 of this report.
Extra pollution and noise disturbance	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
Loss of views	This is not a material planning consideration.
Inaccurate plans fail to present the position of adjacent dwellings	The plans have been amended to show the full extent of the adjacent dwellings.
May effect light to solar panels at 12 Petersfield Crescent	The closest part of the dwelling at No.12 is 32m from the front edge of the application site and located to the south west.
<i>Trees/Ecology/Environment</i>	
Loss of protected trees on Coulsdon Road to form the new access.	The trees on Coulsdon Road will not be affected by the development. Addressed in Sections 8.21 and 8.66 of this report.

Decimates the existing mature garden	Addressed in Section 8.21 of this report.
Loss of wildlife habitat	Addressed in Section 8.67 of this report.
Dramatically increase the carbon footprint of the area	Conditions will be imposed to ensure carbon emissions are compliant with policy and Building Regulations. Addressed in Section 8.63 of this report.
Overdevelopment of this nature contravenes the objective of maintaining air quality (DM23).	Conditions will be imposed to ensure carbon emissions are compliant with policy and Building Regulations. This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
<i>Transport and parking</i>	
Inadequate parking provision will exacerbate parking problems on Petersfield Crescent. Increase parking problems due to new dropped kerb.	Addressed in Sections 8.52 – 8.56 of this report.
Lack of parking will cause cars to park on Coulsdon Road which would be dangerous. Adverse impact on highway safety and congestion. Exacerbate existing traffic problems at a busy and dangerous junction	Addressed in Section 8.54 of this report.
Dangerous access/egress. Cars reversing onto Petersfield Crescent is dangerous	Addressed in Section 8.60 of this report.
Increased traffic will cause more risk of accidents	Addressed in Section 8.59 – 8.60 of this report.
Traffic chaos during construction	A Constriction Logistics Plan will be required by condition.
Loss of parking will affect the shops on Coulsdon Road	The Transport Statement indicates that there is ample available on street parking in the surrounding streets and as such the proposal will not affect trade to the local shops. Additional local occupiers may be beneficial for trade.

Inadequate cycle and refuse storage. The cycle parking is not secure.	Addressed in Sections 8.58, 8.61 and 8.62 of this report. Full details of cycle storage will be secured by condition.
Given the hilly topography the site will not be attractive to cyclists. SDG 2.6.8 proposes the use of e-bikes in hilly areas. There is no indication that the proposed cycle racks contain charging points for e-bikes.	Cycle parking is shown to be provided in accordance with London Plan requirements.
No electric vehicle charging points proposed	This would be secured by condition
<i>Amenities of future occupiers</i>	
Too small, disproportionate sized gardens	Addressed in Section 8.27 of this report.
Not all flats have private amenity as required by policy and some are too small	The plans have been amended so that all units have private amenity areas, all of which accord with required standards. Addressed in Section 8.27 of this report.
The sunken courtyard to Flat 1 will provide unacceptable daylight	The courtyard to the front of Flat 1 has been removed from the scheme.
Inadequate playspace. Communal garden not accessible by wheelchair users	Addressed in Sections 8.28 and 8.30 of this report.
No affordable housing provision	This is a minor development and there is no policy requirement for affordable housing.
70% of houses should have 3 bedrooms. Doesn't accord with policy	The policy referred to is for major developments (10+ units). The proposal is compliant with Policy SP2.7 for family units. Addressed in Section 8.7 of this report.
Other matters	
Increase flood risk. Surface water flooding is already a problem the area	Policy DM25 requires all development to incorporate sustainable drainage techniques. A condition will be imposed requiring site specific SuDS to be provided. Addressed in Section 8.64 of this report
Pressure on existing sewerage system. A mains waterpipe runs under the site.	Addressed in Section 8.65 of this report

<p>It is not clear how the developer can excavate without disturbing the sewer (especially given the proposed changes to existing ground levels). The house at 16 Petersfield Crescent had to be re-sited on its plot due to the sewer location. There is no evidence of consultation with Thames Water regarding the location of sewers.</p>	
<p>Set precedence for other such developments in the area</p>	<p>There is no objection to the principle of infill residential development in this area. The proposal re-provides family housing in a residential area in accordance with Local Plan policy.</p>
<p>Multiple dwellings not allowed based on original 1932 deeds of the existing house</p>	<p>This is a private matter for the developer and is not a material planning consideration.</p>
<p>Extra strain on local services e.g. GPs and schools which are already unable to cope.</p>	<p>The application is CIL liable. Addressed in Section 8.68 of this report.</p>
<p>Devalue existing house prices</p>	<p>This is not a material planning consideration.</p>
<p>Cumulative impact with proposal at 2 Coulsdon Road 19/03003/FUL</p>	<p>Parking concern addressed in Section 8.56 of this report. Each development will provide suitable on-site sustainable drainage and each will provide CIL contributions.</p>
<p>There are sufficient apartments in Coulsdon already</p>	<p>There is no objection to the principle of infill residential development in this area. The proposal re-provides family housing in a residential area in accordance with Local Plan policy.</p>
<p>The plans do not appear to reflect accurately the irregular shape of the site at 8 Coulsdon Road. There is a note on the design regarding the need to take accurate measurements before work commences. A cursory look at this long and narrow plot of land (in person or using Google Maps satellite data) reveals boundaries that are not straight and a width that varies along the length of the plot. Accurate measurements should be taken before any decision is taken on the planning application since there is a significant doubt as to the feasibility of the current proposal.</p>	<p>Officers have visited the site and assessed the plans and are satisfied with the information provided.</p>

The image provided at Figure 5 of the committee report misrepresents the relationship between the proposed houses and No.16 Petersfield Crescent which will not sit neatly alongside each other as shown.

Given the layout of the sites and angle of the buildings from the highway it is not possible for a 2D image to reflect the exact visual relationship between buildings. The image shows the heights and appearances of the buildings. The street elevation image must be read in conjunction with the proposed site plans which clearly show the footprint relationship between the buildings.

6.4 Cllr Margaret Bird (Old Coulsdon Ward Councillor) make representations, objecting to the proposal and referring it to Planning Committee:

- This site fronts both Coulsdon Rd and Petersfield Crescent.
- This application has a huge impact on residents in Petersfield Crescent as it is close to another application for 9 flats at No 2 Coulsdon Rd which also designed to front Petersfield Crescent so the impact must be taken into context with that as yet undecided application.
- The south side of the road on Petersfield Crescent is physically the higher side and the 3 storey houses will tower over the current homes unless the height is restricted, on the north side of the road impacting on their quality of life enjoyed for over 60 years by way of intrusion.
- The house next door is elevated but set well back from the road so reducing intrusion.
- 70% of new homes in this area should have 3 or more bedrooms given the PTAL rating according to the local plan but this development of 8 dwellings only has 3 less than half of 70%.
- Petersfield Crescent is a small road with just 16 homes and the increase in dwellings with the already proposed No 2 Coulsdon Rd will change the character completely.
- This is an area of family homes not flat dwellings and needs to be reflected in all of and proposals to maintain the character of Old Coulsdon ward.

6.5 Hartley and District Resident's Association have objected to the proposal and requested determination by Planning Committee:

- No affordable housing
- Only 1 x 3 bed unit proposed
- Blocks of four storey flats out of character
- Contemporary design, bulking and massing is too large, overbearing, out of scale and out of character
- Loss of bungalow
- Adverse impact on side windows of 6 Coulsdon Road
- Over development of the site
- Significant loss of wildlife habitat and green garden with most of the existing garden being built on or paved.
- A full survey of the site with level details should be provided to demonstrate the proposal will fit into the site as it would appear there are errors on the drawings.



- Four car parking spaces are insufficient. This will result in overspill parking onto Petersfield Crescent. Need to consider the development of 2 Coulsdon Road.
- No electric charge points are being provided for the four onsite car parking spaces. AI
- No disabled car parking is provided.
- Fails to provide a turning area to allow cars to access and egress the parking bays on Petersfield Road. Not demonstrated that adequate sightlines can be achieved for vehicles exiting the driveways taking into consideration the existing trees in the roadside verges.
- Additional noise
- A Health Impact Statement nor daylight assessment analysis have been provided for the new development.
- Too many housing units are being crammed into this small site which will result in substandard accommodation for the future occupiers
- A Demolition/Construction Logistics Plan has not been provided.
- The flood risk assessment concludes that a Sustainable Drainage Strategy (SUDS) should be developed for the Site. This has not been done.

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

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

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

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

### **7.4 Consolidated London Plan 2015**

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions

- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.7 below.

#### 7.5 Croydon Local Plan 2018

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

#### 7.6 There is relevant Supplementary Planning Guidance as follows:

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

#### 7.7 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 to consider 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. Other matters

### **Principle of Development**

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively

equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.3 The site sites on the border between the Coulsdon/Old Coulsdon. The “Places of Croydon” section of the CLP (2018) identifies Coulsdon as an area of moderate residential growth based on available land whereby residential development will respect the existing character and local distinctiveness. Kenley and Old Coulsdon is defined as an area of sustainable growth of the suburbs, with some opportunity for windfall sites will see growth mainly by infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.
- 8.4 The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.5 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such providing that the proposal respects existing residential character and local distinctiveness, and accords with all other relevant material planning considerations, the principle of development is supported.
- 8.6 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m<sup>2</sup>. The existing building on site is a 3 bedroom house with a floor area of approximately 107sqm. All of the proposed units have floor spaces of less than 130sqm and 2 of the new units would comprise three bedrooms. There would therefore be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.7 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough’s need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. CLP policy goes on to say that within three years of the adoption of the plan, an element may be substituted by two-bedroom (four person) homes. The application proposes 2 x 3 bedroom units and 1 x 2 bedroom 4 person unit. Overall, the proposal provides a net gain in family accommodation (37.5%) and contributes towards the Councils goal of achieving a strategic target of 30% three bedroom plus homes.

### **Townscape and Visual Impact**

- 8.8 This is a predominantly residential area with an array of building types present. Dwellings on Coulsdon Road are detached and semi-detached and vary in appearance, being mostly two storey in height with pitched roofs. Properties on the north west side of Petersfield Crescent are two-storey semi-detached all of a similar appearance and era. Detached dwellings to the south east side of the road vary in building line, mass and height. The buildings mostly have red/brown tiled roofs and

there are an array of materials to the elevations including render, mock-tudor, brick and hanging tile.

- 8.9 The existing building on site was erected in the 1930's and benefitted from extensions to the front elevation in the 1990s. The building does not hold any special significant architectural merit and therefore there is no objection to its demolition.
- 8.10 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; and c) the appearance, existing materials and built and natural features of the surrounding area.
- 8.11 The Suburban Design Guide suggests appropriate ways of accommodating intensified development on sites and suggests that where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below, see diagram below.



Figure 2.10c: Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.

- 8.12 The proposal is for two buildings, one facing Coulsdon Road and one facing Petersfield Crescent.

#### Coulsdon Road building

- 8.13 The building facing Coulsdon Road is a three storey building with a fourth floor of accommodation contained in the roofspace. The building utilises existing ground levels to provide a lower ground floor level. From the front elevation, the lower ground floor would not be visible, the building appearing as a two storey building with a pitched roof which is comparable with other dwellings to this side of Coulsdon Road. The building would have a higher overall ridge height than the dwellings either side, however given the changes in ground level across the sites and the variation in building type, it is considered that the height respects that of buildings in the area.



Figure 3. Street elevation on Coulsdon Road



Figure 4. Proposed CGI from Coulsdon Road

8.13 The footprint of the proposed building is comparable with the existing bungalow on site, the existing building footprint being 120sqm and the proposed 150sqm. The proposed building sits forward of the existing house by approximately 3m but is still set behind the front building line of No.6 to the north and therefore would be appropriately sited within the plot. The building is also set in from the side boundaries of the plot, retaining a gap between the buildings of a similar size to the dwellings in the row to the south on Coulsdon Road. From the front elevation the building appears as a two storey detached building with a pitched roof and therefore is respectful of the appearance and massing of the adjacent properties. Whilst the depth of the building is noted, the side elevations would be masked by the buildings that flank either side and therefore this mass would not be harmfully obtrusive from within the public realm.

8.14 The rear elevation as seen from Petersfield Crescent, is it noted that the building does have a more imposing visual impact as a result of the significant change in levels across the site. The building would be located approximately 28m back from the boundary with Petersfield Crescent and would be set behind the proposed development that would front this road. As per the existing houses on Coulsdon Road that can be seen from Petersfield Crescent, the buildings are viewed as a backdrop to

existing gardens with greenery and boundary treatment in front. Given the set back from the road and the existing view of dwellings, it is considered that the building would cause no undue harm to the existing character of the area.

- 8.15 The material palette is appropriate in this locality, maintaining a traditional appearance. The elevations would be finished in brick and render and the roof finished in plain clay tiles. These materials would sit comfortably with the surrounding area. Submission of specific material details will be secured by condition.

#### Houses to Petersfield Crescent

- 8.16 The proposed houses fronting Petersfield Crescent have been significantly altered in mass and appearance since the application was originally submitted.
- 8.17 There are three existing houses on the south east side of Petersfield Crescent. No's 14 and 15 face the road and are set back approximately 7-8m from the back edge of the pavement. No.16 is a more recent infill property and is angled so that it does not sit front on to the street. As such there is no clearly established building line on this side of Petersfield Crescent. As per No.8, the proposed units would not directly face the highway either, and given that there is no strong front building line, this is considered to be appropriate in this specific setting. At its closest point, the proposed building would be located approximately 7m from the back edge of the pavement which is comparable with No's. 14 and 15 to the south. As such, the proposal would not have an overwhelming presence in the street scape in terms of its position.
- 8.18 The proposed building presents as a pair of semi-detached houses which is characteristic of Petersfield Crescent. As originally submitted, the application proposed significant excavation to form a pair of three-storey townhouses with additional accommodation in the roof space. Officers were of the opinion that the initial proposal was out of keeping with the appearance of adjacent properties on Petersfield Crescent and would have a harmful impact on the appearance of the street scene, by reason of the overall height of the building and roof form comprising half hips and narrow gable features that accentuated the verticality of the building.
- 8.19 The scheme was subsequently amended so that the lower storey was removed, the existing land levels better respected. The building now appears as two-storey with accommodation in the roof space. The frontage has been designed to comprise decorative gable features that are comparable with the dwellings to the north west side of Petersfield Crescent, with brickwork to the elevations and mock-Tudor timber and rendered elements to the gable features.



Figure 5. Street elevation on Petersfield Crescent



Figure 6. Existing houses on Petersfield Crescent

- 8.20 The main roof is pitched, however elements are present to either side to enable the roof space to be utilised as additional habitable accommodation. These elements are set back from the frontage by 1.2m and down from the ridge by 0.7m. On balance, it is considered that the appearance of the amended building would be appropriate in the street scene, respecting the existing character and layout of buildings on Petersfield Crescent.
- 8.21 The existing garden area would be developed to provide residential accommodation. There are no significant or protected trees in this garden, the garden mostly laid to lawn with ornamental shrubs and bushes to the boundaries. On the Petersfield Road frontage it is proposed to create one vehicular access for the two dwellings to retain/provide as much of a soft frontage as possible. New hedging and trees are proposed to the front forecourt as well as planters to the front of the houses. Coulsdon Road is lined with mature street trees which would not be affected by the development. The plans have been amended to ensure that the existing hedge to the front boundary on Coulsdon Road is retained. Full details of landscaping will be secured by condition including protection measures for the retained hedging and street trees.
- 8.22 The site has a suburban setting with a PTAL rating of 2 and as such the London Plan indicates that the density levels ranges of 150-250 habitable rooms per hectare (hr/ha) are appropriate. The proposal would be in excess of this range at 295 hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of



other factors relevant to optimising potential – such as local context, design and transport capacity. The application site is a large plot within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved throughout the borough. As outlined above, the proposal as amended would overall result in a development that would respect the pattern and rhythm of neighbouring area and would not harm the appearance of the street scene.

8.23 Therefore on balance, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development that would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

8.24 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).

8.25 Whilst the proposed units in the flatted block face either east or west, they all have secondary windows in the south and/or north elevations which would allow extra light and ventilation into the units. No units are north facing only. The lower ground floor unit has been amended during the course of the application so that the east facing bedroom has been removed following concerns that this would receive inadequate light (as a result of the ground level changes). The unit in the roof space initially had only a side facing bedroom window that was shown to be obscurely glazed. The dormer window has been relocated to the front elevation to enable this room to have some outlook.

8.26 The proposed houses are dual aspect with windows facing east and west. These units would receive adequate light and would be well ventilated. Overall, the quality of proposed internal amenity space is considered acceptable.

8.27 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. The flats all have private amenity in the form of a courtyard or balconies. The houses have provide gardens of approximately 30sqm. All private amenity spaces meet or exceed the required standards.

8.28 An area of communal garden (approximately 60sqm) is provided within the site. Children's play space would be provided within this space and full details of this area will be secured by condition.

8.29 In terms of accessibility, the level changes across the site make it difficult to provide step free access for the majority of the development. Step free access is provided to the two ground floor units of the flatted block. The applicant has confirmed that the ground floor units will be designed to be wheelchair accessible/adaptable dwellings (to both building regulation Part M4(2) and Part M4(3)). This would be secured by condition insofar as it relates to the approach to the building, private amenity space and internal arrangements of the accommodation.

8.30 Given the constraints of the site the other units cannot be accessible for wheelchair users. Given the significant level change the communal garden is only accessible by steps. In order to ensure the development fronting Petersfield Crescent is acceptable in terms of impact on visual amenity, the dwellings are set up from the highway and therefore are not step free. It has been noted through neighbour representation that

this area is not very accessible for wheelchair users given the topography and fall and quality of the pavement on Petersfield Crescent. In this instance, it is considered acceptable for the units to not provide step free access for future occupiers.

8.31 There would be a gap of 16.5m between the two proposed buildings. The SDG suggests that back to back distances for new to new dwelling should be a minimum of 12m to provide sufficient privacy to the new residents. The proposal accords with this guidance. The level change between the buildings is noted however given the orientation of the buildings it is considered that the new dwellings would receive adequate light.

8.32 Overall, given the constraints of the site, the development is considered to provide an acceptable standard of accommodation for future occupiers.

### Residential Amenity for Neighbours

8.33 The main properties that would be affected by the proposed development are 6 and 10 Coulsdon Road, 16 Petersfield Crescent and the properties on the north west side of Petersfield Crescent.

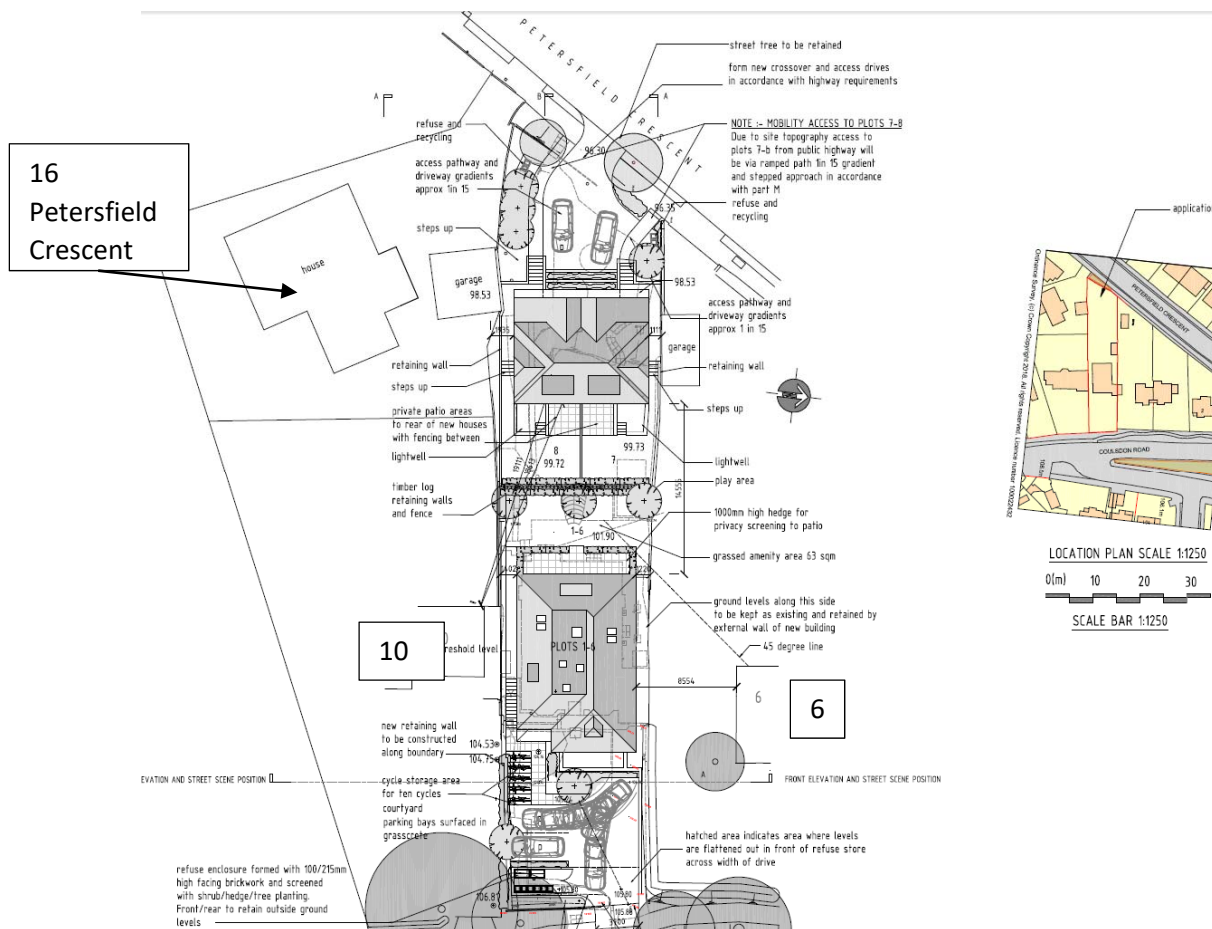


Fig 7: Proposed Block Plan highlighting the relationship with the adjoining occupiers.

6 Coulsdon Road

- 8.34 This semi-detached dwelling is located to the north of the site. It is single storey with accommodation in the roof space. Its side elevation is located approximately 7m from the boundary with No.8 and contains a kitchen window and door and obscurely glazed bathroom windows. There is a detached shed to the side of the dwelling.
- 8.35 The proposed development does not encroach over a 45 degree angle either in plan or vertically from the closest rear window of No.6. As such it is not considered that the development would be unduly overbearing on this property. It is noted that there are mature trees along the side boundary within the garden of No.6 which would screen the development from the house and rear patio of this dwelling. The development site is located to the south of No.6 and therefore the proposal may result in some loss of light to the side facing windows in No.6. Paragraph 2.9.3 of the SDG outlines that daylight and sunlight analysis study will not normally be required where a neighbour's window directly faces onto or over an application site in a manner that is considered to be un-neighbourly. These un-neighbourly windows place undue restraints on the development, and as such the light and outlook they receive will not receive significant protection. Two of the windows serve a bathroom and wc (non-habitable rooms) and the other openings the kitchen which are situated 7m from the boundary with a shed and vegetation in front. Given the location of these openings, in this instance any loss of light to the kitchen on No.6 is not considered to be so significant that permission should be refused for this reason.
- 8.36 The windows in the northern side of the proposed building are either secondary or serve bathrooms. As such all windows can be glazed with obscure glass and can be non-opening below 1.7m above floor level, and therefore the proposal will not cause any loss of privacy to No.6.
- 8.37 The proposed houses to the west of the site are located approximately 23m from the rear elevation of No.6 and are situated on a lower level. Given this separation distance and level change, these houses would not cause any harmful loss of light, outlook or privacy to No.6.
- 8.38 Overall, on balance, the impact on No.6 is considered to be acceptable.

#### 10 Coulsdon Road

- 8.39 This detached two-storey dwelling is situated to the south of the application site. It extends across the width of the plot and has an integral double garage to the north side of the ground floor with non-main habitable space to the rear of the garage. There are no side facing windows. The flatted block does not encroach over a 45 degree angle from the rear or front habitable windows of No.10 and therefore would not have an overbearing impact on this property. No.10 is located to the south side of the application site and therefore the proposals would not cause any harmful loss of light.
- 8.40 The windows in the southern side of the proposed building are either secondary or serve hallways. As such all windows can be glazed with obscure glass and can be non-opening below 1.7m above floor level, and therefore the proposal will not cause any loss of privacy to No.10.
- 8.41 The proposed houses to the west of the site are located approximately 18m from the rear elevation of No.10 and are situated on a lower level. Given this separation

distance and level change, these houses would not cause any harmful loss of light, outlook or privacy to No.10.

8.42 Overall, the impact on No.10 is considered to be acceptable.

#### 16 Petersfield Crescent

8.43 This detached two-storey dwelling is located to the south of the site and is situated at an angle to the highway facing onto the western part of the application site. It has a detached garage to the northern boundary and its garden wraps around the north, east and southern side of the building.

8.44 The proposed houses facing Petersfield Crescent are located to the northern side of the garden and garage of No.16. The houses would be approximately 9.5m from the closest point of the dwellinghouse at No.16 and would not be positioned in view of any main habitable room windows. As such, given the layout and relationship between buildings, the proposal would not be significantly overbearing or cause any harmful loss of outlook.

8.45 The proposed building would be located to the north side of No.16 and would cause no harmful loss of daylight or sunlight to any habitable rooms of the adjacent dwelling. Whilst it is noted that the northern part of the garden of No.16 accommodates a hot tub (adjacent to the northern boundary), given the orientation of the sites the proposal would cause no loss of sunlight to this part of the garden.

8.46 The windows in the southern side of the proposed building serve the staircase and as such can be glazed with obscure glass and can be non-opening below 1.7m above floor level. Therefore the proposal will not cause any loss of privacy to No.16.

8.47 The proposed flatted block fronting Coulsdon Road would be located approximately 21m from the closest part of the dwelling at No.16 and at an oblique angle to any main habitable room windows. Given the orientation of the buildings and gap between them, the flatted block would not have any significantly harmful impact on the amenities of No.16 by way of cause any harmful loss of light, outlook or privacy.

8.48 Overall, the impact on No.16 is considered to be acceptable.

#### Dwellings on the opposite side of Petersfield Crescent

8.49 Dwellings on the opposite side of Petersfield Crescent are located to the north west of the site. Their front boundaries are located approximately 10m from the boundary of the application site and approximately 18m from the closest point of the proposed building. Given this gap, and separation by the road, the proposal would not cause any harmful loss of light, outlook or privacy to these dwellings.

#### Dwellings on Hartley Down

8.50 Dwellings on Hartley Down are located to the east of the application site. The front boundary of the application site is approximately 25m from the front boundary of the closest dwelling on Hartley Down and separated by two roads. Therefore the proposal will cause no harmful loss of privacy to these dwellings.

8.51 Overall, the impact on the neighbouring residential property is not so significant that permission should be refused for this reason and conditions would be imposed to prevent the proposals from causing any loss of privacy.

## **Parking and Access**

### Parking

8.52 The site has a PTAL rating of 2 which means that it has relatively poor access to public transport links. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit. Therefore the maximum requirement for this development would be 9 spaces. 2011 Census data estimates that car parking demand from the proposed development will generate a demand of 7 spaces.

