

# Planning Committee & Planning Sub- Committee Agenda



To: Councillor Chris Clark (Chair of Planning Committee) and  
Councillor Muhammad Ali (Chair of Planning Sub-Committee)  
Councillor Paul Scott (Vice-Chair)  
Councillors Toni Letts, Sherwan Chowdhury, 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 & Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 7 May 2020**. Planning Committee will be held at **6.00pm** and the Sub-Committee at the rise of Planning Committee but not earlier than **7.15pm**. This meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

**PLEASE NOTE:** Members of the public are welcome to remotely attend this meeting via a web link which will be publicised on the Council website at least 24 hours before the meeting.

JACQUELINE HARRIS BAKER  
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London Borough of Croydon  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 29 April 2020

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 Michelle Ossei-Gerning  
020 8726 6000 x84246 as detailed above.

**AGENDA – PART A**  
**PLANNING COMMITTEE**

**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 23 April 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 19/04191/FUL 22 Lynne Close South Croydon CR2 8QA**  
(Pages 21 - 42)

Demolition of existing bungalow and erection of a three storey building with accommodation in the roof space, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.

Ward: Selsdon Vale And Forestdale  
Recommendation: Grant permission

**6.2 19/04535/FUL 24 Coulsdon Court Road, Coulsdon, CR5 2LL**  
(Pages 43 - 66)

Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear; erection of 2 x four-bedroom semi-detached houses on the frontage; formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping.

Ward: Old Coulsdon  
Recommendation: Grant permission

**6.3 19/02109/FUL 63 Whytecliffe Road South, Purley, CR8 2AZ**  
(Pages 67 - 90)

Demolition of existing mosque and erection of mixed use mosque development comprising public worship spaces, function areas and one floor of residential use (3 x studio flats) with associated landscaping.

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 91 - 92)**

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

## **8.1 Weekly Planning Decisions (Pages 93 - 138)**

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 SUB-COMMITTEE**

#### **9. Minutes of previous meeting (Pages 139 - 140)**

To approve the minutes of the meeting held on Thursday 12 March 2020 as an accurate record.

#### **10. 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.

#### **11. 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.

#### **12. Planning applications for decisions (Pages 141 - 144)**

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

**12.1 19/01810/FUL Land R/O 5-6 Oaklands Gardens, Kenley,  
CR8 5DS (Pages 145 - 162)**

Alterations to land levels, erection of detached two storey 3 bedroom house with decking, associated bin and cycle stores.

Ward: Kenley

Recommendation: Grant Permission

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

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

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

## Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 23 April 2020 at 6.00 pm via Microsoft Teams

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

### MINUTES

**Present:