8.53 It is proposed to create a total of 4 vehicular parking spaces off road, two for the development fronting Coulsdon Road (6 x 1 and 2 bedroom units) and two for the two houses (3 bedroom) fronting Petersfield Crescent. The development is therefore potentially likely to result in a parking overspill of 3-5 vehicles onto the surrounding roads.

8.54 The applicant has undertaken an on-street parking survey to recognised Lambeth methodology. This survey shows that roads surveyed in the immediate area have a parking stress of between 15-20% (317 available spaces). It is important to note that Coulsdon Road to the south of Petersfield Crescent has been discounted from the survey due to safety concerns of parking in this area.

8.55 It is considered that residents of the proposed development are likely to park on the roads closest to the site, which are Petersfield Crescent, Hartley Down and Hartley Way. The parking stress survey shows that Petersfield Crescent has 29% parking stress (36 available spaces), Hartley Down has an average of 19% parking stress (60 available spaces) and Hartley Way has an average of 14% parking stress (52 available spaces). Given the low parking stress in the area, it is not considered that the additional of 3-5 extra vehicles parking on street would have a significantly harmful impact on highway safety in this instance.

8.56 It is noted that there is a current planning application/planning permission has recently been granted at 2 Coulsdon Road (reference 19/03003/FUL) which proposes 6 off-road parking bays for 9 units. Given the low parking stress recorded in the area, it is considered that there is ample space on street to accommodate any overspill parking demand from both of the proposed developments.

8.57 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. Details and provision of the EVCP will be conditioned.

8.58 Cycle storage areas would be provided within the site for the proposed development. Each house would have space for two cycles inside the buildings. The proposed flats would generate a demand for 9 cycle bays (as required by the London Plan). A storage area for 10 cycles would be provided to the front of the building. Full details of this storage area will be secured by condition.

## Access

- 8.59 TRICS data has been used to assess trip generation from the proposed development and finds that the development would generate an additional two vehicle movements in each peak hour which is unlikely to be perceptible and the effects on the highway network are therefore concluded to be negligible.
- 8.60 The Transport Statement provides manoeuvring plans that demonstrate that vehicles can manoeuvre into the proposed parking spaces. On Coulsdon Road vehicles can access and egress in forward gear. Vehicles would need to manoeuvre on Petersfield Road to access the new dwellings. It is acknowledged that the access is opposite Hartley Down. This is the existing situation for the majority of existing properties on this road and the amount of vehicular movements associated with this access would be low, therefore it is considered appropriate in this instance. The submitted plans show that the required pedestrian and vehicle sightlines can be achieved from both vehicular accesses to the site.

## Refuse storage/collection

- 8.61 Individual refuse storage areas are proposed for the two houses fronting Petersfield Crescent. The plans show that the scale of the refuse areas is adequate for the needs of the development.
- 8.62 A refuse storage area is shown to the front of the flats fronting Coulsdon Road. Given the fall in level across the site, the plans have been amended to show the refuse store located behind the front boundary hedge whereby the bins will be at a similar level to the existing vehicular access.

## Environment and sustainability

- 8.63 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.
- 8.64 The site is located within an area low risk of surface water and groundwater flooding. A Flood Risk Assessment (FRA) has been submitted as part of the application which outlines the risks of flooding at the site. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The report outlines SuDS measures that could be feasible at the site including rainwater harvesting, green roofs, permeable paving, swales and soakaways. Onsite investigation is required and therefore a condition requiring site specific SuDS measures would be imposed on any planning permission.
- 8.65 Thames Water has commented that from the information provided they are unable to determine the waste water infrastructure needs of this application. They have required that should planning permission be granted, a condition be applied requiring a drainage strategy detailing any on and/or off site drainage works to be submitted to ensure that the proposal does not lead to sewerage flooding.

## Other matters

- 8.66 Trees and landscape - There are no significant or protected trees in the garden of No.8. The garden is mostly laid to lawn with ornamental shrubs and bushes to the boundaries. 10 Coulsdon Road has large trees to its southern boundary and these are

at a distance from the proposed development and would therefore not be affected. On the Petersfield Road frontage it is proposed to create one vehicular access and retain/provide as much of a soft frontage as possible. The existing street tree would be retained. New hedging and trees are proposed to the front forecourt as well as planters to the front of the houses. Coulsdon Road is lined with mature street trees which would not be affected by the development. The plans have been amended to ensure that the existing hedge to the front boundary on Coulsdon Road is retained. Full details of landscaping will be secured by condition including protection measures for the retained hedging and street trees.

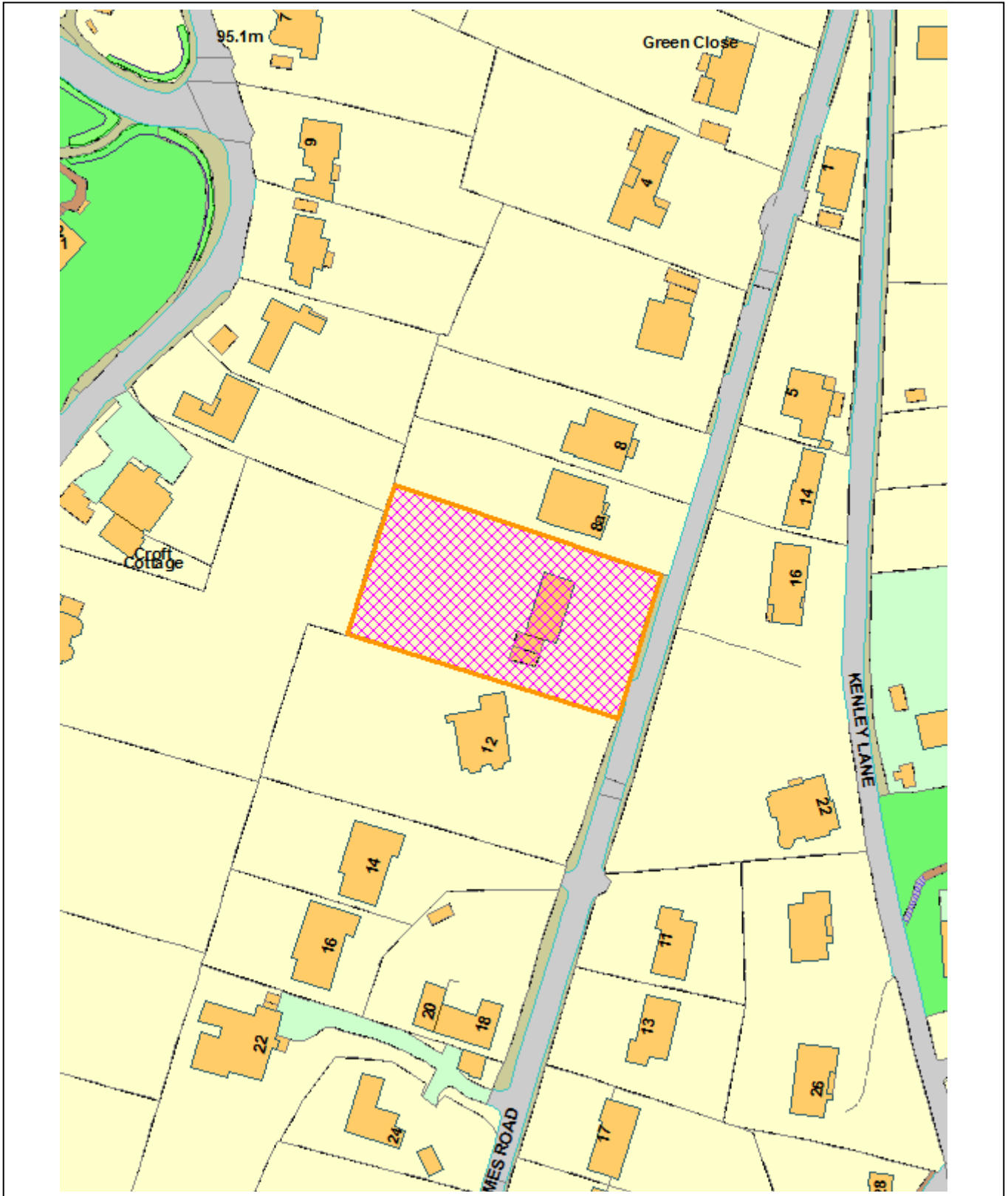
- 8.67 Ecology – Respondents have commented that the proposal would lead to a loss of wildlife habitat. The application site is not near an area of special scientific interest or a site of nature conservation value. There are concerns raised by public about biodiversity. The site is a residential property in an adequate state of repair. As such, it is not considered likely to support protected species' habitats. Whilst there would be an overall loss of landscaped space, it is not considered to be high in biodiversity value. An informative would be included on any decision making the applicant aware that it is an offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.
- 8.68 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area.

### **Conclusion and planning balance**

- 8.69 The principle of residential development is considered acceptable in this area. The development accords with policy requirements and the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. The proposal has been designed to ensure there would be no unacceptably harmful impact on the amenities of the adjacent properties and provides adequate amenity for future residents. The impact on the highway network is acceptable. The proposal's design and appearance is satisfactory and does not weigh against it in the balance. The proposal would lead to a reduction in garden area, but not of high biodiversity value and reversing on to Petersfield Crescent, but not so frequently as to raise concerns about highway safety. The proposal would provide acceptable quality of accommodation and a good number and mix of units. Therefore, with the conditions recommended the proposal is considered to be accordance with the relevant policies.
- 8.70 All other relevant policies and considerations, including equalities, have been taken into account.

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**PART 6: Planning Applications for Decision**

**Item 6.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/04441/OUT  
 Location: 10 Welcomes Road, Kenley, CR8 5HD  
 Ward: Kenley  
 Description: Demolition of existing dwelling. Erection of 8 three/four storey dwellinghouses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage [Amended description]  
 Drawing Nos: pl19-511-01 rev A, pl19-511-02 rev A, pl19-511-04 rev A, pl19-511-05 rev A, pl19-511-06 rev A, pl19-511-07 rev A, pl19-511-10 rev B, pl19-511-11 rev B, pl19-511-12 rev B, pl19-511-13 rev B, pl19-511-14 rev B, pl19-511-15 rev B, pl19-511-16 rev B, pl19-511-17 rev B, pl19-511-18 rev B, pl19-511-19 rev B, pl19-511-20 rev A, pl19-511-21 rev A, pl19-511-22 rev A, pl19-511-23 rev A, pl19-511-24 rev A, pl19-511-25 rev A, pl19-511-26 rev A, 18-701-Report-C, 18-701-TPP-C, 0277/19/B/1C, Energy Statement Rev 2, Highways Technical Note, Flood Risk & Surface Water Drainage Technical Note SF/CPWELCOMESRD.23  
 Applicant: Chartwell Land and New Homes (2) Limited  
 Agent: N/A  
 Case Officer: Louise Tucker

	<b>3 bed</b>	<b>4 bed</b>
<b>Existing</b>	1	
<b>Proposed</b>	5	3

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
12	16

1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor O’Connell) has made a representation in accordance with the Committee Consideration Criteria and requested Committee consideration, the Kenley District Residents Association has made a representation in accordance with the Committee Consideration Criteria and requested Committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) A financial contribution of £12,000 towards highway management measures and the delivery of sustainable transport initiatives in Kenley
  - b) And any other planning obligations considered necessary

- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. Development begun no later than two years from the final approval of reserved matters
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Approval of reserved matters (landscaping) prior to any development on site
4. Application for approval of reserved matters to be made within 3 years of date of permission
5. Tree replanting scheme
6. Construction Logistics Plan to be submitted prior to any development on site
7. Biodiversity enhancement strategy to be submitted prior to any above ground works
8. Landscape maintenance strategy and schedule to be submitted prior to occupation
9. Submission of the following to be approved and thereafter retained: Cycle and refuse storage, boundary treatments and enclosures, retaining walls, pedestrian path marked on driveway, disabled parking space, EVCP (including spec and passive provision), lighting
10. Details of electric vehicle charging points to be submitted
11. Delivery and Servicing Plan to be submitted
12. Details of materials including samples prior to above ground works
13. No windows other than as shown
14. Windows in northern and southern elevations of Block A and B to be obscurely glazed and non-opening
15. East facing windows in Block C as shown on plans to be obscurely glazed and non-opening
16. Amenity space details prior to occupation
17. Strict accordance with Arboricultural Impact Assessment, constraints plan and tree protection plan including tree protection measures and no excavation zones
18. No works to trees undertaken during February and August - bird nesting season
19. Step free access to all dwellings provided and retained
20. Permeable forecourt material (forming part of SUDs scheme)
21. Accesses, finished floor levels provided as specified
22. No obstruction within visibility splays
23. Waste management strategy including quotes from waste collection companies
24. Reinstatement of raised kerbs and verge where necessary
25. CO2 reduction
26. 110litre Water usage
27. Submission of detailed drainage strategy prior to above ground works
28. In accordance with energy statement
29. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

- 1) Granted subject to a Section 106 agreement
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Light pollution
- 5) Ecology
- 6) Requirement for ultra-low NOx boilers
- 7) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

2.5 That if by 12<sup>th</sup> June 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

### **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 Outline planning permission is sought for the following:

- Demolition of the existing house
- Erection of two pairs of three/four storey semi-detached properties at front of site (plots 1-4) and erection of a terrace of four x three storey properties to the rear of the site (plots 5-8) to create a total of 8 new dwellings
- Modification of existing vehicular access to create access road to plots 5-8, with provision of 4 parking spaces
- Relocation of second vehicular access point for provision of front parking area for 6 parking spaces for plots 1-4
- Provision of amenity spaces and associated refuse and cycle stores

3.2 Matters for consideration as part of this outline application are:

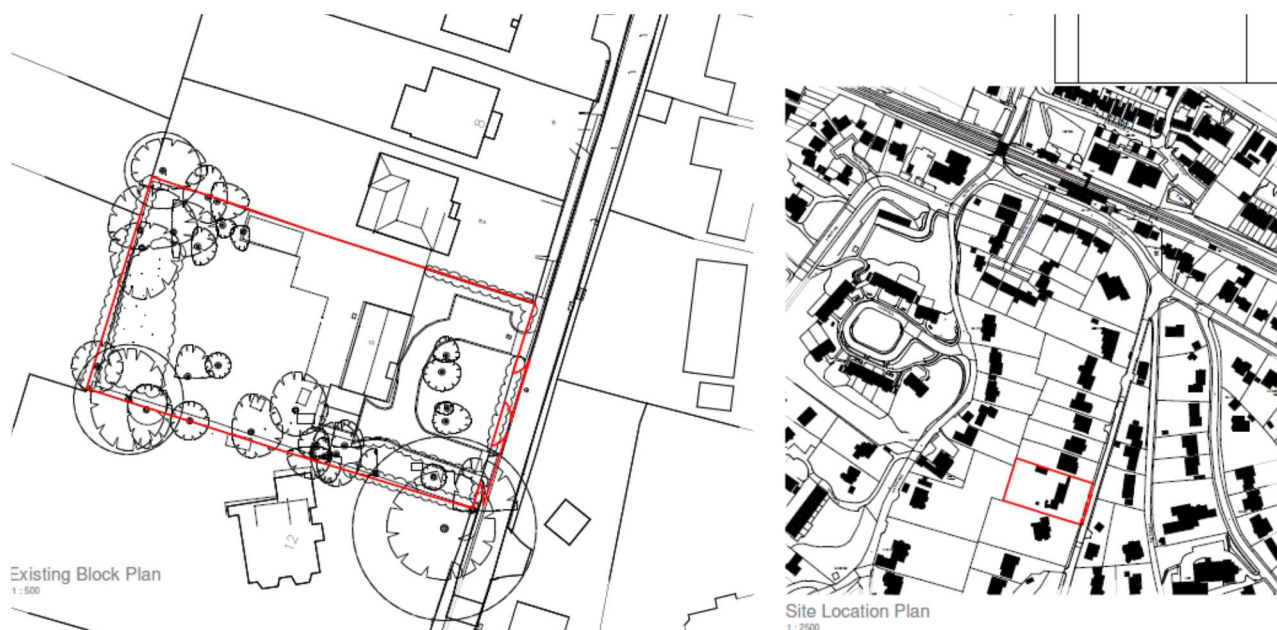
- Scale
- Layout
- Appearance
- Access

Landscaping is a reserved matter for approval at a later date.

3.3 During the course of the application amended plans have been received. Local residents were re-notified of the amended proposals. The main alterations to the scheme have been as follows:

- Reduction and alteration to scale, massing and form of the dwellings and amended design approach
- Altered access arrangements to include two separate access points
- Changes to initial landscaping proposals

## Site and Surroundings



- 3.4 The application site is located on the western side of Welcomes Road in Kenley. The site currently comprises a small detached bungalow within an extensive garden. There are two existing vehicular access points onto Welcomes Road currently forming an in-and-out driveway.
- 3.5 Whilst the front of the site is relatively flat, land levels rise from east to west within the rear garden. There are a number of trees and shrubs on site, some of which are protected by a Tree Preservation Order (TPO 11 of 2006), which is discussed in more detail below.
- 3.6 In terms of policy constraints, the site falls within the Kenley Area of Focussed Intensification (AFI) and Croydon Panorama. The site falls within a surface water flood risk area, and a surface water critical drainage area.
- 3.7 The surrounding area is predominantly residential, with Kenley Station and Local Centre within the wider area. The site has a PTAL rating of 2, indicating poor access to public transport links.

### Planning History

- 3.8 The planning application considered worthy of mention is:

11/02258/P - Demolition of existing building; erection of 1 five bedroom detached house with basement area and garage and 1 five bedroom detached house with garage; formation of vehicular accesses and provision of associated parking – Permission refused for the following reason:

1. *The proposal would result in a cramped and regimented form of development which would be detrimental to the character of the area and to the visual amenity of the*

*streetscene and would thereby conflict with policies SP3, UD2 and UD3 of the Croydon Replacement Unitary Development Plan (the Croydon Plan) 2006 Saved Policies*

– Appeal dismissed on the same ground

[OFFICER COMMENT: representations have made reference to this planning decision, and those pre-dating this on the site and its neighbours. In terms of the application site and its surroundings, the policy position is materially different to that which was considered in 2011. The National Planning Policy Framework was originally adopted in 2012, which introduced the presumption in favour of sustainable development. The current London Plan was adopted in 2011 (subsequently consolidated with amendments up to 2016), with the emerging New London Plan due to be adopted imminently. The Croydon Local Plan (2018), including the designation of this area of Kenley as an Area of Focussed Intensification, was adopted and superseded the Croydon UDP (2008). The Council's Suburban Design Guide as formal planning guidance for residential in development was adopted in 2019. This recommendation is made on the basis of the current policy position. It is noted there are other planning decisions pre-dating this 2011 application but given the above consideration, these are not considered to be of relevance to this planning decision]

#### **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of intensified residential development is acceptable given the location within the Kenley Area of Focussed Intensification and the national and local need for housing.
- The proposal would provide 8 new family homes, including 5 x 3 bedroom homes.
- The massing, design and appearance of the development is appropriate, according with the thrust of guidance contained within the Suburban Housing Design SPD.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Sustainability and environmental aspects of the development and ensuring their delivery can be controlled through planning 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 way of letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification of the application (including a re-consultation on amended plans received) are as follows:

No of individual responses:    Objecting: 119                      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:

<b>Objection</b>	<b>Officer comment</b>
<i>Visual amenity</i>	
Overdevelopment of the site	Addressed in Sections 8.2-8.14 of this report.
Design – Out of keeping/obtrusive scale	Addressed in Sections 8.2-8.14 of this report. The design approach has been amended during the course of the application.
Flats and multi-occupancy buildings out of character with the area	8 houses are proposed. No flats are proposed.
Density of development too high	Addressed in Section 8.13 of this report.
<i>Impact on amenities of neighbouring properties and future residents</i>	
Loss of light to neighbouring properties	Addressed in Sections 8.22-8.33 of this report.
Overlooking and loss of privacy for neighbours	Addressed in Sections 8.22-8.33 of this report.
Noise disturbance	Addressed in Sections 8.22-8.33 of this report. Conditions are recommended. This is a residential development and there is no evidence or reason to suggest that the proposal would result in undue pollution or noise that is not already associated with a residential area.
Poor quality accommodation for residents	Addressed in Sections 8.18-8.20 of this report. The gardens proposed accord with planning guidance in terms of amenity space.
Disruption to neighbouring solar panels	Addressed in Section 8.30 of this report.
<i>Transport and parking</i>	
Inadequate parking provision	Addressed in Sections 8.34 – 8.41 of this report.



Welcomes Road is a narrow private road and a public footpath	The road circumstances are existing. Highways impact is addressed in Sections 8.34-8.41 of this report.
Construction traffic and disruption	A condition will be imposed requiring a Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network.
Traffic and access, safety	Addressed in Sections 8.34-8.41 of this report.
Refuse disposal	Addressed in Sections 8.34-8.41 of this report.
<i>Other matters</i>	
Impact on flooding and drainage	Addressed in Section 8.42 of this report
Impact on trees and habitat	Addressed in Sections 8.15-8.17 of this report
Environmental issues	Addressed in Sections 8.42-8.44 of this report
Exacerbate impact on already strained services i.e. doctors, dentists, schools. No improvements being made to Kenley infrastructure to support development.	The application is CIL liable. Addressed in Section 8.44 of this report.
No affordable housing	This is a minor application, and there is not a requirement under current policy to provide affordable housing.
Driven by developer profits	Not a material planning consideration
Detrimental impact on house prices	Not a material planning consideration
The Council will ignore comments from residents	Inaccurate and not a material planning consideration
Developers are not subject to same rules as residents	Inaccurate and not a material planning consideration – each application is considered on its own merits.
Developments should maintain the exclusivity of the road	This is a residential development in a residential area. Not a material planning consideration.

Submission of application over the Christmas period/consultation over holiday periods	The Council have no control over when an application is received/made valid, and accord with statutory and local guidelines in terms of validation and consultation.
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6.3 The following Councillors have made representations:

Cllr Steve O'Connell (Kenley Ward Councillor) objected and referred application to committee:

- Overdevelopment of site
- Detrimental effect on amenity of neighbouring properties
- Unacceptable backland and back garden development
- Out of character
- Unviable parking
- Continued and disproportionate development of Welcomes Road leading to a cumulative change in character

6.4 Kenley and District Resident's Association made two representations on the basis of the original plans submitted. They referred the application to Planning Committee and objected as follows:

- The developer has submitted an outline application but should have submitted a full application so the landscaping details can be considered at this stage
- The front dwellings are colossal in terms of size and massing and would cause significant shade onto the plot of 8a Welcomes Road, would dominate view from Welcomes Road, out of character
- Inappropriate backland development which forms a terrace
- Dominance from both neighbouring properties and will break 45 degree line, loss of privacy
- Permanent shade to proposed gardens in particular plot 8
- Plot 5 will present a large flank wall to plots 1-4
- Unacceptable bin storage
- Dangerous parking design
- Errors and misrepresentation in the application – deceptive 3D drawings and inconsistent depiction of rear dwellings, images show sun from wrong direction [OFFICER COMMENT: Amended plans and additional information have been sought during the planning application process. Officers have reviewed the documents in their entirety and consider them sufficient to determine the application. 3D views and sketch drawings are indicative only]
- Missing documentation – construction method statement, sunlight analysis, irrelevant SUDs report [OFFICER COMMENT: The application is valid in accordance with the Council's validation checklist. The documents submitted are considered sufficient to determine the application]
- Lack of vegetation
- Invalid swept path tracking for parking bays
- The examiners of the draft London Plan have concluded that the windfall housing targets are unachievable
- There is no principle in favour of intensification for Kenley

- Cumulative impacts must be considered
- Fails to respect special character of Kenley
- Insufficient parking

6.5 Welcomes and Uplands Road Residents Association objected to the application as follows:

- The developer has submitted an outline application but should have submitted a full application
- No engagement from the developer with the RA
- Consultation period over Christmas holiday period
- Obtrusive by design and overlooking
- Parking layout and access insufficient
- Waste management
- Overdevelopment
- Not in keeping with the area
- Detrimental impact on trees
- Poor quality proposal and application

## **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:

- Delivering a sufficient supply of homes
- Promoting sustainable transport;
- Achieving well designed places;

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

### **7.4 Consolidated London Plan 2015**

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets

- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

#### 7.5 Croydon Local Plan 2018

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

#### 7.6 There is relevant Supplementary Planning Guidance as follows:

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

#### 7.7 Emerging London Plan

7.8 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.

7.9 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 than the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

7.10 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.

7.11 The policies of most relevance to this application are as follows:

- SD6 Town centres and high streets
- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public Realm

## **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. Affordable housing and housing mix
3. Townscape and visual impact
4. Trees, landscaping and biodiversity
5. Housing quality for future occupiers
6. Residential amenity of neighbours
7. Parking and highway safety
8. Flood risk
9. Sustainability
10. Other planning matters

## **Principle of Development**

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The emerging London Plan, which is moving towards adoption proposes significantly increased targets which need to be planned for across the Borough. Whilst it is noted the figure for homes to be delivered on windfall sites in the Borough is proposed to be reduced in the latest version of the London Plan, the target remains significant, and it is a reduction in the target in previously published draft versions – not a reduction in the targets set out in the Croydon Local Plan 2018. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.3 This presumption includes Kenley, which is identified in the “Places of Croydon” section of the CLP (2018) as being an area for sustainable growth of the suburbs with some opportunity for windfall sites and infilling with dispersed integration that respects the existing residential character and local distinctiveness. The area around Kenley Station, including this site, is designated within the CLP (2018) as an ‘Area of Focussed Intensification’ (AFI), which allows focussed intensification associated with a change in an area’s local character. The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes by thinking creatively about how housing can be provided on windfall sites. Specific guidance is included in the SPD for the Kenley AFI in how developments should contribute to an increase in density and gradual character change, whilst enhancing and responding sensitively to local character and being respectful of the existing place. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application is for outline planning permission for the replacement of an existing bungalow with a development of 8 family homes. The site is located within the Kenley AFI in an established residential area. As such, providing that the proposal accords will all other relevant material planning considerations, the principle of development is supported.

## **Housing Mix**

- 8.5 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough’s need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally

built) and homes less than 130m<sup>2</sup>. The existing bungalow is a two bedroom property under 130sqm. All of the proposed units are family houses, 5 of which are three bedroom properties. The policy requirements in this respect would therefore be satisfied, with the scheme contributing towards much needed family accommodation in the Borough.

### **Townscape and Visual Impact**

- 8.6 Welcomes Road is generally characterised by detached residential buildings, of mixed scale and design but most typically two storey with pitched roofs. Whilst generally on large plots, infill development has taken place including the dwellings immediately to the north and opposite the site, and flatted developments are apparent in the wider area on Kenley Lane, Hayes Lane and Valley Road, some apparent as modern infills.
- 8.7 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area.
- 8.8 Section 3.6 of the Suburban Design Guide SPD (2019) provides guidance on development potential within the Kenley AFI within the surrounding housing typology. The guidance of most relevance is for areas typified by 'Scattered and Detached Homes', where developments of four storeys will generally be acceptable, with plot subdivision to create rear garden development acceptable subject to consideration of development potential of neighbouring rear gardens. The guidance also highlights the importance of consideration of topography, landscaping and parking provision (discussed further below) for schemes in such locations. Section 2.12 of the SPD (2019) refers to developments in rear garden sites and advises that this should be subservient to frontage development, either through a lower height or articulation of massing.
- 8.9 The scheme here proposed comprises two pairs of semi-detached properties fronting Welcomes Road, with an access road leading to a terrace of four properties to the rear of the site, as seen in the following images.



Figure 1 Proposed site layout



Figure 2 Proposed streetscene – Blocks A and B

8.10 The proposed buildings fronting Welcomes Road (Blocks A and B) would comprise three full storeys with accommodation in the roofspace, thereby within the SPD guidance. Amendments were sought during the application process to incorporate hipped roofs to better reflect and respond to the neighbouring built form. The arrangement of the front elevations creates the appearance of two detached properties, as per the character of Welcomes Road. The building line would follow that of the properties to the north, with asymmetrical projecting gables stepping down from the ridge and towards the boundary to break up the massing. This setback from the road also allows for a generous landscape buffer along the site frontage as is encouraged by the SPD guidance, softening the appearance of the parking area and safeguarding an area for planting to replicate the well vegetated verdant character of the area (detailed landscaping to be agreed at reserved matters stage). The traditional design approach has taken inspiration from Victorian styling as can be seen on some properties in the area (including the immediate neighbour), including full and half height bays, porches and canopies and ornate barge boards and window surrounds. The buildings would be finished largely in red brick to reflect the buildings either side, with accents of stone and tile hanging to emphasise the main features on the frontages.



Overall, it is considered the buildings would sit well within the streetscape, not appearing overly prominent or incongruous whilst meeting the AFI guidance within the SDG.



Figure 3 Proposed streetscene within the site - Block C on the left

- 8.11 As seen above, the proposed terrace to the rear (Block C) would have a linear form, with the building stepped in height in line with the topography. Building lines are varied along Welcomes Road, with some properties occupying a comparable backland position, for example 14, 16 and 22 Welcomes Road to the south, with access roads bypassing frontage properties to rear parking areas. The properties are of a reduced scale to those on the frontage (three storey including accommodation in the roofspace), appearing visually subordinate to the front blocks and minimising their visual impact from the streetscene and neighbouring properties. As a result of the topography, the overall ridge height would be higher than the frontage building, however this would be minimised by being partially cut into the sloping land. There would be some excavation required to manage the sloping site, particularly towards the rear, however critically the existing land levels and retaining arrangements to the front and surrounding retained trees are to be kept to avoid an over-dominance of hardscape. The design approach is again traditional, with smaller gables, bays and dormers to reflect the frontage properties but on a more subordinate scale.
- 8.12 As is required by the SPD guidance (2019), the proposals have been designed to avoid prejudicing surrounding development. The relationships with the boundaries, including separation distances and window placement are sufficient to allow a neighbouring development to come forward with the relevant consents, including on land to the rear if the access road were to be extended.
- 8.13 Representations have raised concern regarding the increased density on site. For this suburban location with a PTAL rating of 2, the London Plan recommends a residential density of between 150 and 250 habitable rooms per hectare. The density of the development would be 216 habitable rooms per hectare, sitting within this acceptable range. Notwithstanding this, the supporting text of Policy 3.4 of the London Plan confirms that the density matrix should not be applied mechanistically, and it is worthy of note that the emerging New London Plan removes the density matrix.
- 8.14 Having considered all of the above, along with the impact on the Croydon Panorama view, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character. Officers are further satisfied, taking into account the

relationships with neighbouring buildings, along with accommodating sufficient space for adequate levels of parking, landscaping and amenity space, that the development delivers the optimum level of development for the site in this location.

## Trees, landscaping and ecology



Figure 4 Indicative landscape strategy

- 8.15 The site, along with nos. 6 and 8, is covered by Tree Preservation Order 11 of 2006. Of most relevance to the proposal, this covers three trees within the application site (T6, T15 and T26) which are to be removed along with a number of other trees and shrubs (1 of category B value, and the remainder of either C or U value – unsuitable for retention). The preserved trees T6 and T26 are classified as B grade trees (moderate quality), whilst T15 is classified as a C grade tree (low quality).
- 8.16 Most of the trees are proposed to be removed as a result of the development. The majority of trees and shrubs to be removed are of lower quality, and whilst three B value trees are proposed to be removed, after careful consideration and taking into account the species, location and amenity value of the individual trees, it is considered the proposed tree removal can be accepted. This is on the basis that the applicant provides a robust landscaping and replacement planting scheme for the site, which provides the opportunity to plant new specimens of higher quality and longevity as part of the scheme. Whilst detailed landscaping is to be secured at reserved matters stage, following submission of an indicative landscaping strategy from the applicant, officers are satisfied that there is scope to provide this within the proposed layout. This scheme must be a realistic and considered landscaping proposal for the site, which can be established and managed as part of the future development. Alongside this, whilst not preserved, tree protection measures are proposed for those trees being retained (including a category B tree in the south western corner of the site and a category A

tree in the front of the neighbouring site no.12). The proposed Tree Protection Measures can be secured by condition.

8.17 The existing dwelling is immediately surrounded by hardstanding in the form of a patio and driveway occupying the frontage. The soft landscaping covering the remainder of the garden is generally well managed with a number of outbuildings present. The occupiers breed dogs which are regularly exercised in the garden. In this context it is considered the risk of impact on protected species is low, which is consistent with the appeal determined in 2012 (see planning history ref. 11/02258/P). Given the replanting to take place on the site, again it is considered there is an opportunity to increase biodiversity on the site with planting to encourage wildlife and native species. This is to be included as a condition. Further conditions can ensure that the site is cleared and trees felled outside of bird nesting periods and other sensitive times to ensure that the impact on biodiversity is minimised. If protected species are identified on site during the course of construction any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. An informative has been included to draw the applicant's attention to this.

### **Housing Quality for Future Occupiers**

8.18 All of the proposed new homes would exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All would be dual aspect with generous outlook, providing adequate levels of daylight/sunlight for future occupiers.

8.19 Each unit would have access to a generous private garden, which would be compliant in terms of size with policy requirements for houses. These gardens are large enough to accommodate flexibility of use for different types of amenity, recreation and child playspace. Further details of these arrangements along with landscaping are to be secured at reserved matters stage.

8.20 London Plan policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The London Plan recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents. It is not feasible to incorporate M4(2) or M4(3) compliant layouts without enlarging the footprint and massing of the dwellings. Provision of a lift within each house would also result in a height increase and unfavourable design additions to accommodate access to the top floors in particular. In this particular circumstance, this arrangement is considered acceptable, with detailed design of step free access to each dwelling secured by condition, and a disabled parking space for the site to be agreed at condition stage.

8.21 The development is considered to result in high-quality family accommodation.

### **Residential Amenity for Neighbours**

8.22 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. The main properties that

would be affected by the proposed development are the adjacent dwellings on Welcomes Road – nos.8a and 12, along with those opposite nos. 9 and 16.

### 12 Welcomes Road

- 8.23 No.12 is located to the south of the site. This property is a single family dwellinghouse sitting within a substantial plot, with accommodation across 3 floors.
- 8.24 The property sits at an angle to the boundary, meaning neither flank nor front windows face directly towards the boundary. The closest element to the boundary, a single storey garage, would be over 9m away from the flank of Block B with the first floor over 13.5m away from Block B. Where Block B is set forward of no.12, views of the flank of Block B would be visible from the front windows, but it is not considered this would be unduly overbearing nor contribute to a loss of light where outlook would remain unrestricted to the east and south and the block would not be situated directly in front of any windows. Replacement planting would soften the boundary between the sites, with full details to be agreed at reserved matters stage. This would assist in minimising potential noise and light disturbance from vehicular movements along the driveway, although as previously noted driveways to the rear of sites are present elsewhere along Welcomes Road. Obscure glazing of the south facing proposed windows would be secured by condition.
- 8.25 There are side windows at ground, first and second floor level of no.12 facing towards Block C, the block proposed to the rear. A search of the property history suggests these are either non-habitable or secondary windows (at second floor level). Notwithstanding this, the side wall of no.12 is over 24m away from the closest corner of Block C, so it is not considered any undue loss of light, outlook nor privacy would occur. Whilst Block C would face towards the boundary, it is sited approximately 13.5m away from the boundary which would retain privacy for the first 10m of the garden of no.12, as per the policy requirement within DM10 of the CLP (2018). Again, landscaping could be utilised along the boundary to reduce perception of overlooking, along with the retention of the large tree to the rear of the site.
- 8.26 With conditions, the proposed development would be acceptable in terms of impact on residential amenity of the occupiers of no.12.

### No.8a Welcomes Road

- 8.27 No.8a is a single family dwellinghouse located directly to the north of the application site.
- 8.28 Whilst Block A would be substantial in height compared to no.8a (in accordance with the SDG guidance), there would be a 5.5m separation distance between the flank walls and the height and roof form have been adjusted during the application process to create an acceptable relationship. Block A does not encroach over a 45 degree angle from the rear windows of No.8a, and whilst there are existing side facing windows, a search of the property history indicates these are non-habitable windows. A ground floor rear conservatory is sited adjacent to the boundary but is also fully glazed to the rear. Side facing windows within Block A would be obscurely glazed, to be secured by condition. The impact from Block A is considered acceptable in terms of light, outlook and privacy.

8.29 Block C would sit a minimum of 15.5m away from the rear of no.8a at ground floor level, and 17m away at first floor level. Given the land level changes, this block would be visible from the home and garden of no.8a although as noted above, the height and form have been altered during the course of the application to achieve an acceptable relationship. Whilst the 45 degree angles are shown to be encroached upon as per the submitted plans, the guidance in the SDG in this regard refers to projections beyond a rear building line. Therefore the guidance is not strictly applicable in this scenario where a separate rear building set away from the occupiers is proposed with no projection directly to the south west. In privacy terms, the rear facing windows would be 9.8m from the boundary, retaining privacy for the first 10m of the rear garden as per the policy requirements. Focus will be placed on incorporating landscaping along the boundary at reserved matters stage, with semi-mature planting likely to be necessary to this boundary.

8.30 Representations have raised concerns regarding impact on neighbouring solar panels. Impact on solar panels in terms of overshadowing is a material consideration, focussed on the sustainability implications of any such overshadowing. In this particular case, there are solar panels on the south facing roofslopes of the two adjacent properties, no.8a and 8. With regards to 8a which is in closest proximity to the site, amendments have been sought during the application process to reduce the height and massing of the proposed buildings and amend the roof form to create a better relationship between the sites. Separation distances in terms of character and residential amenity are policy compliant. Large trees to the south appear to cast some shadow over the roofslope as existing. Notwithstanding this it is considered there would be some impact on the solar panels. However, both sites are designated within the Local Plan as part of the Kenley AFI and it is therefore expected that development on the application site would be substantially larger than is existing. The proposed scheme itself can meet the design requirements for sustainability and energy to address the impact on the environment and climate change. Taking these matters into account, it is considered that whilst there would be some impact this would not be so significant as to warrant a refusal of planning permission for this development.

8.31 The proposed development would cause no loss of light, outlook or privacy to No.8a.

#### Other Properties on Welcomes Road

8.32 The development would sit indirectly opposite to nos. 9 and 16 Welcomes Road, 30-40m away from both properties. Whilst the proposed buildings would be larger than the existing bungalow, the separation distance across Welcomes Road ensures an acceptable relationship in residential amenity terms.

8.33 Given the location of the site, no other residential properties would be affected by the proposal – in terms of direct effects on residential amenities. The relationship with all directly affected neighbours is considered acceptable.

#### **Highway Safety, Access and Parking**

8.34 The site has a PTAL rating of 2, which indicates poor accessibility to public transport. Welcomes Road is a narrow, private road with no on-street parking available. However the site is located within walking distance of Kenley train station, bus stops and local shops and services, as is recognised by the designation of this area as an AFI.

- 8.35 The London Plan sets out maximum car parking standards for residential developments based on PTAL levels and local character. In Outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision. The Suburban Design Guide SPD 2019 suggests that in PTALs of 0-1, the Council will seek to accommodate all parking on site (with any anticipated need for on-street parking judged on a case by case basis).
- 8.36 2 spaces per unit are therefore proposed for the larger (4 bedroom units), and 1 space per 3 bedroom unit, equating to 12 spaces in total for 8 units. These are to be allocated to units to discourage excessive car ownership. Public transport is available within a short walking distance via the Station and bus stops, along with local shops and facilities. Therefore accounting for this and for the proposed size of the properties, with the fact that there is no on-street parking available on Welcomes Road, it is considered 12 spaces is an appropriate amount for this development. A condition will ensure one space is provided as a disabled parking space, along with a requirement for 2 spaces to have an electric vehicle charging point and all spaces to have passive provision for installation of future points.
- 8.37 Whilst there is sufficient parking on site to ensure the impact on the network is satisfactory, sustainable travel should still be promoted in accordance with policy requirements. This is of particular relevance to Kenley, taking into account the AFI designation and the characteristics of Welcomes Road and those in the vicinity as discussed above. Therefore a contribution is recommended towards the provision of sustainable transport improvements in the area to go towards supporting the change in local character. The contribution will be used within the Kenley AFI, and could constitute traffic management measures or sustainable transport initiatives such as a provision of a car club space. These will help encourage sustainable travel. Taking into account the site's accessibility to public transport and the nature of Welcomes Road, the proposal would provide for an appropriate number of parking spaces which would not detrimentally impact highway safety within the surrounding area.
- 8.38 The existing house has an in-out access arrangement with two vehicular crossovers. It is proposed to stop up the northern most access and relocate this to the centre of the frontage, to provide access to parking area for plots 1-4. The existing crossover at the southern end of the frontage would be retained and improved to provide the access driveway to houses 5-8 and their parking area. The parking layout and access arrangement permits access and egress movements in forward gear, and would be acceptable. The number of trips expected to be generated by the proposed scheme is considered to be immaterial when considered against the background traffic within this residential area. The width of the access at its junction with Welcomes Road is wide enough to allow two-way vehicle movement. The required pedestrian visibility splays and vehicular visibility splays could be achieved, which is to be secured by condition. Also to be secured at landscaping stage is incorporation of a lined pedestrian path to the rear houses, to make drivers aware that the driveway is a shared space.
- 8.39 A cycle store has been shown within the rear garden of each property. Whilst this is not ideal, this is considered the most feasible arrangement to avoid clutter within the scheme and provide a safe and secure arrangement for the occupiers of each unit. The capabilities of all the cycle storage facilities could comply with the requirements of the London Plan, with details including appearance, size and types of stands to be agreed at condition stage.

8.40 Indicative refuse storage and collection arrangements have been shown. This would include a refuse store adjacent to plot 4, within 30m distance of a bin collection point closer to Welcomes Road. It is anticipated that a waste management company will be engaged to transport bins from the store to the collection point when required. Details of this arrangement are to be secured by condition, along with the finer information on the form and appearance of the bin store, to be incorporated into the landscape strategy.

8.41 In order to ensure that the proposed development would not have any adverse impact on the highway network or on the surrounding residents, a Demolition, Construction Logistics and Environmental Management Plan (CLP) will be required by pre-commencement condition. This is of particular importance given the narrowness of Welcomes Road. This should outline measures to minimise noise and dust impacts, and disruption to neighbours.

### **Flood Risk**

8.42 The site is located within an area at risk of surface water flooding, and a critical drainage area. The applicant has submitted a Flood Risk Technical Note, which confirms that a sustainable urban drainage system will be in place; this is to be secured by a pre-commencement planning condition with full details provided. Although the land slopes steeply and part of the site would be cut into the landscaping to create terraces, no basement level accommodation is proposed. Indicative landscape drawings indicate potential for permeable paving and plenty of planting.

### **Sustainability**

8.43 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. A condition will be attached to ensure the proposal is designed to achieve carbon reduction and water usage targets.

### **Other Matters**

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

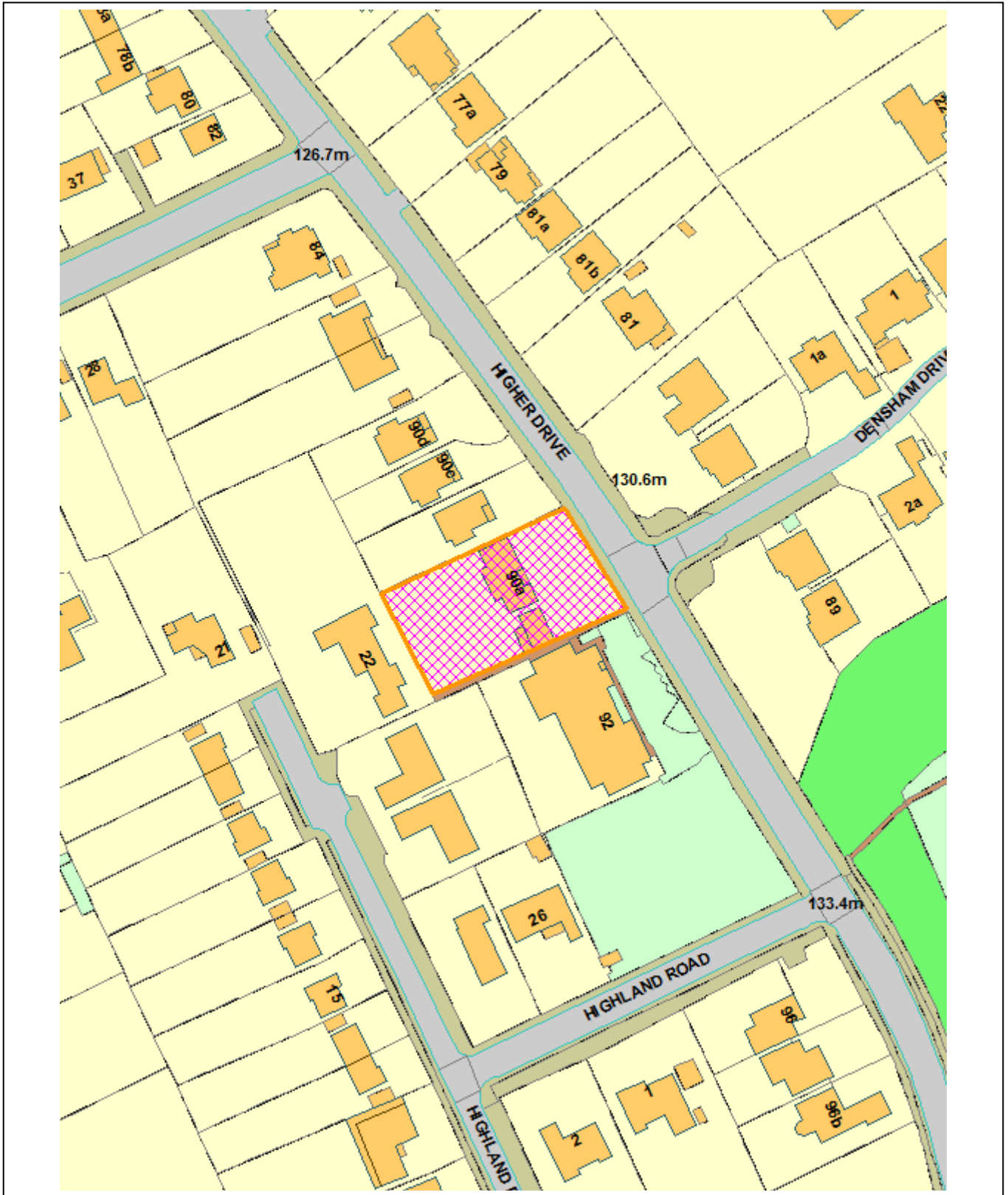
### **Conclusions**

8.45 The site is in a sustainable location for new housing development, and the scale, size and amount of development appropriate for its designations and setting. The new dwellings would provide good quality family sized housing types, supported by car parking, cycle storage and bin storage. The impacts to neighbours would be largely limited to the construction period, and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions. Officers are satisfied that the scheme is worthy of a planning permission.

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

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**PART 6: Planning Applications for Decision**

**Item 6.3**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 19/04119/FUL  
 Location: 90A Higher Drive, Purley, CR8 2HJ  
 Ward: Purley and Woodcote  
 Description: Demolition of the existing dwelling and erection of a four / five storey building comprising of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and landscaping.  
 Drawing Nos: 1127/010 (Existing First Floor & Roof Plan), 1127/010 (Existing Ground Floor Plan), 1127/020 (Existing Elevations), 1127/021 (Existing Elevations), 1129/002 (Existing Site Plan), 1127/001 (Existing Location Plan). Received on 02/09/2019  
 1127/070 Rev B (Higher Drive Visualisation), 1127/040 Rev D (Proposed East Elevation), 1127/032 Rev B (Proposed First Floor Plan), 1127/031 Rev D (Proposed Ground Floor Plan), 1127/030 Rev D (Proposed Lower Ground Floor Plan), 1127/041 Rev D (Proposed North Elevation), 1127/033 Rev A (Proposed Second Floor Plan), 1127/043 Rev D (Proposed South Elevation), 1127/034 Rev B (Proposed Third Floor Plan), 1127/042 Rev D (Proposed West Elevation), 1127/071 Rev. B (Rear Garden Visualisation), Arboricultural Survey and Planning Integration Report (ref. AR/3878a/jq), Biodiversity Survey Report Rev 2, Drainage Strategy & Flood Risk Statement (ref. 19-1684-FRA-001), Phase 2 Bat Detector Survey Report Rev 2, Reptile Survey Report Rev 2, Transport Statement Version 01f (ref. JNY10033-01f). Received on 23/01/2020  
 1127/044 Rev E (Proposed Context Elevation East), 1127/045 Rev D (Proposed Context Elevation West), 1127/050 Rev E (Proposed Site Sections), 1127/003 Rev J (Proposed Site Plan), Design, Access & Planning Statement Rev D. Received on 14/02/2020  
 Applicant: Appledorn Developments Ltd.  
 Case Officer: Emil Ancewicz

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
<b>Existing</b>	0	0	0	1
<b>Proposed</b>	0	0	9	0

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
9	18

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The site comprises a detached house in a residential area. The proposal would replace the existing dwelling with 9 family-sized flats.
- The four / five-storey building would be taller than its surroundings and would evolve the local character whilst using land efficiently. Planning conditions are

recommended to ensure that the development would use high quality materials, detailing and landscaping.

- The proposed development would not have an unacceptable impact on the living conditions of neighbouring occupiers.
- The standard of residential accommodation would be acceptable, with all units meeting the Nationally Described Space Standards (NDSS) with acceptable space, light and outlook; private amenity spaces; access to sufficient communal amenity and child play space.
- The parking and transport impacts of the development would be addressed by a combination of on-site parking spaces and planning obligations (towards parking restrictions and feasibility study into an additional bus route).
- The proposed development would balance the efficient use of land and delivery of new homes against the need for good design and transport planning. On balance, the proposal is therefore considered acceptable in delivering a sustainable form of development.

### **3 RECOMMENDATION**

3.1 That the Planning Committee resolve to GRANT planning permission subject to the prior completion of a legal agreement to secure the following planning obligations:

- 1 Sustainable Transport contribution of £13,500 towards parking restrictions and feasibility study into an additional bus route.
- 2 Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

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

3.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

#### **Conditions**

- Commencement within three years (compliance)
- Approved Plans (compliance)
- Ecology (Construction Environmental Management Plan) (prior to commencement)
- Construction Logistics Plan (prior to commencement)
- Ecology (Wildlife Sensitive Lighting Design Scheme) (prior to above ground works)
- Ecology (Biodiversity Enhancement Layout) (prior to above ground works)
- Materials and Detailed Design (prior to above ground works)
- Landscaping, playspace and new planting (including trees) (prior to above ground works)
- Visibility Splays (prior to occupation)
- Privacy Screens (prior to occupation)
- Cycle and Waste Stores (prior to occupation)
- Detailed maintenance strategy for building
- Ecology (Ecological Appraisal recommendations to be complied with including tree felling) (compliance)
- SUDS (compliance)

- Tree protection (compliance)
- Obscured Glazing (compliance)
- Accessible Homes (M3) (compliance)
- Lift (compliance)
- Caron reduction and water consumption (compliance)
- Electric Vehicle Charging Points (compliance)
- Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- Subject to legal agreement
- CIL
- Refuse collection
- Any other informative(s) considered necessary by the Director of Planning

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

3.5 That if by 12<sup>th</sup> June 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- The proposal is a single block of flats, replacing the detached house currently on the site.
- 9 new homes would be provided.
- The building would be 4-5 storeys high, stepping d towards the rear of the site. Given the site's topography, it would appear as three storey high in the streetscene.
- There would be a communal garden and play-space at the rear.
- 9 car parking spaces would be provided within the front forecourt of the development. As 9 spaces are proposed for 9 family-sized homes in an area of very poor access to public transport, mitigation measures to reduce car dependence are to be secured in the S.106 Agreement (parking restrictions and a contribution to a feasibility study into an additional bus route).
- Cycle storage would be provided internally, while bin store would be provided to the front of the site.

Amended drawings were received on 23<sup>rd</sup> January 2019, changing the design of the proposal. The increased height of the building helped in reducing its footprint in order to mitigate impact on neighbours. The revised scheme also incorporates a better considered palette of materials and detailing, as well as different landscaping and parking layouts. Neighbours were subsequently re-consulted on the revised scheme.

## Site and Surroundings

- 4.1 The site is located on the western side of Higher Drive, south of its junction with Burcott Road and opposite its junction with Densham Drive. The site comprises of a single family dwelling within expansive grounds. Land levels fall at approximately 7.42 degrees (1:12) towards the rear of the site.
- 4.2 Higher Drive is a predominantly residential street, and the site is surrounded by houses to the west, north and east. To the south is a care home and its grounds. The nearby buildings are predominantly detached houses of 2-3 storeys in height (including roof accommodation), and in some cases step down towards the rear of the site taking advantage of the sloping land.
- 4.3 Due to the slope of the land, the houses opposite have higher ridges than those on the west side of the road.



- 4.4 The buildings on the street are varied in design although there are shared design characteristics, including deep landscaped front gardens, unsymmetrical front elevations, tiled pitched roofs, brick, white render and tile hung. The following observations are made on the site's characteristics and planning constraints:

- The site is in Kenley Ward.
- The site is approximately a 15 minute walk of Reedham station, and a 20 minute walk of Purley Rail Station and Kenley Rail Station.
- It has a Public Transport Accessibility Level (PTAL) of 1a.
- The site is not within a Controlled Parking Zone (CPZ).
- The site is at a risk of surface water flooding, and located in a Critical Drainage Area.
- There are no heritage assets immediately adjacent to the site.

- The site itself is not covered by a Tree Preservation Order (TPO), but there is a Tree Preservation Order (TPO) protecting trees at No. 90B Higher Drive.

4.5 Higher Drive is on a slope, with the walking routes to Purley and Reedham Stations being steeply sloping.

### Relevant Planning History

4.6 There is no planning history relevant to the application site.

4.7 Relevant planning history relating to neighbouring sites is outlined below:

#### *90 Higher Drive (currently (90B – 90D Higher Drive)*

02/03687/P - Demolition of existing house, garage & shed; erection of 3 three storey detached four bedroom houses with accommodation in roofspace and integral garages; formation of vehicular accesses. Permission granted on 12/03/2003



## 5 CONSULTATION RESPONSES

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:

### Ecology Advisor

5.3 No objection subject to securing biodiversity mitigation and enhancement measures (to be secured by conditions).

## 6 LOCAL REPRESENTATION

6.1 23 letters had been sent to adjoining occupiers, and following amendments to the scheme, neighbours were re-notified. The total number of representations received

from neighbours and local groups in response to notification and publicity of the application are as follows:

No of individual responses: 43      Objecting: 42    Supporting: 0    Neutral: 1

- 6.2 29 out of 43 objections were received in relation to initial proposal. The revised scheme attracted 14 objections.
- 6.3 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

<b>Summary of objections</b>	<b>Response</b>
<b>Housing Mix, Amount and Tenure</b>	
The proposal exceeds the London Plan Density Matrix, for which the London Plan requires justification.	The proposal would provide an acceptable standard of accommodation and would avoid harm to neighbour amenity. The principle of larger buildings in suburban areas is promoted by the Suburban Design Guide (which inevitably increases the density of development).
No affordable housing is proposed.	The Council can only require the provision of affordable housing for schemes of 10 units and larger.
<b>Neighbour Impacts</b>	
The development will overlook the neighbouring houses.	The proposed development would maintain generous overlooking distances of over 18m between neighbouring and proposed habitable room windows. Further, the existing trees at the rear boundary of the site would prevent direct overlooking to the first 10m of the adjacent gardens. Planning conditions are also proposed (1) requiring the provision of privacy screens to the sides of ground floor balconies, and (2) requiring side facing windows to be obscure glazed.
The development will lead to loss of light and outlook to neighbouring dwellings.	The building's footprint and layout have been designed in line with the 45 degree guidance set out in the SDG. The existing rear facing windows of No. 22 Highland Road would not retain outlook at 25 degrees; however these windows have very restricted outlook at present due to abundant vegetation on the boundary. Thus, it is considered that the resultant net reduction in outlook would be very limited.
The bulk and massing of the building would be overbearing and dominating, particularly from the rear aspect.	The use of grey brick and stepping out of the lower and ground floor levels soften the bulk of the building and ensure that there is not an overall dominant appearance when viewing the building from the rear or neighbouring gardens. Further, the building would not be substantially taller than the rear elevations of existing



	<p>dwelling to the north, Nos. 90B – 90D Higher Drive.</p>
<p>The development will result in significant noise.</p>	<p>New homes are proposed which are consistent with the existing land use. The noise effects will be commensurate with those expected in a residential area and no significant noise generating machinery or plant are proposed.</p>
<p><b>Design</b></p>	
<p>The proposed building, due to its size and massing, would be out of proportion with neighbouring dwellings.</p>	<p>The local plan does not specify building heights, other than to state that sites should be used efficiently and a minimum of three storeys should be achieved. The proposal would step gradually from 4-5 storeys (and would appear as 3 storeys high in the street scene), and would efficiently use the site. Higher Drive has been subject to several planning applications recently and neighbour objections were received to three storey buildings due to their height.</p>
<p>The buildings would be high maintenance due to the use of white painted brick.</p>	<p>Given the use of this material, which would be susceptible to uneven weathering from rainwater particularly, a detailed design condition is recommended to ensure that eaves and gutters are suitably designed.</p>
<p>The proposed brick is out of keeping with the other materials on the street.</p>	<p>The design has been amended to better reflect the local materials. While adjoining properties are finished in brown brick, white render is also a common feature on Higher Drive. The proposed brick would be similar to white render, and therefore the building would not appear anomalous in the context of neighbouring properties.</p>
<p>The development would be detrimental to the secluded and rural nature of the surrounding environment.</p>	<p>As per the SDG, development coming forward today is part of the on-going evolution of the suburbs to provide new housing for younger and older generations. In this case, it is achieved through pursuing development that references and reinforces existing architectural styles and introduces a new well-designed building that will add interest to the area.</p>
<p>The proposed refuse store is not within the envelope of the building as required by the Croydon plan SDG.</p>	<p>The case officer is satisfied that there are opportunities to adequately screen the store from the street scene. Condition is proposed to secure further details of the proposed refuse store.</p>
<p><b>Ecology and Trees</b></p>	
<p>The proposal would harm protected species.</p>	<p>An ecology report was submitted which was independently scrutinised by the Council's ecology advisor, who has advised that the development is acceptable subject to the recommended conditions. The planning conditions will require the submission of Construction Environmental Management Plan,</p>

	Wildlife Sensitive Lighting Design Scheme and Biodiversity Enhancement Layout.
The loss of trees is unacceptable.	Whilst existing trees contribute to local character, if new housing is to be accommodated, some loss of trees is inevitable and the Council's tree officer has confirmed that the proposed removal of other trees is acceptable, subject to replacement trees and protection measures for the retained trees.
Trees have been removed prior to any permission having been received on trees proposed to be retained.	There is only one protected tree on site/situated along the boundary with 90b (as discussed in points 8.83 and 8.84 of this report) which would require permission from the Local Planning Authority to be removed. Whilst no planning permission has been granted on-site, no permission is required to work on trees which are not formally protected. Regardless, it appears that the works have only been undertaken in accordance with the arboricultural assessment in regards to trees to be retained and removed (and shown within point 8.84 of this report). However, to ensure no works have been undertaken in relation to the protected tree situated along the boundary with 90b, a live enforcement case is currently open to investigate accordingly.
<b>Highways and Parking</b>	
Insufficient amount of car parking would be provided.	The parking and transport impacts of the development would be addressed by a combination of on-site parking spaces and planning obligations (towards parking restrictions and feasibility study into an additional bus route). The proposed measures are considered sufficient to prevent unacceptable increase in parking stress and to encourage use of more sustainable transport modes.
The proposed cycle storage is pointless due to the hilly surroundings.	Hilly topography of the surrounding area would not prevent people from cycling. There are numerous examples of hilly cities with a significant cycling modal share. Bern, Switzerland, is built on very uneven ground and has a cycling modal share of 15%, 6 times more than London. Further, electric bikes are an increasingly affordable option.
On-street parking is currently available on Higher Drive and will be reduced by the proposal.	The proposal provides off-street parking spaces, with some overspill parking likely on the street. Higher Drive is unlikely to experience high parking stress and the proposed mitigation are likely to mitigate and/or outweigh the harm. Higher Drive has relatively low levels of car

	parking stress and parking restrictions are to be secured by the S106 Agreement.
Higher Drive suffers from highway safety issues with several recent incidents caused by speeding cars, which will be exacerbated by traffic congestion from the proposed development.	The highway safety issues at Higher Drive are pre-existing and not a result of the development, which would re-use existing on-street parking and would introduce parking restrictions close to the site. The development in itself does not pose highways safety concerns.
<b>Non-material issues</b>	
No mention has been made of the alleyway which lies between the care home and the proposed development. The alleyway is owned by 22 Highland Road. The removal of the existing garage would leave a gap enabling illegal access to the alleyway and henceforth unto No. 22 Highland Road posing a security risk to this property.	This is not a material planning consideration.
Concerns that apartments will be rented out rather than available for sale.	This is not a material planning consideration or something that the Council can control.
<b>Infrastructure</b>	
There are insufficient local facilities to support the proposal (including doctors and schools)	The development will make a proportionate contribution to infrastructure through a Community Infrastructure Levy payment and sustainable transport contribution.
The developer, Appledorn Developments Ltd, is a specialist in construction services to the care home sector. Thus, there are concerns that the building would be used in conjunction with the neighbouring care home.	The proposal is assessed as development of 9 flats. The Council cannot control future occupation of the flats.
<b>Procedural issues</b>	
The purpose of this application is unclear. The Arboricultural Report states that the development aims 'to provide staff accommodation for the neighbouring care homes', while the Design and Access Statement indicates that the development would provide flats.	The revised submission makes it clear that the purpose of the development is to provide flats.
Insufficient weight is given to the provisions of the draft London Plan	Please refer to paragraphs 7.4 – 7.7

6.4 Cllr Steve O'Connell raised an objection on the grounds of:

- Neighbour amenity, including loss of privacy and overbearing presence.

6.5 Foxley Residents' Association has objected on the following grounds:

- The purpose of this application is unclear.
- Design and character.
- Neighbour amenity, including loss of privacy and overbearing presence.
- Traffic and highways, in particular parking stress.
- Removal of trees and plants.
- Positioning of the refuse store.
- Omissions in the Biodiversity Report.

6.6 Kenley & District Residents' Association (KENDRA) has objected on the following grounds:

- The site is not adequate for intensification due to low PTAL rating.
- Cumulative impact on infrastructure.
- Out of character.
- Insufficient parking provision.

6.7 Purley & Woodcote Residents' Association has objected on the following grounds:

- The purpose of this application is unclear.
- Overdevelopment of the site.
- Design and character, in particular the proposed height.
- Neighbour amenity.
- Traffic and highways, in particular parking stress.
- Removal of trees and plants.
- Harm to protected species.

## **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 London Plan 2016, the Croydon Local Plan 2018, and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), updated in 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
- Meeting the challenge of climate change, flooding and coastal change

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

## Consolidated London Plan 2016

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.8 Housing choice
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising emissions
- Policy 5.3 Sustainable design & construction
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.16 Waste net self-sufficiency
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

## Emerging New London Plan

- 7.4 The 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.

#### Croydon Local Plan 2018

- Policy SP2: Homes
- Policy SP4: Urban Design and Local Character
- Policy SP6: Environment and Climate Change
- Policy SP7: Green Grid
- Policy SP8: Transport and Communication
- Policy DM1: Housing choice for sustainable communities
- Policy DM10: Design and character
- Policy DM13: Refuse and recycling
- Policy DM16: Promoting Healthy Communities
- Policy DM23: Development and construction
- Policy DM25: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Protecting and enhancing our biodiversity
- Policy DM28: Trees
- Policy DM29: Promoting sustainable travel and reducing congestion
- Policy DM30: Car and cycle parking in new development

#### Supplementary Planning Guidance/Documents:

- Croydon Suburban Design Guide (Croydon Council, 2019)
- Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)
- National Design Guide (2019)

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Housing tenure, mix and density
- Townscape and visual impact
- Housing quality for future occupiers
- Impacts on neighbours
- Highways, access and parking
- Environment, flooding and sustainability
- Trees and ecology

- Other matters

### **Principle of Development**

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for new homes.
- 8.3 The application is for a flatted development providing 9 additional homes within the borough. The site is located within an existing residential area and the site is not allocated for any other purpose. Providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of residential intensification is supported.

### **Housing mix and density**

- 8.4 Croydon Local Plan Policy DM1.2 states that the Council will permit the redevelopment of residential units, where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m<sup>2</sup>. Policy SP2.7 supports the provision of new family-sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family-sized.
- 8.5 The existing building on site is a 4 bedroom house with a total floorspace of 181m<sup>2</sup>. Thus, the proposal would not result in the net loss of 3 bedroom homes or the loss of homes smaller than 130sqm. All of the proposed flats would be 3 bedroom units, meaning that the proposed development would assist in meeting the 30% strategic target sought by Policy SP2.7.
- 8.6 Policy SP2.2 of the Croydon Local Plan promotes increased housing choice and requires that land is used efficiently. Policy 3.4 of the London Plan states that development should optimise housing output, and in Table 3.2 provides an indicative density matrix (along with supporting text stating that it is not appropriate to apply Table 3.2 mechanistically).
- 8.7 9 homes would be provided (with 36 habitable rooms) which would result in a density (across the site's area of a 0.122ha) of 74u/ha or 295hr/ha. Given the site's PTAL of 1a and its suburban setting, the density matrix suggests an indicative density of 75 u/ha or 150-200 hr/ha. The proposal would provide approximately 50% higher density (in terms of habitable rooms) than the maximum suggested density set out in the matrix, and would clearly optimise housing output and make efficient use of land in line with the Croydon Local Plan and the London Plan.
- 8.8 Rather than applying the density matrix mechanistically, paragraphs 1.3.50-52 of the Housing SPG explains that for schemes which exceed the ranges in the density matrix, it is important that qualitative concerns are suitably addressed. In particular, those schemes must achieve high quality design in terms of liveability, residential quality, housing standards, residential mix and dwelling types, refuse and recycling and cycle parking. Where these considerations are satisfactorily addressed, the London Plan provides sufficient flexibility for such higher density schemes to be supported.

8.9 Overall, the proposed development would accord with the Local Plan's strategy to accommodate new homes. The development is therefore (on balance) acceptable in terms of housing mix and density.

### **Townscape and Visual Impact**

8.10 London Plan Policy 3.4 seeks to optimise housing output, taking into account local character and Policies 7.4 and 7.6 require high quality architecture which contributes to the local architectural character. Policies SP2.2 and DM10.1 of the Local Plan require that land is used efficiently and seek to achieve a minimum height of 3 storeys for all new buildings. New development is required to respect the development pattern, layout and siting; scale, height, massing and density; and the appearance, existing materials and built and natural features of the surrounding area.

8.11 The Suburban Design Guide sets out how new developments, which introduce higher densities on suburban sites, can draw on their local context to ensure the local character evolves in a co-ordinated and sensitive way.

8.12 Higher Drive is laid out predominantly as detached houses, with some small blocks of flats either recently built or consented. The nearby buildings are predominantly detached houses of 2-3 storeys in height (including roof accommodation) and in some cases have a lower ground floor taking advantage of the sloping land. To the south is a care home, a 60 metre wide 2-3 storey building. The massing of the care home is broken down into separate volumes by gable ended front projections.

8.13 The existing dwelling is an arts and crafts style dwelling; however, it is not considered that the dwelling holds any significant architectural merit and therefore there is no objection to its demolition.

8.14 Following discussion with the applicant, substantial amendments to the overall design of the scheme have been made to address previous concerns. Officers were concerned previously that the overall design approach was not suitably convincing. Further, concerns were raised in relation to the impact of the scheme on neighbours' living conditions, future occupiers' living conditions and highway efficiency. The approach now put forward is better considered in terms of its built form, mass and materiality, and is considered to constitute a more thoughtful and sensitive response to the character and appearance of the area. Further, the new scheme is believed to address other previously raised concerns.

### Layout

8.15 The proposed development would provide a single building across the site's frontage. The building would be up to 3.5 metres deeper than the adjoining properties, and would follow the 45 degree horizontal guidelines set out in the SDG to efficiently use the site without unacceptably harming the amenities of the surrounding buildings.





*Proposed Site Plan*

8.16 The building would broadly respect the neighbouring front building lines, and would be set back from the street behind landscaping and parking spaces. The layout of the front driveway and landscaping would reflect the spacious character of surrounding forecourts. There would be 9 parking spaces located to the front of the site (in small clusters of up to 5 adjoining spaces, broadly reflecting the sizes of the surrounding driveways). There would be substantial areas of soft landscaping to the front of the building, including new and retained trees, which would reflect the verdant nature of the front gardens found in the street.

8.17 Access driveways, forecourt parking and retaining walls to properties are features commonly found on Higher Drive. The existing access and driveway will be replaced and raised with 9 parking bays which would form a forecourt that is accessed directly off the existing highway. The parking bays would generally be elevated 1 – 1.5 metres higher than the existing site level. The soft landscaped area on both sides of the raised parking would follow the existing site levels (which would allow for the retention of existing soft landscaping and trees). There would be retaining walls to the sides of the raised parking area, as well as between the flank elevation of the building and boundary of the site. Details of retaining walls are proposed to be secured by planning condition. Given the topography of the site and opportunities for screening from the street scene, it is not considered that the retaining walls would harm the character of the area.

8.18 Site levels to the rear of the site would be generally as existing.

8.19 The entrance to the building would be positioned centrally as part of the elevation, with good legibility from the street. Therefore, whilst the building would be larger than its neighbours, its layout would have good resonance with the existing development pattern found within the street.

- 8.20 The separation distance between the proposed and adjacent buildings (excluding side extensions) would be around 8 metres on both sides. This would ensure that the rhythm of the street scene is retained.
- 8.21 There would be a communal garden to the rear with playspace and trees, which would be overlooked by the new homes.
- 8.22 The applicant has explored options with regards to the provision of an internal bin store; however, it is not feasible on this scheme. Instead, an external bin store would be provided at the front of the site. The bins would be screened by the proposed hedge, and thus would not cause undue harm to the existing street scene. Further details of the store will be secured by planning condition.
- 8.23 Overall, the proposed building's footprint would be larger than that of the existing dwelling, but smaller than the footprint of several neighbouring buildings. Most importantly, the footprint would sit well on the site with good separation to other buildings and opportunities for landscaping around the site boundaries and good communal amenity space

#### Height, Scale and Massing

- 8.24 Policies SP2.2 and DM10.1 of the Local Plan require that land is used efficiently and seek to achieve a minimum height of 3 storeys for all new buildings. New development should respect the development pattern, layout and siting; scale, height, massing and density; the appearance, existing materials and built and natural features of the surrounding area. It is important that developments draw on their local context to evolve the local character in a way which efficiently uses land.
- 8.25 Section 2.10 (Heights) of the SDG explains how additional storeys can be introduced to existing residential streets and generally advocates new buildings being a storey higher than the surrounding buildings. The Suburban Design Guide goes on to state that where surrounding dwellings are predominantly two storey detached dwellings, new development should seek to accommodate an additional storey within the roof space.
- 8.26 The proposed building would be four stories high at the front. However, as the lower ground level would be set below the level of neighbouring properties, the proposed development would appear as a three storey building, including one storey contained within the roof space. This would be up to one story higher than the adjacent properties (1.4m higher than the ridge of No. 90B Higher Drive; and, 2.7m higher than the ridge of No. 92 Higher Drive), and thus the proposed height would be compliant with the Suburban Design Guide.



8.27 The Suburban Design Guide states that Croydon's topography presents many opportunities for new development in semi-submerged lower floors with level access on one side of a property. A sloping topography can provide opportunities to work with the landscape to achieve greater footprints which extend beyond neighbouring elevations by stepping the building mass. By stepping built form down a slope, impacts on neighbours can be avoided. Basements, lower-ground floor development and massing that steps down a slope will generally be acceptable provided that any habitable rooms have sufficient access to natural light.

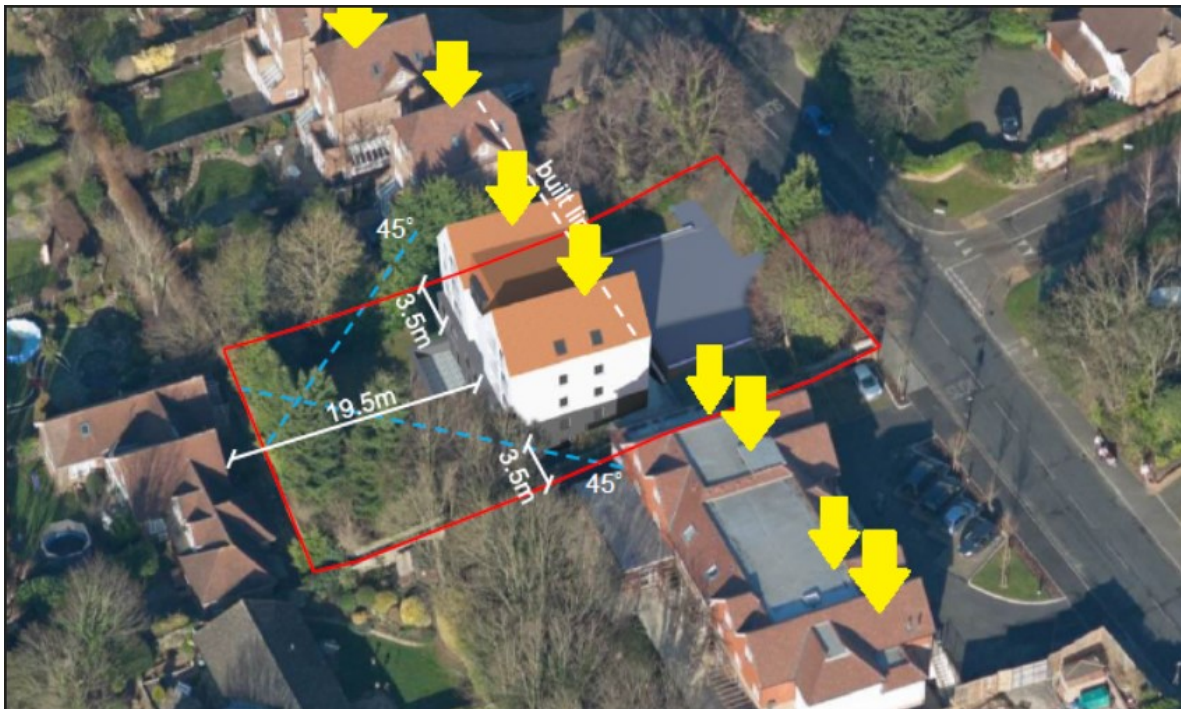


8.28 The building has optimised the use of land levels on this site, and the lower ground floor units have been designed so that the proposed occupiers would benefit from direct access to private gardens. Further, both lower and ground floor level units would benefit from adequate standard of accommodation. At the rear, the building would be visible as a 4.5/5-storey development. The use of grey brick would successfully soften the bulk of the building and ensure that there is not an overall dominant appearance when viewing the building from the rear or neighbouring gardens, as would the opportunities for landscaping along boundaries. Whilst the proposed building, at five stories high, would be inevitably taller than the neighbouring properties, it would be appropriate in its context through the use of the land levels. The relationship with 90B Higher Drive in particular is noted, which is four stories high when viewable from the rear. The ridge of the proposed building would only be 1.25 metre higher than that of No. 90B Higher Drive.

#### Detailed Design and Materials

8.29 Higher Drive adopts a circa 1930s architectural style with projecting front gables and asymmetrical principal elevations. The new building would take on a "contemporary reinterpretation" form of the neighbouring arts and crafts local built form. The proposed

front elevation would be asymmetrical, with projecting gables referencing to the surrounding context, and respecting the architectural rhythm of the street (in particular, the architectural rhythm of front gables – please refer to the below picture).



*Aerial view of 90A Higher Drive and surroundings*

- 8.30 The building would utilise unified brickwork, central entrance and recessed balconies to reflect the modelling of the surrounding buildings, providing legible and clearly defined entrance and high-quality design.
- 8.31 Details have been provided as part of the planning application to indicate how high quality materials could be used, and a planning condition is recommended requiring the approval of further details. The building would use grey bricks to the lower ground and ground floor levels, white painted brick to the upper levels and clay roof tiles. The simple palette of materials will be complemented by more contemporary elements, such as generously-sized windows, defined arched entrance and clean building lines.



### *Indicative finishing materials*

The proposed design does not replicate the adjacent sites, but rather positively references to the surrounding context. While adjoining properties are finished in brown brick and hung tiles, white render is also a common feature on Higher Drive. Approximately 40% of buildings on Higher Drive within 250 metres of the site feature at least some white or other lightly coloured rendering to front elevation. The proposed white painted brickwork would be similar to white render, and therefore the building would not appear anomalous in the context of neighbouring properties. Given the use of this material, which would be susceptible to uneven weathering from rainwater particularly, a detailed design condition is recommended to ensure that eaves and gutters are suitably designed. The proposed roof tiles would respond the widespread use of earthy roof tiles in the surrounding area. Planning condition is recommended requiring further details of finishing materials. Additionally, a maintenance strategy is to be secured by condition to ensure that it is maintained and re-painted if it discolours or peels.



*74 Higher Drive with plain clay roof tiles & overhanging eaves, hung tile & render wall treatments and casement windows.*



*57 & 59 Higher Drive with brick plinths, rendered upper storeys, plain clay roof tiles and casement windows. Both display half timbering typical of imitation Arts & Crafts.*

8.32 At the rear of the building, the façade would be relatively complex, although the various windows and balconies would relate well to each-other resulting in a relatively tidy appearance. The materials and the proportions of the design features utilised to the rear would follow those on the front elevation and given that the rear elevation would be mainly visible from private views, it would not be harmful to the street scene.

### Design Summary

8.33 The proposal would overall result in a development that would respect the pattern and rhythm of the neighbouring area given that the design of the building would be a modern interpretation of an arts and crafts style building. The style, design and appearance of the dwelling would not harm the appearance of the street scene.

8.34 The proposed building can therefore be considered to respond to the local character in a way which optimises the efficient use of land.

### **Housing Quality for Future Occupiers**

8.35 All of the proposed units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS), and would provide sensible layouts with well-proportioned rooms and storage space.

8.36 There would be no single aspect north facing units and all units would have windows on at least two elevations

8.37 It is noted that the proposed south facing windows for the lower ground floor unit would be looking at retaining wall but this would be at a low level and would be compensated by generous provision of private amenity space and floorspace exceeding the minimum standards by over 25m<sup>2</sup>. Thus, it is considered that on balance Flat 1 would provide acceptable standard of living accommodation.

8.38 The front bedrooms of the proposed ground floor units would face east into a lightwell. The applicant demonstrated that the rooms would benefit from outlook at 25 degrees, which is the guidance contained in the SDG. Further, defensible space with soft landscaping would be provided between the lightwells and parking spaces. Given that the ground floor flats would be dual aspect, these measures are considered adequate to ensure that the dwellings provide acceptable standard of living accommodation.

8.39 The quality of accommodation would therefore be acceptable, and proposed homes would provide their future residents with adequate living conditions.

8.40 With regard to external amenity space, the London Housing SPG states that a minimum of 5m<sup>2</sup> of private outdoor space should be provided for 1-2 person dwellings and an extra 1 m<sup>2</sup> for each additional unit. All of the units are provided sufficient amenity space through balconies which is in accordance with the London Housing SPG.

8.41 In addition to private amenity spaces, there would be communal gardens and play-space to the rear. There would be corridors through the building at lower ground level giving direct access for residents to the garden, and it would be well overlooked by residents providing a safe and attractive space. A child play space is shown to be provided within the communal garden, details of which can be secured by condition.

8.42 London Plan Policy 3.8 and the London Housing SPG together promote accessible design, whilst advocating a flexible approach on small scale developments. The

Housing SPG clarifies that Policy 3.8 should be applied flexibly to ensure that residential or mixed use development is deliverable and notes that a lift may cause practical difficulties for small scale developments.

- 8.43 The proposed building would incorporate a lift which is welcomed by officers. The submitted Design & Access Statement clarifies that the lift overrun would fit within the proposed roof structure, meaning that it would not protrude beyond the outer face of the roof.
- 8.44 In order to comply with the London Plan requirement that 10% of units would be wheelchair accessible or adaptable (and as all other flats would have level access; some via the lift), a condition is recommended requiring Flat 1 to internally comply with Building Regulations Part M4(3) (wheelchair user) and all other units to be M4(2) compliant (accessible and adaptable). The submitted Design & Access Statement confirms that Flat 1 is designed to meet Building Regulations Part M4(3). The wheelchair user dwelling would also be allocated a blue badge parking space.
- 8.45 Level access would be provided to the communal garden via internal lift. Further, a secondary 1.3 metre wide access would be provided along the northern boundary of the site. The secondary access ramp down the side of the building, due to its steepness at 14.4 degrees, would not lend itself to DDA compliance. However, given that an alternative level access via lift would be available, it is considered that the proposed accessible design is acceptable.
- 8.46 Overall, the development would provide acceptable accommodation including family sized housing all with adequate layouts, space and amenities for future occupiers.

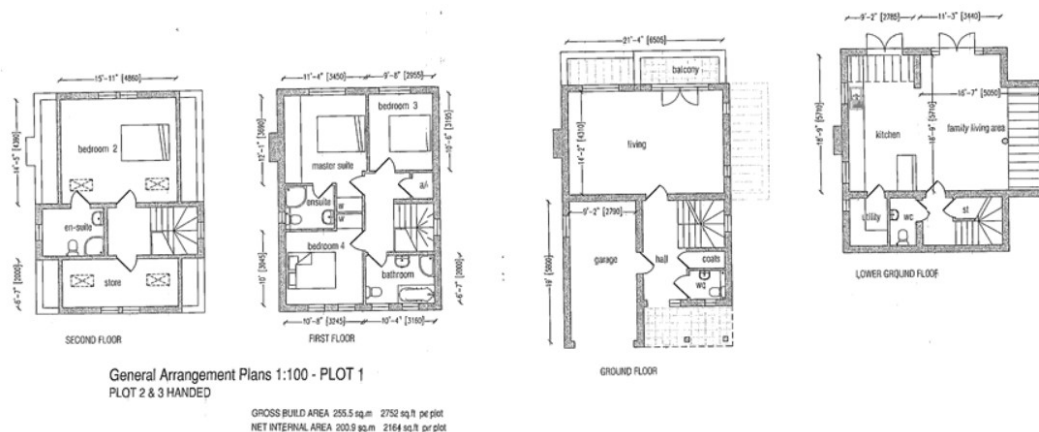
### Impacts on Neighbours

- 8.47 The site is surrounded by dwellings to the west, north and east. To the south of the site is a care home, which is also of residential nature.



## Daylight and Sunlight

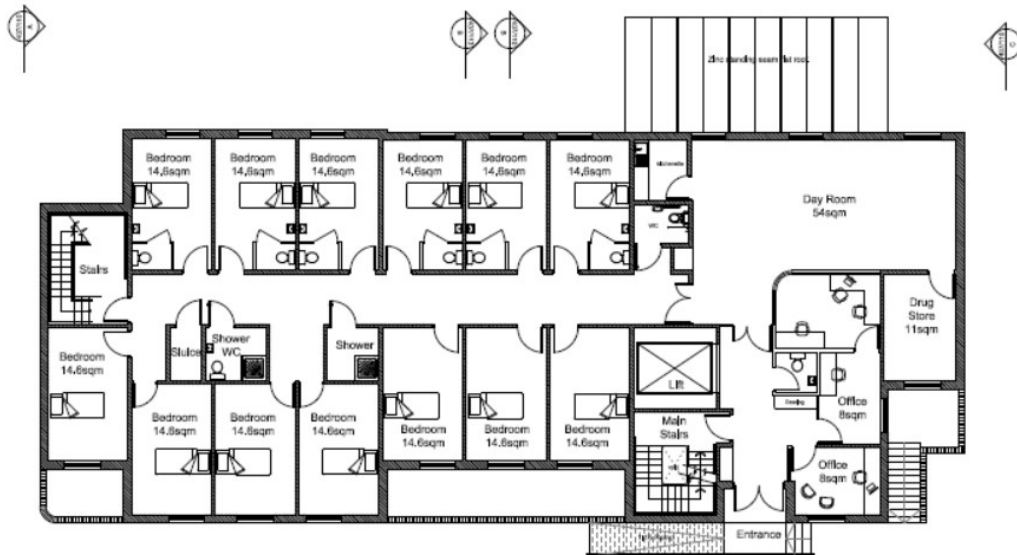
- 8.48 The building's footprint and layout have been designed in line with the 45 degree guidance set out in the SDG.
- 8.49 The development would fall outside the 45-degree line horizontally and vertically from the nearest rear elevation habitable windows at Nos. 90B and 92 Higher Drive.
- 8.50 Nos. 90B and 92 Higher Drive feature several windows in their side elevations (facing application site). No. 90B Higher Drive features windows serving landing areas and two small windows serving a living room, the latter of which also benefits from other sources of light, namely to the rear of the property. Overall, it is considered that the new building would lead to some reduction in light to side windows of 90B Higher Drive; however, it is considered that the reduction would not unacceptably affect the quality of accommodation as a whole given the secondary function of the windows and generous separation distance (of approximately 8 metres) between the properties.



### *Approved floorplans of Nos. 90B – 90D Higher Drive*

- 8.51 The neighbouring care home, No. 92 Higher Drive, features a side facing window serving a secondary officer. Thus, it is considered that the proposal would not unacceptably affect the amenities of this neighbour.





*Approved floorplans of No. 92 Higher Drive*

8.52 The development would break a 25-degree line from the ground floor rear facing windows of No. 22 Highland Road by a margin of up to 10 degrees which is substantial. However, given that these windows currently have very restricted outlook due to abundant vegetation on the boundary, the resultant net reduction in outlook is considered very limited and would not direct a refusal of planning permission. There would also be a generous separation distance of at least 20.5 metres between the buildings, in line with the SDG. The submitted Arboricultural Statement confirms that the group of Lawson cypresses would be retained. Further, planning condition is proposed to ensure that the trees would be retained for at least 5 years following first occupation of the development.



*Aerial view of the rear garden of 90A Higher Drive (showing existing trees on the boundary)*



*Picture taken from the rear garden of 90A Higher Drive looking west on the trees*

## Privacy and Outlook

- 8.53 The windows contained within the front elevation would overlook Higher Drive and be more than 40 metres from the closest windows of homes on the opposite side of the road. The windows contained within the rear elevation would face rearwards (west) and would be at least 20.5 metres from the nearest rear facing windows at No. 22 Highland Road, in line with the SDG. Whilst it is acknowledged that the recommended 18 metres separation distance is for flat sites, in this case the separation distance would exceed be 2.5 metres in excess of the suggested minimum separation distance. Further, any overlooking would be largely mitigated by existing trees on the rear boundary of the site, which are proposed to be retained. As such, it is considered that on balance the proposed development would not unacceptably harm the privacy of No 22 Highland Road.
- 8.54 The building would feature numerous side facing windows (looking at Nos. 90B and 92 Higher Drive); however, a condition is suggested to ensure that these windows would be obscure glazed. Overlooking could also arise from the sides of ground floor balconies; however, similarly to the above matter, a condition is suggested requiring the submission of details of privacy screen.
- 8.55 Overall, the proposal would not result in unacceptable overlooking to residential windows.
- 8.56 In addition to residential windows, Croydon Local Plan Policy DM10.6 requires proposals to avoid direct overlooking of private outdoor spaces (within 10 metres perpendicular to the rear elevation of a dwelling).
- 8.57 The distance from the rear elevation windows (or edge of balconies) to the relevant garden spaces at No. 22 Highland Road would be over 16 metres and be obscured by trees.
- 8.58 The rear projection of the building would accommodate balconies. As the balconies would be recessed, it is unlikely that there would be adverse overlooking opportunities into No. 92's private garden.
- 8.59 No. 92 is a residential care home, which does not have private amenity space, but the external spaces often form an important part of the facilities and amenity for residents. The gardens would be amply protected from direct overlooking as the balconies are internal and so would direct people to look down the garden. Overall, it is considered that the proposed development would avoid "direct overlooking" into the first 10 metres of neighbouring private gardens. The proposal would therefore avoid unacceptable overlooking impacts and would maintain acceptable privacy for the neighbouring houses on all sides.

## Noise and Disturbance

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

## Highways, Access and Parking

- 8.61 The site has a PTAL of 1a which reflects its very limited public transport accessibility. The site is approximately a 15 minute walk of Reedham station, and a 20 minute walk of Purley Rail Station and Kenley Rail Station.
- 8.62 Whilst there are buses on Old Lodge Lane within 6 minutes' walk (550m), there is no bus service along Higher Drive or within the 400 metres of the site.
- 8.63 Higher Drive is a steep road, and although the site is relatively close to local facilities, the routes from both Purley and Reedham are uphill which makes journeys on foot (including with a pram), by wheelchair or cycle less attractive. Nonetheless, Higher Drive is a residential street where people currently choose to live and there is access to local facilities on foot which means that for some residents, it would be feasible to live at the site without being wholly dependent on private car use (for example regular commuting or walking to the local schools).
- 8.64 That said, there will be residents living at the site who will rely on private car use and it is important that measures are taken to manage use of the private car and to ensure that those cars do not result in unacceptable impacts when parked.
- 8.65 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. In Outer London areas with low PTAL (generally PTAL 0-1), boroughs should consider higher levels of provision. The SDG suggests that in PTALs of 0-1, the Council will seek to accommodate all parking on site.
- 8.66 For market housing, a 1:1 ratio would be in line with the London Plan and the Croydon Local Plan – in reducing the reliance on the private car and to meet more general sustainability targets. However, given the family-sized character of all units, the development could generate maximum demand for up to 13-14 car parking spaces.
- 8.67 The proposed development includes 9 parking spaces, leading to a potential shortfall of up to 5 off street car parking spaces.
- 8.68 No parking stress survey was submitted specifically for this development; however, the applicant successfully demonstrated that parking stress levels of Higher Drive are low. A parking beat survey was carried out on Wednesday 24 April 2019 during early morning hours to support the recently approved planning application at 59-63 Higher Drive (19/03282/FUL). The survey was undertaken along Higher Drive between Burcott Road and Woodland Way to the north of the site, covering approximately 300 metre radius. Given the proximity to the application site, it is considered that the survey area is representative of the parking stress along Higher Drive outside of the site.
- 8.69 The survey showed a minimum of 108 vacant car parking spaces out of a capacity of 124 spaces available between 00:00 and 05:00 on a weekday. This equates to a 13% occupancy of this area of Higher Drive.
- 8.70 Even if the potential overspill parking accumulation from the recently approved developments at Nos. 76, 78, 81 and 59 – 63 Higher Drive is accounted for (which equates to a total of 36 cars), the resultant parking stress would not exceed 47%.
- 8.71 Consequently, whilst there would be a shortfall of on-site car parking provision, the development would not result in unacceptably high parking stress.

8.72 Increased parking stress is not the only effect of on-street parking. Parked cars on both sides of the street can make it more difficult for emergency services, delivery vehicles and cyclists. On street car parking can also make it more difficult to accommodate future infrastructure improvements (for example a potential bus service on Higher Drive). In order to ensure that road safety and traffic flow is not negatively impacted upon, and in order to discourage car parking and car use, it is recommended that the following measures are secured through the S.106 Agreement process:

- A financial contribution of £13,500 towards (1) the implementation of parking restrictions on Higher Drive in the vicinity of the site, and (2) feasibility study to further develop proposals with TfL to introduce a bus route along Higher Drive and ensure the development is within 400 metres of a bus stop.

8.73 The above measures are considered sufficient to help discourage car use, encourage use of more sustainable transport modes and mitigate against the shortfall of on-site car parking.

8.74 The proposed access to the site would utilise a new centrally positioned crossover (replacing the existing crossover) with adequate visibility splays. The new access point onto the site would be acceptable.

8.75 One disabled parking space is proposed in a suitable location (10% of spaces, in line with policy requirements).

8.76 A condition is recommended requiring all spaces to enable future provision of electric charging points, and 2 of the parking bays (22%) to have an active electric vehicle charging point.

8.77 This section of Higher Drive has a known history of road collisions and issues with speeding vehicles. The proposed development has no bearing on existing traffic conditions – and traffic speeds are best managed through other means – and the existing highway condition does not mean that people should no longer live on Higher Drive. Subject to the measures identified above, no significant highway safety concerns are raised.

8.78 Eighteen secure, accessible and sheltered cycle storage spaces would be accommodated within the proposed cycle store at the lower ground floor area, in line with the London Plan standards. Whilst the location of the store at lower ground floor level is unusual, when taking into account the site constraints and other potential locations where this could be positioned, this is considered to be an acceptable approach. Given that the proposed access ramp would be steep, a planning condition is suggested to secure details of landing areas to the ramp or details of an alternative approach, such as details of external staircase with cycle grove. These measures would ensure that the bike store is easily accessible for future occupiers.

8.79 Refuse and recycling storage is proposed to the front of the site, within 30 metres of the residential entrance and within 20 metres of the highway for accessible collection. Details of the store, including the materials and appearance will be secured by a condition including storage for bulky goods.

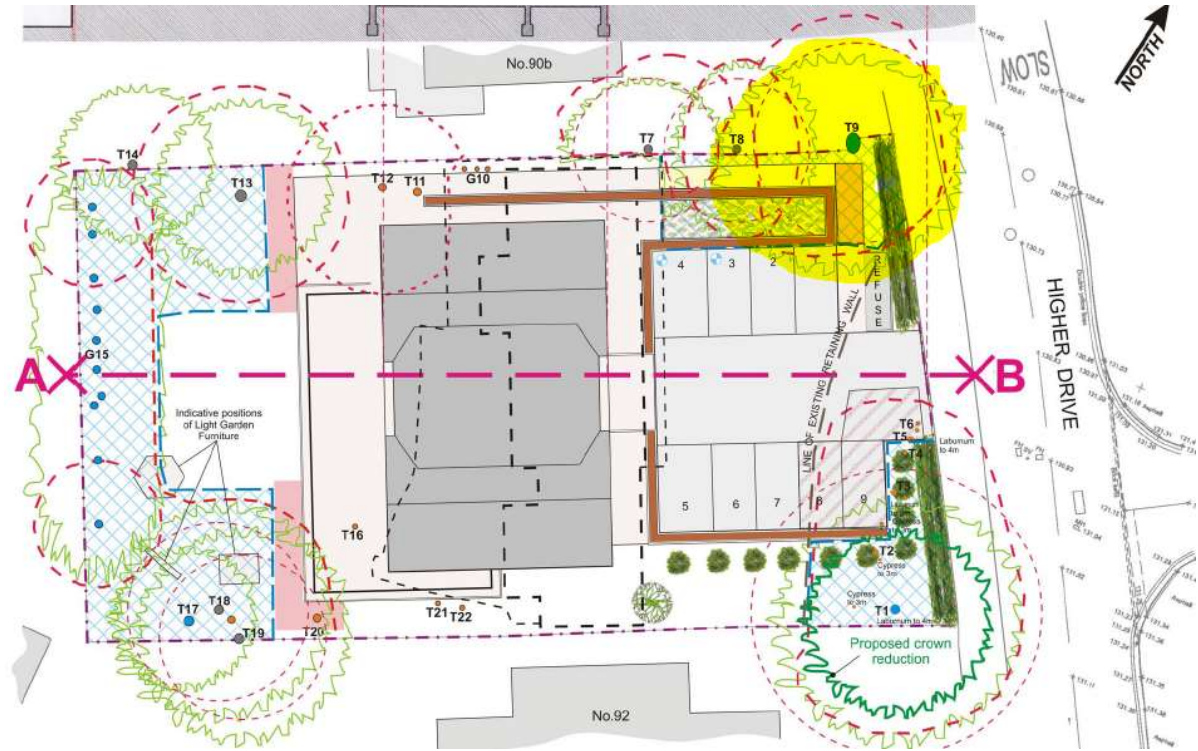
### **Environment, Flooding and Sustainability**

8.80 The site is located within Flood Risk Zone 1. It is at a risk of surface water flooding, and located in a Critical Drainage Area.

8.81 The applicant has submitted a Flood Risk Assessment which confirms that a Sustainable Urban Drainage System (SUDS) with adequate mitigation measures would be incorporated. This is to be secured by a planning condition.

8.82 Conditions are recommended to ensure that a 19% reduction in CO<sup>2</sup> emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

**Trees**



*Diagram of trees on site: T9 (highlighted in yellow) is protected; trees marked with blue, grey and green dots are proposed to be retained.*

8.83 There are 17 trees on site and 2 groups of trees. In addition, there are 3 trees directly outside the site. T9 which is protected by a Tree Preservation Order No. 70, dated on 1989. The remaining trees are unprotected. Overall, there are 20 trees and 2 groups of trees which could be affected by the proposed development.

8.84 11 individual trees and 1 group of trees are proposed to be removed, all of which are classified as Category C trees. The scheme accounts for the retention of all higher value trees, including 5 Category B trees, as shown in the below table.

**Table 2. Tree Retention and Removal**

Trees to be Retained +grade	Trees to be Removed +grade	U Grade Trees to be Removed
<b>GRADE A (0)</b>	<b>GRADE A (0)</b>	0
<b>GRADE B (5)</b> T1, T9, G15, T17, T19	<b>GRADE B (0)</b>	
<b>GRADE C (5)</b> T7, T8, T13, T14, T18	<b>GRADE C (12)</b> T2, T3, T4, T5, T6, G10, T11, T12, T16, T20, T21, T22 (secondary stem of T18)	
<b>Total 9 &amp; 1G</b>	<b>Total 11 &amp; 1G</b>	<b>Total 0</b>

- 8.85 The Council's tree officer has accepted the loss of some trees (subject to replacement planting) given that the scheme accounts for and retains the higher value trees. The applicant confirm via e-mail that replacement mature / semi mature planting, and in particular, planting to the front of the site would be provided. Further details of the replacement planning will be secure by a planning condition.
- 8.86 Robust tree protection measures are also proposed to ensure that the health of the retained trees is not harmed due to construction activity. In particular, care would be taken to protect the health and stability of T9, the protected tree. The applicant proposed that the retaining wall alongside the sloping path would incorporate root-spanning footing, including spanning lintels on concrete pads. The adjacent paths would be constructed of no-dig surfacing. Further, the combined zones of RPAs of all retained would form the Construction Exclusion Zone, and would be protected by a Tree Protection Fence comprising steel mesh panels of 1.8 metres in height. The Tree Protection Fence is to be erected before any work commences on site, is to remain in situ undamaged for the duration of all work or each phase, and only to be removed once all work is completed. The Protection Fence would also be erected to the rear of the site in order to protect the group of Cypresses on the boundary of the site. The suggested protection measures have been reviewed by the Council's Tree Officer, and deemed satisfactory.
- 8.87 Overall, the suggested protection measures coupled with replacement planting are considered sufficient the loss of 11 Category C trees and 1 group of Category C trees.
- 8.88 The Council's tree officer has accepted the loss of some trees (subject to replacement planting) given that the scheme accounts for and retains the higher value trees.

### **Ecology**

- 8.89 An ecology survey, as well as reptile and bat detector surveys, were submitted and reviewed by the Council's advisor who raised no concerns, subject to the recommended conditions.
- 8.90 Residents were concerned that the proposed ecological measures do not make adequate provisions for the protection of nesting birds, such as nightingale, blackbird, thrush, robin, wren, dunnoek, nuthatch, long tailed tit, blue tit and great tit. However, the Council's advisor was satisfied that the Biodiversity Report stipulates adequate mitigation for all nesting birds, including nesting nightingale (not expected to occur at the site).
- 8.91 Residents were also concerned about potential harmful impacts on bats. In order to mitigate the potential loss of roosting sites due to any felling / pruning of bat roost trees, provision of bat boxes on retained trees and / or on suitable sections of the new building will be secured via planning conditions. In addition, external light spillage minimisation measures (for both the construction and operational stages) will be adopted for the bat roost potential trees and suitable bat foraging / commuting habitat.
- 8.92 Overall, the Council is satisfied that the surveys have been conducted in accordance with all relevant published guidance and using experienced ecological consultants, and that the proposed mitigation and enhancement measures are adequate. That said, the grant of planning permission does not override other legislation protecting specific habitats or species and an informative is recommended to advise the applicant to see

the standing advice by Natural England in the event that protected species are found on site.

- 8.93 A landscaping plan is also recommended to ensure appropriate biodiversity benefits and to integrate the scheme into its verdant setting, including a suitable proportion of mature planting to the front to soften the visual impact of the development and to provide some screening to the parking areas and bin store entrances.

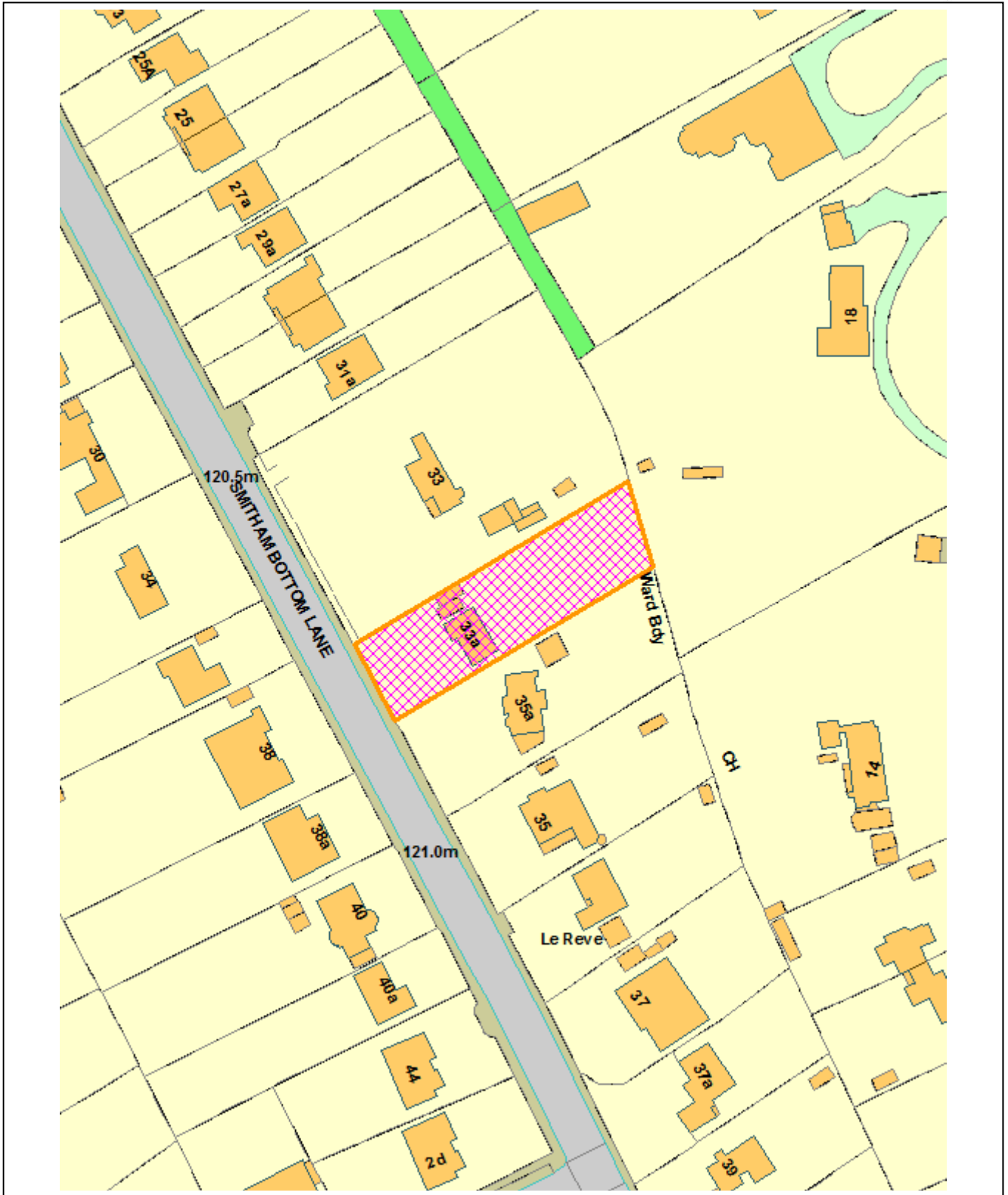
### **Other Matters**

- 8.94 The development will be liable for a Community Infrastructure Levy (CIL) payment. CIL payments are pooled from developments and contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions**

- 8.95 The site is in a sustainable location for new housing development and the scale, size and amount of development would result in efficient use of land and the delivery of new housing units. The new dwellings would provide a good quality with the design responding to the character of the area and generous amount of family sized units, supported by a communal garden, cycle storage and bin storage. The building is well-spaced from neighbouring properties and has an acceptable impact on them. Although there could be a shortfall in car parking, the site is within walking distance of commuter links and mitigation is proposed through the S.106 Agreement to discourage car use in favour of more sustainable modes of transport. The impacts to neighbours would be largely limited to the construction period and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions.
- 8.96 All other relevant policies and considerations, including equalities and the public consultation responses, have been taken into account.
- 8.97 It is recommended that planning permission is granted in line with the officer recommendation for the reasons summarised in this report.





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**PART 6: Planning Applications for Decision**

**Item 6.4**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/02997/FUL  
 Location: 33A Smitham Bottom Lane, Purley, CR8 3DE  
 Ward: Purley and Woodcote  
 Description: Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.  
 Drawing Nos: SMTH/001, SMTH/100 Rev A, SMTH/101 Rev A, SMTH/110 Rev A, SMTH-111 Rev, SMTH/115 and SMTH/120 Rev A, Smitham 1905  
 Applicant: Mr and Mrs Wilkinson  
 Agent: Barry Hillman of Hillman Design Ltd  
 Case Officer: Georgina Betts

	<b>1 bed 2 person</b>	<b>2 bed 4 person</b>	<b>3 bed 4 person</b>
<b>Apartments</b>	2	6	1

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
9 ( including 2 disabled bays)	16

1.1 This application is being reported to committee because the ward councillor (Cllr Simon Brew) have made representation in accordance with the Committee Consideration Criteria and requested committee consideration.

**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. Commence within 3 years;
2. Development to be carried out in accordance with the approved drawings;
3. Details in respect of (1) Visibility splays, (2) Security lighting, (3) Electric vehicle charging points (80% active and 20% passive), (4) Playspace, (5) Elevational details of the cycle storage;
4. Construction Logistics Plan to be submitted;
5. In accordance with the tree protection plan;
6. Hard and soft landscaping to be submitted to include replacement trees;
7. Materials to be submitted;
8. Reinstatement of dropped kerb;
9. Submission and approval of a waste management plan;
10. 19% Carbon reduction and 110litre Water usage;

11. M4(3) and M4(2) accessible dwellings on the ground floor;
12. 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:

- Demolition of existing dwelling
- Erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments.
- Provision of associated parking, amenity space, cycle and refuse stores.
- Associated landscaping works.

Further information was submitted during the course of the application to include a overshadowing report on the solar panels of the property at 33 Smitham Bottom Lane.

### **Site and Surroundings**

3.2 The application site lies on the eastern side Smitham Bottom Lane and is currently occupied by a large two storey in-fill detached property built within the last 50 years. The land levels within the site are generally flat. The site benefits from established soft landscaping to all boundaries however the site is not subject to a formal tree preservation order. The site adjoins the Webb Estate Conservation Area to the east.



Figure 1: Birds eye view highlighting the proposed site within the surrounding streetscene

- 3.3 The surrounding area is residential in character comprising large detached two storey dwellings within generous plots. Most properties along Smitham Bottom Lane are of an individual design however all are of a traditional form with pitch roofs. The land levels are relatively flat in the surrounding area and as such most properties sit on level ground.
- 3.4 The surrounding area is subject to a number of planning applications for flatted developments. The nearest example is that of 35a Smitham Bottom Lane (adjacent) in which consent was granted for a scheme of 9 flats as set out below.

### **Planning History**

- 3.4 There are no recent planning applications of relevance at the application site. However Members should be aware of previous pre-application enquiries as detailed below:
- 18/05893/PRE – Residential development of 9 units
- 3.5 Applications of interest within the surrounding area are detailed below:

#### 35a Smitham Bottom Lane

- 18/05293/FUL - Demolition of dwellinghouse and erection of 3-storey development containing 9 apartments with associated access, 9 off-street parking spaces, cycle storage and refuse store.  
**[Permission granted but not yet implemented]**

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by 6 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours etc in response to notification and publicity of the application are as follows:

No of individual responses: 8 Objecting: 8

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

Summary of objections	Response
<b>Principle of development</b>	
Loss of a family house/good quality home Should be developing on brownfield sites	See paragraphs 8.2 – 8.5
<b>Design</b>	
Out of character Over development Poor design/obtrusive	See paragraphs 8.6 – 8.14
<b>Amenities</b>	
Visual intrusion Loss of light/privacy	See paragraphs 8.18 – 8.21
<b>Traffic &amp; Parking</b>	
Inadequate parking Highway safety fears Increased traffic movements/congestion	See paragraphs 8.22 – 8.27
<b>Other matters</b>	
Loss of trees/habitats Pressure on infrastructure such as transport, medical resources etc Obstruction to neighbouring solar panels	See paragraphs 8.30 – 8.34

6.3 The following Councillors made representations:

- Cllr Simon Brew (Purley and Woodcote Councillor)
  1. Over development
  2. Poor design
  3. Loss of privacy
  4. Poorly sited refuse stores resulting in smell nuisance
  5. Inadequate parking
  6. Poorly designed cycle storage
  7. Lack of lift/disabled access
  8. Loss of trees

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date

local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

#### 7.4 Consolidated London Plan 2015

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

#### 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM18 - Heritage assets and conservation
- DM23 - Development and construction
- DM28 - Trees
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development
- DM42 – Purley

7.6 There is relevant Supplementary Planning Guidance as follows:

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

## Emerging New London Plan

- 7.7 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.
- 7.8 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.
- 7.9 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.
- 7.10 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 landscaping
  8. Other matters

### **Principle of Development**

- 8.2 The London Plan and Croydon Local Plan identify the 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 the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraphs 7.7 to 7.10 above.

- 8.3 The site is identified as a windfall site and as such it could be suitable for sensitive renewal and intensification. The residential character of the surrounding area is fairly uniform and consists of large detached houses on relatively large plots – developed at a relatively low density.
- 8.4 The application is for a flatted development providing additional high quality homes within the borough, which the Council is seeking to promote, and also provides 6x two bedroom 4 person and 1x three bedroom family units, which the borough has an identified shortage of. Whilst providing flatted accommodation, the proposal has been designed to appear as a large detached dwelling-house which would maintain the overall character of the area, in keeping with neighbouring properties. This is a similar approach to other schemes at 35a Smitham Bottom Lane, which have been found acceptable.
- 8.5 The Croydon Local Plan (Policy DM1.2) seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130sqm. Given that the existing property is neither a 3 bedroom home (as originally built) or smaller than 130sqm its loss is therefore acceptable, subject to a replacement 3 bed property being provided (to ensure that there is no net loss of family accommodation which would discord with policy SP2.7(a)). In this instance the proposal seeks to provide 1x 3 bed unit along with 6x 2 bed 4 person units, providing accommodation for smaller families. The principle of the development can therefore be supported.

### **Townscape and Visual Impact**

- 8.6 The applicant seeks full planning permission for the demolition of the existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores. The surrounding area comprises largely of two storey detached properties sited within generous plots; all properties follow a traditional approach however are individual in design terms. Land levels are consistent within the site and as such no large excavations are required to accommodate the development.
- 8.7 The replacement building has a detached two storey appearance with two front facing gable features; this approach reflects the individual architectural styles of nearby buildings while still having the appearance of a large detached dwelling.

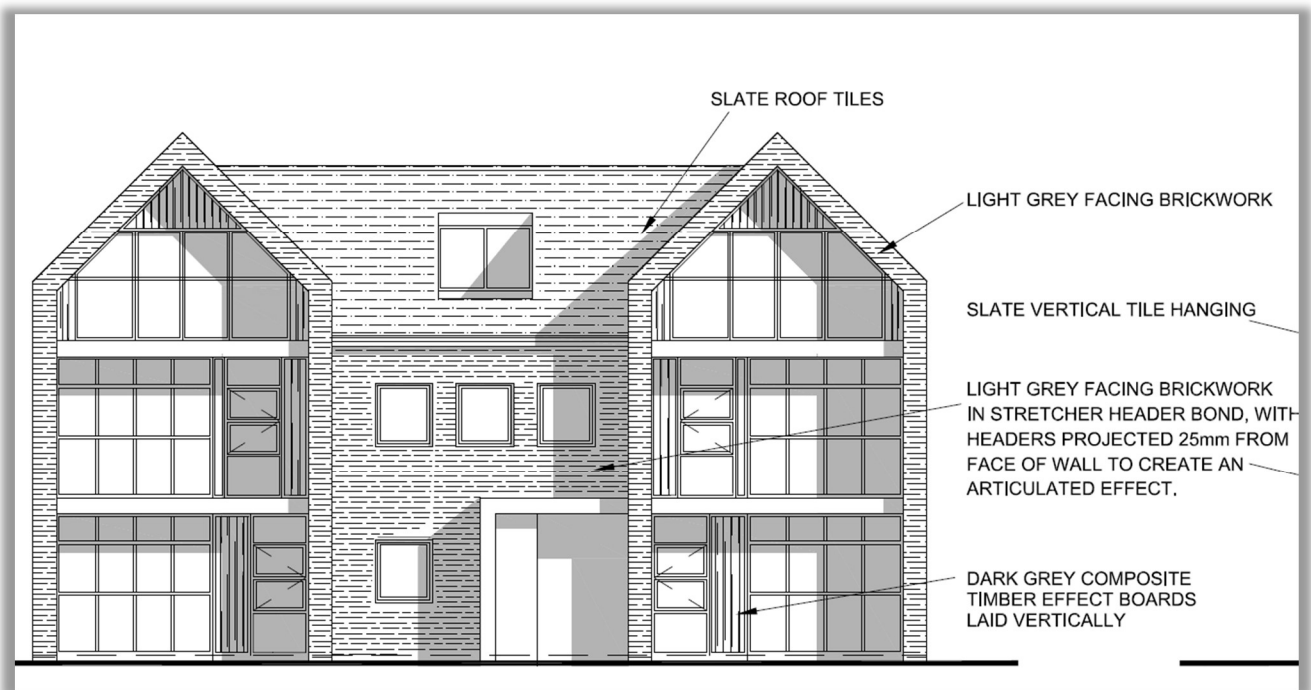


Figure 2: Proposed front elevation

8.8 As you transition through the site the building height and mass is consistent ensuring a level on continuity to the wider townscape, maintaining the typical two storey mass.

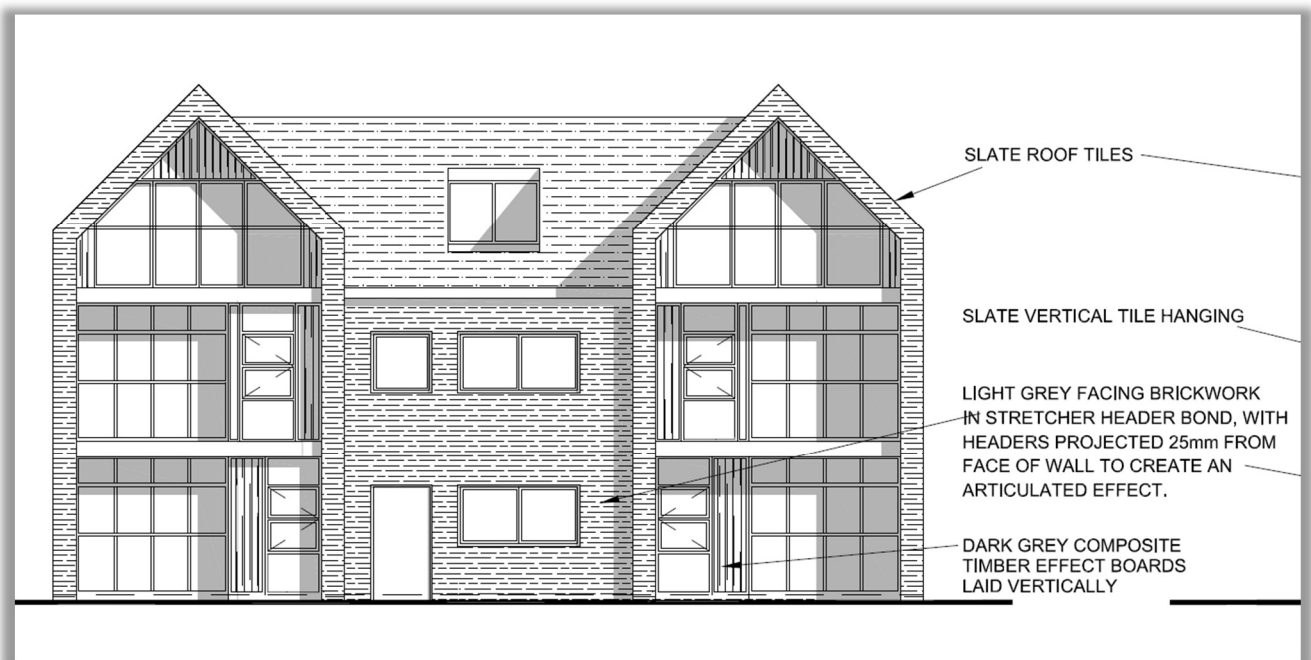


Figure 3: Proposed rear elevation

8.9 The Council have received amended plans during the course of the application which have rationalised the design of the building by increasing glazed areas and incorporated the use of tile hanging to the flank elevations. Amendments have also been made to the landscaping to ensure that the design would meet the needs of future residents while respecting the garden first principles of the neighbouring Webb Estate Conservation Area.

8.10 The application site has a large rear garden which is not visible from the public highway or any public vantage points and would be utilised for communal amenity space. As with the majority of properties in the immediate surroundings, the proposed building would be centrally located which would mean that the development would not appear overly cramped in its plot. Whilst the frontage would be given over to hard-standing to allow for off street parking for the new dwellings there would be an area of soft landscaping along the boundary of the site of the site to soften its appearance.

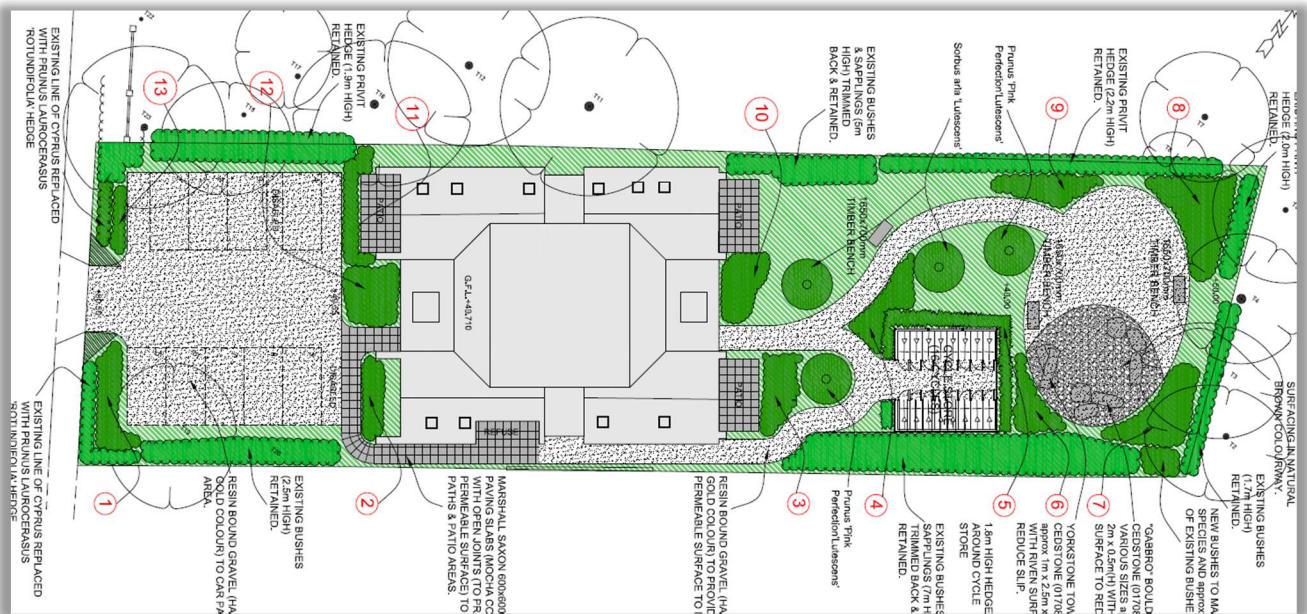


Figure 4: Proposed site layout plan

8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Given the overall scale of the development and amount of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the Smitham Bottom Lane frontage as well as between the proposed development and the neighbouring property to north, east and south and is acceptable. In order to minimise the impact of the development, the planting along the frontage is proposed to be semi-mature.

8.12 The application site is a substantial plot within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved throughout the borough. As with these schemes, the scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area and the layout of the development would respect the pattern and rhythm of neighbouring area.

8.13 The Croydon Local Plan indicates that the level of growth depends on existing local character. The capacity for natural evolution is dependent upon the local character typology, with the objective of the evolution of local character to achieve an intensification of use without major impacts on local character. Nevertheless each character type has capacity for growth. The proposal has been designed to resemble a large house on a large plot rather than a block of flats as indicated by representations, and is a sensitively designed three-storey scheme which is considered to provide a

more intensive use of the site in accordance with policy DM10.1 and is thus appropriate.

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

### **Housing Quality for Future Occupiers**

- 8.15 All units would comply with internal dimensions required by the Nationally Described Space Standards, and are acceptable.
- 8.16 With regard to external amenity space, all units would have access to private amenity space and a large communal garden towards the rear of the site. The rear communal garden is capable of providing playspace in accordance with the Croydon Plan 2018; such matters would be secured through condition.
- 8.17 The London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. In terms of accessibility, step free access would be provided throughout the site. The applicant has confirmed that the ground floor units are capable of meeting the requirements of M4(2) and (3). Such matters would be secured via an appropriately worded condition.
- 8.18 A refuse store is proposed integrated into the building to the side which is a suitably screened location and large enough to cater for the amount of refuse to be generated by the proposal. Cycle storage is located in the rear garden, accessible to the side of the building which is considered acceptable.

### **Residential Amenity for Neighbours**

- 8.18 The development would sit centrally within its plot and as such would maintain separation distances of approximately 1.39 to 1.42 metres between the flank walls and the north and southern boundaries. No sole habitable room windows are placed into either flank elevation while the balcony areas are integrated into the overall design of the development negating the need for privacy screens which direct views down the rear garden.
- 8.19 The development would project approximately 5.2 metres beyond the rear of the approved flatted scheme at 35a Smitham Bottom Lane and 7.63 metres beyond the rear of the existing building. Given the separation distance of 5.2 metres between flank elevations, that a 45° line would not be broken and the orientation of the existing property at No 35a the development is not considered to result in visual intrusion. As identified above no loss of privacy is considered to arise.
- 8.20 A separation distance of 15.66 metres would exist between 33 Smitham Bottom Lane and the proposed development with a marginal rearward projection. Given the generous separation distance and marginal rearward projection the development is not considered to appear visually intrusive to No33. As above no loss of privacy would arise as a result of the inset balconies and window positions.

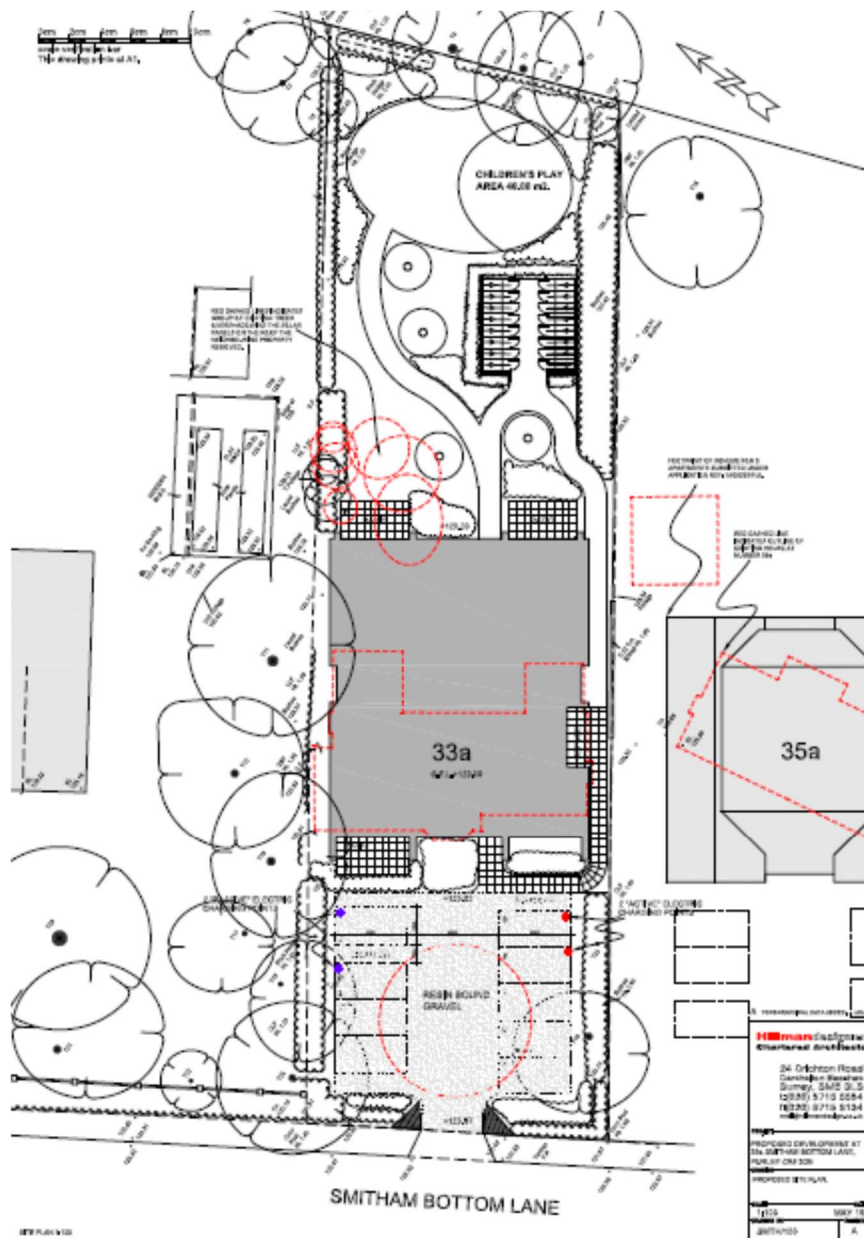


Figure 5: Site plan showing relationship with neighbours

- 8.21 The proposal would have no significant impact on other properties; those to the rear are approximately 70m away.
- 8.22 Landscaped boundaries would be retained where possible and where vegetation is lost replacement planting could be secured via an appropriately worded condition; furthermore no trees on site are subject to a formal tree preservation order. For the reasons given above the development is considered to have an acceptable impact on the amenities of the adjoining occupiers.

### Access and Parking

- 8.23 The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties.

- 8.24 This application site has a Public Transport Accessibility level rating (PTAL) of 1b which indicates that the site has poor access to public transport. The site nonetheless is about 8 minute walking distance away from 2 bus routes (No's 127 and 463).
- 8.24 A total of 9 on-site parking spaces will be provided for the residential flats together with 16 cycle storage Spaces. A singular vehicular access will service the on-site parking facility; an appropriate turning area has been provided ensuring that vehicles can enter and exit the site in a forward gear. Having considered the scale of development, the trip rates and trip generation 1:1 parking is considered acceptable in this location.
- 8.25 It is noted that Smitham Bottom Lane is classified road and as such carries a heavy and fast traffic flow. The accident data held by the Council shows that 3 accidents have been recorded since 2003 which included moving vehicles on the carriageway; other recorded accidents were largely related to vehicles reversing onto the highway. The reserve on-street parking capacity is able to accommodate the 3.5no. overspill parking demand based on Census Data. The development is therefore considered acceptable on highway safety and efficiency grounds.
- 8.26 In compliance with the London Plan, electric vehicle charging points would be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 16 spaces) and these are located to the rear of the building within standalone units and would be secure and undercover, although further elevational details will be secured by way of a condition. The refuse storage would be provided within an inset section of the flank elevation being sited in excess of 48 metres from the edge of the highway. As a result of the excessive drag distance a waste management plan will need to be secured via condition to ensure that household waste can be collected from the site.
- 8.27 Given the classification of Smitham Bottom Lane a Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and could be secured through a condition.

### **Environment, flooding and sustainability**

- 8.28 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.
- 8.29 The application site is not at risk of flooding as identified by the Croydon Flood Maps and as such specific site mitigation is not required. The use of sustainable urban drainage systems would form part of the hard and soft landscaping scheme and as such would be secured via an appropriately worded condition. The development is therefore considered acceptable in this respect.

### **Trees and ecology**

- 8.30 There are no trees on site subject to a tree preservation order. The applicants have provided a tree removal plan which demonstrates that 12 trees and a hedge would be removed to accommodate for the development. It is expected that a number of replacement trees are planted as part of the landscaping strategy and this would be secured via condition. This approach is considered acceptable.

- 8.31 The site is not near a designated site of special scientific interest or a site of nature conservation importance and as such there is no statutory requirement for the submission of a Preliminary Ecological Assessment with this application. There was no evidence from the site visit that protected habitats exist on site.
- 8.32 Protected species and habitats are conserved under the Woodland and Countryside Act of 1981. If such species or habitats are discovered during the construction works the applicant should seek the advice of an appropriately qualified ecologist before any works continue; failure to do so may result in a criminal offence. Without evidence to the contrary, the development is not considered to have an adverse impact on ecological interests.

### **Other matters**

- 8.33 Representations have raised concerns that infrastructure such as transport and medical resources would be incapable of dealing with increased demand. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as health and transport.
- 8.34 Representations have raised concerns over the loss of light to the solar panels belonging to 33 Smitham Bottom Lane. The applicant has submitted an overshadowing assessment to assess the potential impacts of the proposed development on neighbouring the solar panels on the outbuilding located in 33 Smitham Bottom Lane. The Council's Sustainable Development and Energy Team have concluded from this report that the overall net increase in shading would be negligible and the development would have minimal effect on the generation output of the panels.



Figure 6: Location of solar panels

### **Conclusions**

- 8.35 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.36 All other relevant policies and considerations, including equalities, have been taken into account.

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## **PLANNING COMMITTEE AGENDA**

### **PART 8: Other Planning Matters**

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#### **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

12<sup>th</sup> March 2020

### Part 8 Other Planning Matters

Item 8.1

<b>Report of:</b> Director of Planning and Strategic Transport  <b>Author:</b> Pete Smith	<b>Title:</b>  Weekly Planning Decisions and Performance
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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 17<sup>th</sup> February and 28<sup>th</sup> February 2020.
- 1.4 During this period the service issued 158 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). 10 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 158 decisions issued, 14 were refused (9%). Therefore the approval rate for last week was 91%.
- 1.6 Notable decisions are listed below
- The Reserved Matters for Ruskin Square Plot B04 were approved on 27<sup>th</sup> February. This is for the erection of a fifteen storey building comprising basement parking and uses within Class A1/A2/A3/A4/A5 at part ground and part first floors and offices within class B1 in the remainder of the building (approval of reserved matters for in connection with outline planning application 11/00631/P) (Phase B04). This is the next phase of the commercial component.
  - On 21st February, permission was refused at 133-135 Milne Park East for the erection of two storey rear extension, dormer roof extension on rear roof slope and balconies, alterations, conversion of first floor and second floors to form 5 flats. The reasons for refusal related to inaccurate plans, loss of ground floor commercial, poor quality ground floor residential unit, sub-standard accommodation for future occupiers, inadequate refuse provision and cycle storage facilities.

- On 21st February, permission was refused at 13 Ederline Avenue for the conversion of an existing house into 3 flats, 1 x three bed unit, 1 x two bed unit and 1 x one bed unit, and the erection of a first floor rear extension. The reasons for refusal related to the sub-standard quality of accommodation for the future occupiers and impact on the amenities of 15 Ederline Avenue.
- On 24<sup>th</sup> February, permission was refused at 11 Blunt Road for the Conversion of top floor 2 bedroom (4 person) flat into 2x1 bed 1 person flats. The reasons for refusal related to quality of the amenity space, loss of small family home and single aspect north facing unit quality.

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](http://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)

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Ref. No. : 19/04874/HSE  
Location : 21 Whitethorn Gardens  
Croydon  
CR0 7LL  
Ward : **Addiscombe East**  
Type: Householder Application  
Proposal : Construction of a detached outbuilding at rear  
Date Decision: 21.02.20

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Level: Delegated Business Meeting

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Ref. No. : 19/05957/HSE **Ward : Addiscombe East**  
Location : 355 Addiscombe Road **Type: Householder Application**  
Croydon  
CR0 7LG  
Proposal : Alterations to land levels at rear of site to create raised patio area, erection of replacement roof to existing conservatory, installation of replacement window in conservatory, installation of patio doors in rear elevation and associated alterations.

Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03671/FUL **Ward : Addiscombe West**  
Location : 53 Morland Road **Type: Full planning permission**  
Croydon  
CR0 6HA  
Proposal : Conversion of existing house into four flats with part single, part two storey rear extensions and a rear roof addition

Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03805/FUL **Ward : Addiscombe West**  
Location : 7 Leicester Road **Type: Full planning permission**  
Croydon  
CR0 6EB  
Proposal : Change of use from a single family house to three flats involving single storey rear additions and a rear roof extension

Date Decision: 25.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04395/HSE **Ward : Addiscombe West**  
Location : 12 Brickwood Road **Type: Householder Application**  
Croydon  
CR0 6UL  
Proposal : Erection of single storey outbuilding at rear (retrospective)

Date Decision: 28.02.20

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 19/04799/FUL **Ward : Addiscombe West**  
Location : 58 Lower Addiscombe Road **Type: Full planning permission**  
Croydon  
CR0 6AA  
Proposal : Change of use of the existing ground and basement floors from retail (A1) and associated storage to form two offices (B1) with new shop front  
Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05794/LE **Ward : Addiscombe West**  
Location : 275 Morland Road **Type: LDC (Existing) Use edged**  
Croydon  
CR0 6HE  
Proposal : Lawful development certificate application for use as a single bedroom flat.  
Date Decision: 20.02.20

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

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Ref. No. : 20/00048/LP **Ward : Addiscombe West**  
Location : 14 Stretton Road **Type: LDC (Proposed) Use edged**  
Croydon  
CR0 6EN  
Proposal : Rear roof extension and use of the property as a HMO for up to 6 people  
Date Decision: 28.02.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/00278/LE **Ward : Addiscombe West**  
Location : Tara **Type: LDC (Existing) Use edged**  
Chisholm Road  
Croydon  
CR0 6UP  
Proposal : Lawful development certificate (191 existing) for use as a House of Multiple Occupation for 6 people.  
Date Decision: 28.02.20

**Certificate Refused (Lawful Dev. Cert.)**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00383/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 30 (Extract ducts and systems) 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: 20.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05987/FUL **Ward : Bensham Manor**  
Location : 38 Melfort Road Type: Full planning permission  
Thornton Heath  
CR7 7RL

Proposal : Conversion of single dwelling to form 2 x two-bedroom flats, erection of single-storey rear extension and associated alterations.

Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00069/FUL **Ward : Bensham Manor**  
Location : 3, 5 & R/o 7 Brigstock Road Type: Full planning permission  
Thornton Heath  
CR7 7JG

Proposal : Conversion of second floor HMO to provide 2 flats.

Date Decision: 27.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00124/GPDO **Ward : Bensham Manor**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 66 Winterbourne Road  
Thornton Heath  
CR7 7QU  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.55 metres

Date Decision: 25.02.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/02954/CONR  
Location : 37 Oakfield Road  
Croydon  
CR0 2UX  
Ward : **Broad Green**  
Type: Removal of Condition

Proposal : Variation of conditions 2 and 3 attached to planning permission 15/05358/P for the Alterations and use as hostel with 12 rooms and provision of associated refuse and cycle storage to rear

Date Decision: 28.02.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05712/FUL  
Location : 89 & 89A London Road  
Croydon  
CR0 2RF  
Ward : **Broad Green**  
Type: Full planning permission

Proposal : Alterations, Erection of extension to roof to provide additional rooms for existing place of worship (planning permission Ref 13/04234/P), Erection of 4 storey rear extension comprising of 9 self-contained flats with associated private amenity spaces and communal amenity space, provision of associated off-street parking space, refuse storage and cycle storage.

Date Decision: 28.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/06042/LP  
Location : 5 Greenside Road  
Croydon  
CR0 3PP  
Ward : **Broad Green**  
Type: LDC (Proposed) Operations  
edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

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

Date Decision: 21.02.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/00076/GPDO  
Location : 88 Dennett Road  
Croydon  
CR0 3JB

**Ward : Broad Green**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3 metres

Date Decision: 19.02.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/05106/FUL  
Location : Land Adjoining 96 Beulah Hill  
Upper Norwood  
London

**Ward : Crystal Palace And Upper  
Norwood**  
Type: Full planning permission

Proposal : 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.

Date Decision: 21.02.20

**Permission Granted**

Level: Planning Committee

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Ref. No. : 20/00006/FUL

**Ward : Crystal Palace And Upper  
Norwood**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

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

Type: Full planning permission

Proposal : Demolition of existing garage block providing 16 No. units and replace with 14 No. car parking spaces with electric vehicle charging point (EVCP) infrastructure. Including disabled bays, and active electric vehicle charge points, ambulance/carer's 'drop-off/pick-up' point, new vehicle barrier gate and resurfacing works.

Date Decision: 27.02.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00020/CAT

Location : 55A Central Hill  
Upper Norwood  
London  
SE19 1BS

Proposal : Fell a Swamp Cypress (T3 on the attached plan).

Ward : **Crystal Palace And Upper Norwood**

Type: Works to Trees in a Conservation Area

Date Decision: 28.02.20

### No Objection

Level: Delegated Business Meeting

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Ref. No. : 20/00058/GPDO

Location : 35 College Green  
Upper Norwood  
London  
SE19 3PW

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Ward : **Crystal Palace And Upper Norwood**

Type: Prior Appvl - Class A Larger House Extns

Date Decision: 19.02.20

### Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Date Decision: 21.02.20

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. :	20/00379/CAT	<b>Ward :</b>	<b>Crystal Palace And Upper Norwood</b>
Location :	16 Harold Road Upper Norwood London SE19 3PL	Type:	Works to Trees in a Conservation Area
Proposal :	T2 Birch _ laurel - Remove		

Date Decision: 21.02.20

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

---

Ref. No. :	20/00391/CAT	<b>Ward :</b>	<b>Crystal Palace And Upper Norwood</b>
Location :	2 Mowbray Road Upper Norwood London SE19 2RN	Type:	Works to Trees in a Conservation Area
Proposal :	T1 - Oak- To reduce the entire crown by 2 meters and remove the epicormic growth at the base of tree.		

Date Decision: 21.02.20

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

---

Ref. No. :	20/00393/CAT	<b>Ward :</b>	<b>Crystal Palace And Upper Norwood</b>
Location :	1 Barrington Walk South Vale Upper Norwood London SE19 3AZ	Type:	Works to Trees in a Conservation Area
Proposal :	Silver Birch tree - Reduce the crown back to its previous pruning points. (front garden)		

Date Decision: 21.02.20

**No objection (tree works in Con Areas)**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Level: Delegated Business Meeting

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Ref. No. : 19/04132/FUL **Ward : Coulsdon Town**  
Location : 16 The Chase **Type: Full planning permission**  
Coulsdon  
CR5 2EG  
Proposal : Demolition of single storey side extension and garage, alterations, erection of five bedroom detached house, alterations to existing vehicular access to host house and provision of 2 parking spaces for the host dwelling and 1 parking space for the proposed dwelling with associated cycle and bin/recycling stores

Date Decision: 28.02.20

**Permission Granted**

Level: Planning Committee - Minor Applications

---

Ref. No. : 19/05585/HSE **Ward : Coulsdon Town**  
Location : 118 Portnalls Road **Type: Householder Application**  
Coulsdon  
CR5 3DF  
Proposal : Alterations, erection of a proposed first floor side extension, alterations to hipped roof and hip-to-gable conversion with two rear dormers

Date Decision: 18.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00443/DISC **Ward : Coulsdon Town**  
Location : 1 The Vale **Type: Discharge of Conditions**  
Coulsdon  
CR5 2AU  
Proposal : Discharge of Condition 3 (Boundary treatments, refuse and cycle stores) attached to planning permission 19/02819/FUL for the subdivision of existing dwelling to two units, external alterations and creation of new parking area.

Date Decision: 28.02.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/00768/NMA **Ward : Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 6A The Drive  
Coulsdon  
CR5 2BL  
Type: Non-material amendment

Proposal : Demolition of existing 4 bedroom detached dwelling house and the erection of a part three/part four storey building with accommodation in the roof space and a basement area to provide 9 flats (comprising 2 x one bedroom, 5 x two bedroom and 2 x three bedroom), 6 parking spaces, private amenity space and landscaping including retaining walls (Non-material amendment to planning permission 18/05858/FUL).

Date Decision: 19.02.20

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/04762/DISC  
Location : Development Site At Rear Of 79A  
Lansdowne Road  
Croydon  
CR0 2BF  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 2 (cycle storage), 3 (refuse), 4 ( windows) of planning application 17/04886/GPDO for Notification for prior approval under the GPDO 2015 from change of use under Class P from storage and distribution (Class B8) to residential for conversion to form 10 flats (Class C3).

Date Decision: 21.02.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05660/FUL  
Location : 18 & 18A Beech House Road  
Croydon  
CR0 1JP  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Alterations to 18A Beech House Road to include installation of rooflights in rear roofslope.

Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05974/DISC  
Ward : **Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : Wandle Road Car Park Type: Discharge of Conditions  
Wandle Road  
Croydon  
CR0 1DX

Proposal : Discharge of Condition 17 (Ecology, wind, TV/radio) pursuant to planning permission 17/06318/FUL, for the Redevelopment of part of site to provide part5, 22 and 25 storey mixed use building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm, including shared pedestrian and cycle access through the site.

Date Decision: 18.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/06053/FUL Ward : **Fairfield**  
Location : Alexandra House Type: Full planning permission  
32 Dingwall Road  
Croydon  
CR9 3LQ

Proposal : The replacement of the existing cladding with new A1 fire rated cladding

Date Decision: 18.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00097/FUL Ward : **Fairfield**  
Location : 1C Ruskin Square Type: Full planning permission  
Croydon  
CR0 2WF

Proposal : Change of use from Classes A1/A2/A3/A4/A5 to Classes A1/A2/A3/A4/A5/D2 to allow for the provision of assembly and leisure uses.

Date Decision: 20.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00375/DISC Ward : **Fairfield**







Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Date Decision: 19.02.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00405/TRE  
Location : 25 Park Road  
Kenley  
CR8 5AS  
Ward : **Kenley**  
Type: Consent for works to protected trees

Proposal : TREE T1 Lime - Remove  
Replacement planting of standard size tree with agreement of Local Authority. The following species are suggested: Hornbeam or Field maple.  
(TPO no. 159)

Date Decision: 21.02.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/04074/FUL  
Location : 12 Alwyn Close  
Croydon  
CR0 0QP  
Ward : **New Addington North**  
Type: Full planning permission

Proposal : Retention of the conversion of the existing dwelling into two residential units and erection of a single storey rear extension with associated amenity space, cycle facilities and refuse storage

Date Decision: 26.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/05316/FUL  
Location : 133-135 Milne Park East  
Croydon  
CR0 0BF  
Ward : **New Addington South**  
Type: Full planning permission

Proposal : Erection of two storey rear extension, dormer roof extension on rear roof slope and balconies, alterations, conversion of first floor and second floors to form 5 flats (2 x studio, 1 x 1 bedroom and 2 x 3 bedroom) with associated bin and cycle stores

Date Decision: 21.02.20



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 9 The Chase  
Norbury  
London  
SW16 3AE

Type: Householder Application

Proposal : Demolition of existing conservatory and erection of single-storey rear extension.

Date Decision: 25.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/06073/LP

**Ward : Norbury Park**

Location : 9 The Chase  
Norbury  
London  
SW16 3AE

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable and rear dormer and installation of 3 rooflights in front roofslope.

Date Decision: 25.02.20

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00078/HSE

**Ward : Norbury Park**

Location : 28 Springfield Road  
Thornton Heath  
CR7 8DY

Type: Householder Application

Proposal : Demolition of existing garage, erection of single-storey front extension and erection of part one/two storey side extension.

Date Decision: 27.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00080/GPDO

**Ward : Norbury Park**

Location : 28 Springfield Road  
Thornton Heath  
CR7 8DY

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Date Decision: 19.02.20



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 13 Ederline Avenue  
Norbury  
London  
SW16 4RZ

Type: Full planning permission

Proposal : Conversion of a existing house into 3 flats, 1 x three bed unit, 1 x two bed unit and 1 x one bed unit, and the erection of a first floor rear extension (amended).

Date Decision: 21.02.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/06018/FUL  
Location : 68 Norbury Crescent  
Norbury  
London  
SW16 4LA

Ward : **Norbury And Pollards Hill**  
Type: Full planning permission

Proposal : Conversion of the house into 3no flats involving rear ground floor, first floor and roof extensions

Date Decision: 17.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00018/HSE  
Location : 131 Pollards Hill South  
Norbury  
London  
SW16 4LZ

Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Erection of a canopy and alterations to the patio.

Date Decision: 28.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00263/TRE  
Location : Ground Floor  
156 Norbury Crescent  
Norbury  
London  
SW16 4JZ

Ward : **Norbury And Pollards Hill**  
Type: Consent for works to protected trees

Proposal : T1: Horse Chestnut - Raise crown by removing 2 low branches.  
(TPO no. 63, 1989)







Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 39 Park Hill Road  
Croydon  
CR0 5NF  
Type: Householder Application  
Proposal : Erection of single storey side/rear extension

Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02399/CONR  
Ward : **Purley Oaks And Riddlesdown**  
Location : 98 Riddlesdown Road  
Purley  
CR8 1DD  
Type: Removal of Condition  
Proposal : Section 73 application seeking to vary condition 1 (approved drawings) attached to 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: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02898/DISC  
Ward : **Purley Oaks And Riddlesdown**  
Location : 28 Grasmere Road  
Purley  
CR8 1DU  
Type: Discharge of Conditions  
Proposal : Discharge of Conditions 3 (External materials), 4 (Landscaping), 5 (SUDS) and Condition 15 (refuse management plan), attached to planning permission 18/01575/FUL for the demolition of a bungalow and garage, erection of three storey building, creation of eight self-contained flats (C3), with associated landscaping, terraces, refuse, cycle stores and car parking.

Date Decision: 27.02.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Ref. No. : 19/04409/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 57 Purley Bury Avenue **Type: Householder Application**  
Purley  
CR8 1JF  
Proposal : Demolition of a garage and erection of a single storey side/rear extension, front porch and raised rear patio

Date Decision: 24.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05517/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 879 Brighton Road **Type: Householder Application**  
Purley  
CR8 2BN  
Proposal : Formation of vehicular access point with dropped kerb

Date Decision: 18.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00035/DISC **Ward : Purley Oaks And Riddlesdown**  
Location : Woodford Court **Type: Discharge of Conditions**  
176 Pampisford Road  
South Croydon  
Proposal : Discharge of condition 8 (material specification - brick only) attached to planning permission ref.17/03118/FUL for the demolition of existing dwelling and erection of 2 storey building with accommodation within the roof space, containing 1 x 3 bed, 2 x 1 bed and 6 x 2 bed apartments with associated parking and vehicular access off of Blackford Close.

Date Decision: 27.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00052/HSE **Ward : Purley Oaks And**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

**Riddlesdown**  
Location : 5 Grisedale Gardens Type: Householder Application  
Purley  
CR8 1EN  
Proposal : Erection of a part single storey and part two storey side extension, roof extension, front extension and front porch

Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00397/NMA Ward : **Purley Oaks And Riddlesdown**  
Location : 140 & 142 Pampisford Road Type: Non-material amendment  
Purley  
CR8 2NH  
Proposal : Non material amendment to application reference 19/04619/CONR for the Variation of condition 2 (materials) attached to planning permission ref. 19/00094/CONR for the variation of conditions 1 (decision drawings), 4 (various incl. cycle and refuse), 8 (landscaping), 15 (CLP) of planning permission 17/05463/FUL at the rear of 140 and 142 Pampisford Road. The permission was for the erection of a two storey building at rear with accommodation in roof space comprising 1 x 1 bedroom; 5 x 2 bedroom and 1 x 3 bedroom flats with associated access, 11 parking spaces, cycle storage and refuse store.

Date Decision: 26.02.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00416/NMA Ward : **Purley Oaks And Riddlesdown**  
Location : 124 Pampisford Road Type: Non-material amendment  
Purley  
CR8 2NH  
Proposal : Non-material amendment (alterations to the parking layout) linked to planning application 18/00335/HSE for the alterations, construction of a new crossover at side of the site and the erection of a single storey/first floor rear extensions including first floor roof terrace.

Date Decision: 24.02.20

**Approved**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 64 Foxley Lane  
Purley  
CR8 3EE  
Type: Full planning permission

Proposal : Alterations, reduction of 2 No. (1x Studio and 1x1 Bedroom) self-contained flats (Ref: 13/03311/P) to retention of 1 x 2 bedroom self-contained flat

Date Decision: 19.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05687/DISC  
Location : 852-854 Brighton Road  
Purley  
CR8 2BH  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Proposal : Discharge Condition No.2 (Bicycle and refuse storage) from PP. 18/05212/GPDO

Date Decision: 27.02.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05779/HSE  
Location : 96 Downs Court Road  
Purley  
CR8 1BD  
Type: Householder Application  
Ward : **Purley And Woodcote**

Proposal : Formation of vehicular access at the front of the property.

Date Decision: 28.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/05928/FUL  
Location : 131 Woodcote Valley Road  
Purley  
CR8 3BN  
Type: Full planning permission  
Ward : **Purley And Woodcote**

Proposal : Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising of 6 x 2 bedroom and 3 x 3 bedroom flats together with car parking, internal bike store, internal refuse store and landscaping.

Date Decision: 18.02.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/05943/HSE  
Location : 23 Manor Way  
Purley  
CR8 3BL

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

Proposal : Erection of front and side extension at first floor level over existing, roof extension and loft conversion

Date Decision: 28.02.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/05980/DISC  
Location : 19 Box Ridge Avenue  
Purley  
CR8 3AS

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

Proposal : Discharge of condition 2 (Materials) attached to permission 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: 18.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/06061/GPDO  
Location : 9-11 Whytecliffe Road South  
Purley  
CR8 2AY

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

Proposal : Change of use from B1 office use to 6x C3 residential flats.

Date Decision: 21.02.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00359/TRE

**Ward :** Purley And Woodcote

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 35 Famet Avenue  
Purley  
CR8 2DN  
Type: Consent for works to protected trees

Proposal : Sycamore (T1) - To crown lift to a height of 3m.  
Sycamore (T2) - To crown lift to a height of 3m.  
Horsechestnut (T3) - To crown lift to a height of 3m.  
(TPO no. 20, 2005)

Date Decision: 28.02.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00476/CAT  
Location : 17 Briar Hill  
Purley  
CR8 3LF  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a Conservation Area

Proposal : 2 x Cypress - Fell to ground level.  
1 x Sycamore - Pollard to approx 6m.  
ash & Maple - Reduce lateral spread growing over tennis ct by 2m  
small Cypress - Fell to ground level (poor specimen/covered in Ivy)  
Prunus Pissardi - Reduce crown by leaving 2.5m.

Date Decision: 28.02.20

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/00478/TRE  
Location : 10 Woodcote Park Avenue  
Purley  
CR8 3NJ  
Ward : **Purley And Woodcote**  
Type: Consent for works to protected trees

Proposal : T1 Cedar - Prune back lateral branches growing toward the house and roof, creating a clearance of 3m.  
To stop contact damage to the roof tiles.  
(TPO no. 35, 2007)

Date Decision: 21.02.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00188/TRE  
Location : 23 Hill Barn  
South Croydon  
CR2 0RU  
Proposal : ASH - Prune back to previous pruning.  
(TPO no. 6, 1979)

**Ward : Sanderstead**  
Type: Consent for works to protected trees

Date Decision: 28.02.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00548/NMA  
Location : 135 Norfolk Avenue  
South Croydon  
CR2 8BY  
Proposal : Non-material amendment (reduction in first floor set back) to planning permission ref. 15/01177/P (Erection of single/two storey front/side/rear extension).

**Ward : Sanderstead**  
Type: Non-material amendment

Date Decision: 21.02.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/00754/NMA  
Location : 87 Arundel Avenue  
South Croydon  
CR2 8BL  
Proposal : Non material amendment to application ref. 19/01643/HSE for the erection of a first floor side extension, single storey rear extension, associated alterations

**Ward : Sanderstead**  
Type: Non-material amendment

Date Decision: 28.02.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05762/GPDO  
**Ward : Selsdon And Addington Village**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 19 Warren Avenue  
South Croydon  
CR2 8HY

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension which projects out by 3.7 metres from the rear wall of the original house with an eaves height of 2.8 metres and a maximum height of 3 metres

Date Decision: 25.02.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00008/DISC

Ward : **Selsdon And Addington  
Village**

Location : Saraband  
Bishops Walk  
Croydon  
CR0 5BA

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Landscaping) 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: 27.02.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/00027/HSE

Ward : **Selsdon And Addington  
Village**

Location : 4A Edgecoombe  
South Croydon  
CR2 8AA

Type: Householder Application

Proposal : Proposed vehicular access point and dropped kerb.

Date Decision: 20.02.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00068/HSE

Ward : **Selsdon And Addington  
Village**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 11A Wyncote Way  
South Croydon  
CR2 8NH  
Type: Householder Application  
Proposal : Erection of a single storey rear extension and raised patio area in rear garden to enable disabled wheelchair access

Date Decision: 28.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/03200/FUL  
Location : Lynne Court  
22 Birdhurst Road  
South Croydon  
CR2 7EA  
Type: Full planning permission  
Ward : **South Croydon**  
Proposal : Retention of existing parking bays

Date Decision: 18.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/05492/DISC  
Location : 116-118 Selsdon Road  
South Croydon  
CR2 6PG  
Type: Discharge of Conditions  
Ward : **South Croydon**  
Proposal : Discharge Condition No.2 (Bicycle and refuse storage) from PP. 18/00030/GPDO

Date Decision: 27.02.20

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05640/FUL  
Location : Mehta House  
11 Blunt Road  
South Croydon  
CR2 7FB  
Type: Full planning permission  
Ward : **South Croydon**  
Proposal : Conversion of top floor 2 bedroom ( 4 person) flat into 2x1 bed 1 persons flats.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Date Decision: 24.02.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/05820/DISC

Ward : **South Croydon**

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

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (materials) & Condition 14 (drainage) attached to planning permission 18/04376/FUL for the construction of 3-storey residential building at rear comprising 9 units (6 x 2 bed and 3 x 3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage, and refurbishment of existing building with associated external alterations.

Date Decision: 28.02.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05935/DISC

Ward : **South Croydon**

Location : Tudor House  
4 Birdhurst Road  
South Croydon  
CR2 7EA

Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 (Construction Logistics Plan), 13 (Tree Protection Plan and Arboricultural Survey), 17 (SuDS) attached to application 17/04437/FUL for 'Demolition of two existing residential units (class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road.'

Date Decision: 28.02.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/06066/PIP

Ward : **South Croydon**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 25 Temple Road  
Croydon  
CR0 1HU  
Type: Permission in Principle

Proposal : Planning permission in principle for the erection of a building comprising of 1 x 3 bedroom, 1 x 2 bedroom and 3 x 1 bedroom flats, and the demolition of existing single storey side and rear extensions, erection of a two storey side extension and conversion of the building to form 2 x 3 bedroom and 1 x 1 bedroom flats, together with cycle store, refuse store and landscaping.

Date Decision: 24.02.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 20/00060/LP  
Location : 373 Brighton Road  
South Croydon  
CR2 6ES  
Ward : **South Croydon**  
Type: LDC (Proposed) Use edged  
Proposal : Use a small part of the dwellinghouse as a home office

Date Decision: 18.02.20

### Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

---

Ref. No. : 20/00079/DISC  
Location : 382 Selsdon Road  
South Croydon  
CR2 7AB  
Ward : **South Croydon**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 3 (Materials) attached to permission 18/04411/GPDO for the erection of single storey rear extension projecting out 6 metres with a maximum height of 3.75 metres.

Date Decision: 18.02.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00150/DISC  
Location : Mehta House  
11 Blunt Road  
South Croydon  
CR2 7FB  
Ward : **South Croydon**  
Type: Discharge of Conditions

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Proposal : Details pursuant to condition 15 ( Contamination) in relation to planning permission 18/03200/ful granted for Demolition of the existing property followed by a replacement building accommodating six new apartments, landscaping, amenity space, refuse, cycling, with vehicle access.

Date Decision: 27.02.20

### Approved

Level: Delegated Business Meeting

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Ref. No. :	20/00349/TRE	<b>Ward :</b>	<b>South Croydon</b>
Location :	23 Bench Field South Croydon CR2 7HX	Type:	Consent for works to protected trees
Proposal :	T1 - Lawson Cypress x 2: Reduce height by approx. 3-4 meters, leaving 6m standing height. T2 & T3 - Norway Maple: Reduce crown height and spread by approx. 2 meters by cutting back to previous pruning points. T4 - Cedar: Section fell to ground level and remove all arisings T5 - Sumach: Reduction in height and spread by 1.5metres T6 - Apple: Reduce crown height and spread by approx. 1.5 - 2 m. (TPO no. 06, 1968)		

Date Decision: 28.02.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. :	20/00387/NMA	<b>Ward :</b>	<b>South Croydon</b>
Location :	14 St Peter's Road Croydon CR0 1HD	Type:	Non-material amendment
Proposal :	Non material amendment to application reference 19/03716/FUL for the demolition of existing dwelling and erection of building to provide 8 residential units (7 x 2 beds and 1 x 3 beds), with associated landscaped areas including children's play space, parking, vehicular access, cycle and refuse storage		

Date Decision: 25.02.20

### Not approved

Level: Delegated Business Meeting

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Ref. No. :	20/00389/NMA	<b>Ward :</b>	<b>South Croydon</b>
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 14 St Peter's Road  
Croydon  
CR0 1HD  
Type: Non-material amendment

Proposal : Non material amendment to application reference 19/03716/FUL for the demolition of existing dwelling and erection of building to provide 8 residential units (7 x 2 beds and 1 x 3 beds), with associated landscaped areas including children's play space, parking, vehicular access, cycle and refuse storage

Date Decision: 25.02.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00654/NMA  
Location : 11 South Park Hill Road  
South Croydon  
CR2 7DY  
Ward : **South Croydon**  
Type: Non-material amendment

Proposal : Non-material amendment to planning application 18/00693/FUL

Date Decision: 21.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03012/DISC  
Location : Henderson Works  
Henderson Road  
Croydon  
CR0 2QG  
Ward : **Selhurst**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 11 (Remediation Strategy) in respect to planning permission 16/06470/ful granted for Demolition of existing buildings: Erection of single/two/three storey building comprising 1 three bedroom, 2 two bedroom and 6 one bedroom flats: alterations to vehicular access and provision of , with associated car parking, cycle storage and bin stores,

Date Decision: 21.02.20

**Withdrawn application**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Ref. No. : 19/04734/FUL **Ward : Selhurst**  
Location : 1B The Crescent **Type: Full planning permission**  
Croydon  
CR0 2HN  
Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in the front  
roofslope; use of second floor as a self-contained studio flat.  
Date Decision: 27.02.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/00041/FUL **Ward : Selhurst**  
Location : 125 Windmill Road **Type: Full planning permission**  
Croydon  
CR0 2XS  
Proposal : Rear extensions and associated alterations to facilitate the conversion of the property into  
4no flats  
Date Decision: 21.02.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/04705/FUL **Ward : Shirley North**  
Location : 16-18 Ash Tree Close **Type: Full planning permission**  
Croydon  
CR0 7SR  
Proposal : Demolition of the existing dwellings. Erection of 8 dwellings with associated access,  
parking, refuse and cycle stores.  
Date Decision: 28.02.20

**Permission Granted**

Level: Planning Committee

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Ref. No. : 19/05039/DISC **Ward : Shirley North**  
Location : 8 The Glade **Type: Discharge of Conditions**  
Croydon  
CR0 7QA



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00209/HSE  
Location : 187 Primrose Lane  
Croydon  
CR0 8YQ  
Proposal : Conversion of the existing garage to a habitable room.

Ward : **Shirley North**  
Type: Householder Application

Date Decision: 27.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00226/ADV  
Location : Shirley Dental Practice  
189 Wickham Road  
Croydon  
CR0 8TF  
Proposal : Installation of 1 x illuminated fascia sign

Ward : **Shirley North**  
Type: Consent to display advertisements

Date Decision: 19.02.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 19/04891/HSE  
Location : 43 Devonshire Way  
Croydon  
CR0 8BU  
Proposal : Erection of a single-storey rear extension with projecting skylight.

Ward : **Shirley South**  
Type: Householder Application

Date Decision: 20.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/05510/FUL  
Location : 5 Sandy Way  
Croydon  
CR0 8QT  
Proposal : Full planning permission

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Proposal : Ground floor side and rear extension

Date Decision: 18.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/05602/DISC

**Ward : Shirley South**

Location : Tresco Vean  
13 Pine Coombe  
Croydon  
CR0 5HS

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (material samples) attached to planning permission ref.19/03934/HSE.

Date Decision: 27.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05842/HSE

**Ward : Shirley South**

Location : 209 Devonshire Way  
Croydon  
CR0 8BZ

Type: Householder Application

Proposal : Single storey side and rear extension.

Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/06060/TRE

**Ward : Shirley South**

Location : 23 Postmill Close  
Croydon  
CR0 5DY

Type: Consent for works to protected trees

Proposal : T1 Beech tree - Crown thin by 20%, remove low branches on trunk up to main crown break.  
(TPO no. 19, 1992)

Date Decision: 28.02.20

**Consent Granted (Tree App.)**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 23 Kingswood Way  
South Croydon  
CR2 8QL  
Type: Consent for works to protected trees

Proposal : G1: Consisting of 3 trees. Reduce laterally on a sides by 2m and reduce height by 3m.  
T2: Silver Birch - Laterally reduce the overhanging across the neighbouring property by 2m.  
(TPO no. 19, 1972)

Date Decision: 21.02.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05995/TRE  
Location : 34 Boxford Close  
South Croydon  
CR2 8SY  
Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : 1, Hawthorn - To remove upright stem only. 2, Hawthorn - To fell  
(TPO no. 22, 1972)

Date Decision: 28.02.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/06084/TRE  
Location : 38 Kingswood Way  
South Croydon  
CR2 8QQ  
Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : Prune two Hawthorn trees (A and B ) - To prune to a height of approximately 4 meters and reduce lateral limbs as necessary. Prune back to previous pruning points.  
(TPO no. 21, 1972)

Date Decision: 24.02.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 19/06026/LP  
Location : 23 Foulsham Road  
Thornton Heath  
CR7 8LQ  
Ward : **Thornton Heath**  
Type: LDC (Proposed) Operations edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

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

Date Decision: 20.02.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/06041/HSE  
Location : 33 Gilsland Road  
Thornton Heath  
CR7 8RQ

**Ward : Thornton Heath**  
Type: Householder Application

Proposal : Alterations, including the erection of single storey side/rear extension.

Date Decision: 20.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00017/FUL  
Location : 49 High Street  
Thornton Heath  
CR7 8RW

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

Proposal : Erection of a single storey rear extension to the restaurant

Date Decision: 27.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00312/NMA  
Location : 61 Falkland Park Avenue  
South Norwood  
London  
SE25 6SQ

**Ward : Thornton Heath**  
Type: Non-material amendment

Proposal : Non-material amendment to Planning permission 16/02567/P for erection of single storey rear extension

Date Decision: 20.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00687/DISC

**Ward : Thornton Heath**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : 6 - 8 Manchester Road  
Thornton Heath  
CR7 8NH  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 1, 3, 4, and 7 attached to planning permission 19/01153/FUL for Part re-construction of a pair of semi-detached dwelling houses. Alterations to roof, erection/retention of rear single storey extensions and basement excavations, and conversion of buildings into 7 apartments comprising 1 x 1 bedroom and 1 x 2 bedroom split-level apartments at basement/front ground floor, 2 x 1 bedroom apartments at rear ground floor, 1 x 1 bedroom and 1 x 2 bedroom apartments at first floor, 1 x 2 bedroom apartment at second floor (in roofspace), provision of associated refuse storage and cycle storage.

Date Decision: 28.02.20

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/04892/FUL  
Location : 124 Southbridge Road  
Croydon  
CR0 1AF  
Type: Full planning permission  
Ward : **Waddon**

Proposal : Change of use from A5 (takeaway) to C3 (residential) to form 1 x 3 bedroom unit, alterations to the shop front, dormer extension in the rear roof slope and roof lights in the front roof slope, demolition of staircase and alterations to rear window

Date Decision: 21.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05374/FUL  
Location : Whitgift School  
Haling Park Road  
South Croydon  
CR2 6YT  
Type: Full planning permission  
Ward : **Waddon**

Proposal : First floor side extension with undercroft at ground floor level to main 'A Block' to create additional classrooms.

Date Decision: 20.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Ref. No. : 19/05484/FUL **Ward : Waddon**  
Location : Whitgift School **Type: Full planning permission**  
Haling Park Road  
South Croydon  
CR2 6YT  
Proposal : Internalisation of the Central Quad Courtyard.  
Date Decision: 20.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05609/FUL **Ward : Waddon**  
Location : Former National Driving Centre **Type: Full planning permission**  
Marlowe Way  
Beddington  
Croydon CR0 4XS  
Proposal : Change of use to a van storage facility associated with an off-site storage and distribution operation. Resurfacing works; demolition/removal of existing portacabins and erection of replacement security/welfare building along with associated cycle storage, external lighting, boundary gates/fencing and landscaping. Note: majority of the application/site lies in London Borough of Sutton, reference (DM2019/02003).  
Date Decision: 21.02.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/05643/FUL **Ward : Waddon**  
Location : Mansi House **Type: Full planning permission**  
92 Southbridge Road  
Croydon  
Proposal : Conversion of Ground floor bedroom flat into 1x2 bed and 1 x 1 person flats.  
Date Decision: 21.02.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05865/FUL **Ward : Waddon**  
Location : 5 King Gardens **Type: Full planning permission**  
Croydon  
CR0 4DD  
Proposal : Erection of a 2 bedroom single storey dwelling with associated off street car parking, refuse storage and landscaping

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Date Decision: 27.02.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/05927/DISC

**Ward : Waddon**

Location : 60-62  
Southbridge Road  
Croydon  
CR0 1AE

Type: Discharge of Conditions

Proposal : Details pursuant to condition 3 (Noise Acoustic measures) in respect to approved application 19/02362/GPDO for notification of prior approval of the GPDO 2015 - Part 3 Changes of Use Class M Use from Class A1/A2 to Class C3 6 x residential dwellings..

Date Decision: 18.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00157/TRE

**Ward : Waddon**

Location : 98 South End  
Croydon  
CR0 1DQ

Type: Consent for works to protected trees

Proposal : Sycamore - Prune to 10m  
TPO Number 13 - 1992

Date Decision: 21.02.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 20/00166/ADV

**Ward : Waddon**

Location : 414 Purley Way  
Croydon  
CR0 4NZ

Type: Consent to display advertisements

Proposal : Removal of existing hoarding and replacement with LED Digital 48 Sheet Freestanding Advertisement Hoarding.

Date Decision: 27.02.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Location : Land And Garages R/O 85 Thornton Road      Type: Full planning permission  
Thornton Heath  
CR7 6BD

Proposal : Alterations, Use as MOT testing garage, erection of single storey waiting room building,  
provision of associated refuse and cycle storage and portable w/c.

Date Decision: 17.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05716/FUL      **Ward : West Thornton**  
Location : 63 Lodge Road      Type: Full planning permission  
Croydon  
CR0 2PH

Proposal : Alterations, erection of rear ground floor side / rear extension, and erection of dormer  
window in rear roof slope, associated internal reconfiguration to convert existing 7 HMO  
bedrooms units to 3 self contained flats, provision of associated amenity spaces, refuse  
storage, and cycle storage.

Date Decision: 17.02.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/06081/FUL      **Ward : West Thornton**  
Location : 33 Campbell Road      Type: Full planning permission  
Croydon  
CR0 2SQ

Proposal : Erection of single storey rear extension and 2-storey side/rear extension. Conversion of  
loft space incorporating two rear dormer windows and hip to gable end roof extension.  
Conversion of resulting building to provide 5 flats with associated parking, refuse/cycle  
storage and amenity spaces.

Date Decision: 25.02.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00424/DISC      **Ward : West Thornton**  
Location : Dunheved Hotel      Type: Discharge of Conditions  
639-641 London Road  
Thornton Heath  
CR7 6AZ

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 2nd March 2020

Proposal : Discharge of Condition 4 (materials) of LPA reference: 17/05847/FUL (Rear roof extension at second floor level to provide additional floor space to existing bedrooms to create 4 duplex bedrooms).

Date Decision: 28.02.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00458/LP

**Ward : West Thornton**

Location : 338 Brigstock Road  
Thornton Heath  
CR7 7JF

Type: LDC (Proposed) Operations  
edged

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

Date Decision: 20.02.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/00650/LP

**Ward : West Thornton**

Location : 88 Canterbury Road  
Croydon  
CR0 3HA

Type: LDC (Proposed) Operations  
edged

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

Date Decision: 19.02.20

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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**PLANNING COMMITTEE AGENDA**

12<sup>th</sup> March 2020

**Part 8 Other Planning Matters**

**Item 8.2**

<p><b>Report of:</b> Head of Development Management</p> <p><b>Author:</b> Pete Smith</p>	<p><b>Title:</b> Planning Appeal Decisions (February 2020)</p>
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**1. PURPOSE**

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

**2. APPEAL DECISIONS**

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

<b>Application No:</b>	<b>18/04481/FUL</b>
<b>Site:</b>	<b>1A Northwood Road, Thornton Heath, CR7 8HU</b>
<b>Proposed Development:</b>	<b>Change of use of betting office to 2x1 bed flats along with a first floor extension to create 2x3 bed flats</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Robert Lester</b>
<b>Ward</b>	<b>Norbury Park</b>

- 2.2 The main issue in this case was the effect of the first-floor rear extension on the character and appearance of the area and its impact on the living conditions of immediate neighbours (outlook and enclosure).
- 2.3 The appeal property is located close to the junction of Northwood Road and Green Lane and comprises a single storey flat roofed building (currently in use as a William Hill bookmakers). Whilst being single storey,

the Planning Inspector found that the property was quite prominent when viewed from Northwood Road – set forward of neighbouring retail premises. She felt that the size and mass of the first-floor extension would have accentuated the inconsistency of the existing building, would have increased its prominence and would have had an awkward relationship with neighbouring gable ends. She also was concerned about the loss of gaps between properties and the glimpses through the rear of properties over the existing flat roof.

2.4 She also found that the first floor extension, which would have extended (almost) the full length of the plot, would have introduced significant built form adjacent to the boundary which would have substantially increased the existing sense of enclosure and would have resulted in a loss of amenity to the ground floor flat (3 Northwood Road). Whilst windows were shown to be obscure glazed, she also concluded that the scheme would have given an impression that the garden would have been overlooked.

2.5 The appeal was DISMISSED.

<b>Application No:</b>	<b>18/00369/LE</b>
<b>Site:</b>	<b>Rear garden flat at 76 Green Lane, Thornton Heath, CR7 8BE</b>
<b>Proposed Development:</b>	<b>Certificate of Lawful Use – Self Contained Flat</b>
<b>Decision:</b>	<b>REFUSE CERTIFICATE</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Victoria Bates</b>
<b>Ward</b>	<b>Norbury Park</b>

2.6 The issues in this case was the length of time the use had been operating as a single dwelling; legislation states that if such a use has continued for in excessive of 4 years (on the balance of probability) it would be considered lawful.

2.7 In this case, the appellant was unable to submit sufficient evidence to prove continued 4-year use as a single dwelling. The application form advised that the use had begun in December 2017; less than 4 years ago. The Planning Inspector did not feel that an earlier tenancy agreement (back in 2014) provided sufficient evidence to prove earlier (continuous) use.

2.8 The appeal was DISMISSED and the planning enforcement team are now re-engaging with the owner with a view to secure the cessation of the use.

<b>Application No:</b>	<b>19/02620/FUL</b>
<b>Site:</b>	<b>232 Brigstock Road, Thornton Heath, CR7 7JD</b>
<b>Proposed Development:</b>	<b>Erection of a second-floor roof extension in connection with its</b>



<b>Decision:</b>	<b>use as a 2 bedroom</b>
<b>Appeal Method:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Inspector's Decision</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Case Officer</b>	<b>DISMISSED</b>
<b>Ward</b>	<b>Victoria Bates</b>
	<b>Bensham Manor</b>

- 2.9 At the time of the Inspectors site visit, the roof extension was already underway, with a new doorway inserted. The issues in this case focussed on the effect of the roof extension on the character and appearance of the area and the quality of residential accommodation provided – with specific reference to the lack of private amenity space for the flat.
- 2.10 The appeal property formed part of a small terrace and sits prominently at the end of the terrace at the junction of Nutfield Road. The proposed flat would have been accessed via an extended external staircase – leading to the private yard. The Planning Inspector was concerned that the roof extension would have resulted in the loss of the characteristic butterfly roof and would have resulted in an over-bulky and incongruous addition to the outrigger. She concluded that the extensions would have been overly prominent from public viewpoints along Nuffield Road and Brigstock Road (albeit to a lesser extent).
- 2.11 He was less concerned about the apparent lack of private amenity space, bearing in mind that there was a small area of communal space available (at the bottom of the external staircase). He accepted that there was little detail as to how this space might be used – especially as it was not maintained as a communal amenity area. That said, he felt that the space could be improved to make it high quality and functional.
- 2.12 The appeal was DISMISSED – on the basis of the impact on the character and appearance of the area.

<b>Application No:</b>	<b>19/01442/FUL</b>
<b>Site:</b>	<b>1 The Grange, Firs Road, Kenley</b>
	<b>CR8 5LH</b>
<b>Proposed Development:</b>	<b>Erection of a two-storey extension</b>
	<b>and conversion of the property to</b>
	<b>provide 9 flats (2 and 3 bed)</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Richard Green</b>
<b>Ward</b>	<b>Kenley</b>

2.12 The main issue in this case was as follows:

- The effect of the development on the character and appearance of the area
- The living conditions of neighbouring occupiers

- The effect on protected species and biodiversity.

- 2.13 The appeal property is a two-storey semi-detached dwelling, sited on a large rectangular plot – and set back from the street. The proposal sought planning permission for a relatively large two storey side extension, ground floor rear extensions and flats within the roof space.
- 2.14 The Planning Inspector felt that the proposed extension would have overly elongated the property, would not have related well to the existing form and appearance and would have weakened its significance. He was concerned that it would not have appeared suitably subordinate – with the extension having the appearance of a separate dwelling. He was particularly concerned about the appearance of the rear elevation which would have consisted of random glazing, roof terraces and various incongruous roof forms.
- 2.15 He also found that the proposed single storey rear extension (on the common boundary with 2 The Grange) would have appeared over-dominant and would have created an increased and unacceptable increase in enclosure.
- 2.16 In terms of protected species, the appellant submitted a Stage 2 habitat survey as part of the appeal – which dealt with the issues as no such documentation had been submitted with the application. He therefore felt that the issues had been satisfactorily resolved and concluded that habitat protection could have been managed through the use of a planning condition (assuming planning permission was forthcoming).
- 2.17 The appeal was DISMISSED.

<b><i>Application No:</i></b>	<b><i>19/01772/LP</i></b>
<b><i>Site:</i></b>	<b><i>18 Coniston Road, Croydon, CR0 6LN</i></b>
<b><i>Proposed Development:</i></b>	<b><i>Certificate of Lawful Development for rear roof extensions (L shaped dormer)</i></b>
<b><i>Decision:</i></b>	<b><i>REFUSE CERTIFICATE</i></b>
<b><i>Appeal Method:</i></b>	<b><i>WRITTEN REPRESENTATIONS</i></b>
<b><i>Inspector's Decision</i></b>	<b><i>ALLOWED</i></b>
<b><i>Case Officer</i></b>	<b><i>Russell Smith</i></b>
<b><i>Ward</i></b>	<b><i>Addiscombe East</i></b>

- 2.18 This appeal focussed on the interpretation of permitted development requirements in respect of roof extensions and the extent to which extensions should be set back from an existing eaves line.
- 2.19 The General Permitted Development Order states that the edge of an enlargement closest to the eaves of the original roof should be (as far as is practicable) no less than 0.2 metres from the eaves. The appellant argued that it was not practical to set the roof off the eaves of the rear

outrigger by 0.2 metres and the Planning Inspector accepted this reasoning (especially as the local planning authority had not challenged the suggested impracticality).

2.20 The appeal was ALLOWED.

<b>Application No:</b>	<b>19/02650/HSE</b>
<b>Site:</b>	<b>5 Onslow Gardens, Croydon CR0 3NN</b>
<b>Proposed Development:</b>	<b>Erection of a first-floor rear extension</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Sera Elobisi</b>
<b>Ward</b>	<b>Broad Green</b>

2.21 The main issue in this case was the extent to which the proposed development affected the living conditions of 7 Onslow Road.

2.22 The appeal property is a two-storey end of terrace property; previously extended at ground and first floor and the proposal sought planning permission for a further first floor extension (adjacent to the existing first floor rear addition) up to the boundary with 7 Onslow Road.

2.23 The Planning Inspector was concerned about the effect of this further extension on the amenities of the immediate neighbours (in terms of loss of outlook) and even though the appellant had proposed obscure glazing to a proposed wrap-around window, he felt that the proposal would have created a sense of overlooking.

2.24 The appeal was DISMISSED.

<b>Application No:</b>	<b>18/04133/FUL</b>
<b>Site:</b>	<b>112A Brigstock Road, CR7 7JB Onslow Gardens, Croydon CR0 3NN</b>
<b>Proposed Development:</b>	<b>Erection of a 1 bed flat next to existing property</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>James Udall</b>
<b>Ward</b>	<b>Bensham Manor</b>

2.25 The main issues in this case involved the following:

- The effect of the proposed development on the character and appearance of the area – specifically in relation to trees
- Flood risk

- The quality of accommodation
- The effect of the development on the amenities of neighbouring occupiers.

2.26 The appeal site is located close to the edge of Thornton Heath District Centre – immediately adjacent to Norbury Brook with its landscaped setting. The Planning Inspector was concerned that the proposed development would have significantly denuded the verdant character of the brook which provides some relief within an urban area. He also concluded that the additional built mass would have visually jarred with the core of the host property, would have appeared out of proportion and would have distracted from the current symmetrical proportions of the property. He was also concerned about the extensive array of windows proposed across the rear elevation of the building which he concluded would have also detracted from the character of the host building.

2.27 He was also concerned that flood risk information was lacking to justify development on such a sensitive site – and he acknowledged that no sequential test had been submitted to determine whether there were more preferable sites available for development. He was not satisfied that flood resilience measures had been properly considered by the appellant.

2.28 He was also concerned about the lack of detail submitted in terms of overall floor to ceiling heights – with the NDSS requiring a minimum height of 2.3 metres across 75% of the floor area.

2.29 Whilst he was less concerned about the effect of the proposed extension on the living conditions of other flats within the property, he DISMISSED the appeal for the reasons outlined above.

<b>Application No:</b>	<b>19/02847/ADV</b>
<b>Site:</b>	<b>80 North End, CR0 1UJ</b>
<b>Proposed Development:</b>	<b>Display of an advert “A” board on pavement</b>
<b>Decision:</b>	<b>REFUSE ADVERTISEMENT CONSENT</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector’s Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Victoria Bates</b>
<b>Ward</b>	<b>Fairfield</b>

2.30 The main issue in this case was the effect of the A board on the amenities of the immediate area. The property is situated within the Central Croydon Conservation Area and whilst the Planning Inspector appreciated that the street was occupied by trees and other elements of street furniture, he noted that the street was generally uncluttered. He concluded that the A board would have added to visual clutter and would have detracted from the various heritage elements found within the street. He was satisfied that the location of the A board would not have impeded pedestrian movements in the vicinity of the site. Whilst he recognised the appellant’s

desire to advertise his business – which operates at first floor level, he did not feel that this was sufficient to outweigh the harm in terms of additional clutter in the street.

2.31 The appeal was DISMISSED along with the associated application for costs (against the Council).

<b>Application No:</b>	<b>19/00770/FUL</b>
<b>Site:</b>	<b>82-84 High Street, South Norwood SE25 6YZ</b>
<b>Proposed Development:</b>	<b>Erection of a rear extension and conversion of part of ground floor and basement as a self-contained flat</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>James Udall</b>
<b>Ward</b>	<b>South Norwood</b>

2.32 This appeal related to a three-storey property situated on the south side of the High Street; within the South Norwood Conservation Area and the local shopping area. The ground floor and basement was formally occupied as a bank and the proposed development involved the erection of a small rear extension and the conversion of part of the ground floor and basement as a two bed self-contained unit.

2.33 The main issues were as follows:

- The effect of the partial loss of commercial accommodation on the vitality and viability of the local area
- Whether the proposed conversion provided suitable accommodation (light and private amenity space)
- The adequacy of refuse storage arrangements

2.34 The appeal premises lies within the primary shopping area of the District Centre and even though a large proportion of ground floor accommodation would be retained and available for an alternative "A" user, the Planning Inspector still felt that the scheme would have resulted in a significant loss of commercial floorspace (especially with the total loss of basement accommodation) which would have made it very difficult for a future retail operator to trade successfully.

2.35 In terms of living conditions, he was concerned about light penetration into the two basement bedrooms – which would have failed the BRE guidelines (albeit marginally). He was also not satisfied that the development would have provided external space for the future occupiers.

2.36 The applicant advised that refuse bins would be left on the pavement on day of collection and would be stored within the unit. The Inspector was

far from convinced how this might work in practice and was not satisfied that evidence had been submitted to prove that there was sufficient space within the unit to store refuse. Moreover, he was not satisfied that refuse storage and collection had been treated as an integral element of the development and was not prepared to leave details to be approved by way of a planning condition. He was also concerned about the lack of cycle parking details – with the only store (at basement level) being allocated for some form of refuse storage.

- 2.37 Whilst he concluded that the extension would have had a neutral effect on the character and appearance of the conservation area, the appeal was DISMISSED for the reasons outlined above.

<b>Application No:</b>	<b>19/00460/FUL</b>
<b>Site:</b>	<b>286 Lower Addiscombe Road, CR0 7AE</b>
<b>Proposed Development:</b>	<b>Change of use of shop to a nail and beauty salon (sui generis)</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>George Clarke</b>
<b>Ward</b>	<b>Addiscombe East</b>

- 2.38 The main issue in this case was the effect of the proposed change of use of the vitality and viability of the secondary retail frontage within the primary shopping area of Lower Addiscombe Road.

- 2.39 The Planning Inspector strictly applied the planning policy in that the incoming use resulted in the loss of an A Class use within the main retail frontage – with the proposed nail bar not related to an expansion of an existing community use.

- 2.40 The appeal was therefore DISMISSED.

<b>Application No:</b>	<b>19/03464/HSE</b>
<b>Site:</b>	<b>9 Haling Park Gardens, CR2 6NP</b>
<b>Proposed Development:</b>	<b>Reconfiguration of the main roof to provide additional accommodation with a part first floor side extension and part two storey side extension</b>
<b>Decision:</b>	<b>APPEAL AGAINST NON DETERMINATION (REFUSAL)</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>ALLOWED</b>
<b>Case Officer</b>	<b>Joe Sales</b>
<b>Ward</b>	<b>Waddon</b>

- 2.41 The main issues in this case were the extent to which the proposed development respected the character and appearance of the area and the

extent to which it respected the amenities of the neighbouring property at 10 Hayling Park Gardens (outlook and light). The property is currently a chalet type property (with side dormers) and the scheme in effect sought planning permission for a full first floor – with a two storey side extension proposed in place of the existing garage.

2.42 The proposed two storey side extension was proposed to occupy the footprint of the existing garage – meaning that its footprint would have been set back from the existing front building line. The Planning Inspector was comfortable with the set back (in accordance with the SPD) and also felt that the height was acceptable – in relation to existing ridge heights. He concluded that the extension would have appeared suitably subservient.

2.43 Whilst he appreciated the Council's point that the width of the overall property would have been substantially increased, he was satisfied that this would not have been overly problematic, in view of the property being set well back from the street frontage. Overall, he did not feel that the scheme would have harmed the character and appearance of the area.

2.44 With the unusual siting of buildings around the cul-de-sac, the appeal property appears to the rear of 10 Hayling Park Gardens and the Council was concerned about the increased scale of development and any detrimental effect on the outlook enjoyed by this neighbouring property. He was not convinced by these arguments and concluded that outlook and light would be suitably respected.

2.45 The appeal was ALLOWED.

<b><i>Application No:</i></b>	<b><i>19/03030/FUL</i></b>
<b><i>Site:</i></b>	<b><i>461 Brighton Road, CR2 6EW</i></b>
<b><i>Proposed Development:</i></b>	<b><i>Retention and alterations to side dormers to reduce their overall size</i></b>
<b><i>Decision:</i></b>	<b><i>REFUSE PLANNING PERMISSION</i></b>
<b><i>Appeal Method:</i></b>	<b><i>WRITTEN REPRESENTATIONS</i></b>
<b><i>Inspector's Decision</i></b>	<b><i>DISMISSED</i></b>
<b><i>Case Officer</i></b>	<b><i>Ryan McMinn</i></b>
<b><i>Ward</i></b>	<b><i>Purley Oakes and Riddlesdown</i></b>

2.46 This is the second appeal on this site – following on from the erection of side dormers to this property without the necessary planning permission. The main issue in this case was the effect of the proposed dormers (albeit reduced in size) on the character and appearance of the immediate area.

2.47 He concluded that the reduction in the size of the dormers would not have overcome the issues raised by the previous Planning Inspector. The appeal was therefore DISMISSED and officers continue to engage with the developer to resolve the on-going breach of planning control.

<b><i>Application No:</i></b>	<b><i>19/01147/HSE</i></b>
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<b>Site:</b>	<b>132 Brancaster Lane CR8 1HH</b>
<b>Proposed Development:</b>	<b>Erection of a side extension and new raised roof with side gables and dormers</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Samantha Dixon</b>
<b>Ward</b>	<b>Purley Oakes and Riddlesdown</b>

2.48 This property is an existing bungalow (with existing accommodation in the roof space) and the scheme proposed the increase in height of ridge and eaves, along with a further side extension with side dormers. The main issues in this case focussed on the effect of the development on the character and appearance of the area and the impact on immediate neighbour amenity.

2.49 The Planning Inspector was concerned about the proposed gable feature and the position and size of the proposed side dormers which would have resulted in a cluttered roof profile. He was also concerned that the proposed side dormers would have overlooked immediate neighbours and gardens. Whilst the appellant advised that the windows could have been obscure glazed, the Planning Inspector was concerned that this would have not provided a high standard of accommodation within the roofspace.

2.50 The appeal was DISMISSED.

<b>Application No:</b>	<b>19/03078/HSE</b>
<b>Site:</b>	<b>22 Pollards Hill West, Norbury, SW16</b>
<b>Proposed Development:</b>	<b>Erection of a two storey side and rear extension and single storey side and rear extension alongside alterations to the existing garage</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Russell Smith</b>
<b>Ward</b>	<b>Norbury and Pollards Hill</b>

2.51 The main issues in this case focussed on the effect of the development on the character and appearance of the area and the impact on immediate neighbour amenity.

2.52 The scheme proposed the formation of a gable end to the two storey extension (replacing an existing hipped roof arrangement) which he concluded would have not respected the predominant hipped roof appearance of neighbouring properties and the immediate area. He concluded that the overall appearance would have appeared incongruous



in the context of its surroundings.

2.53 With the neighbouring property set at a lower level with side facing windows to habitable rooms, he was also concerned that the proposed works would have resulted in a significant loss of outlook from these rooms.

2.54 The appeal was DISMISSED.

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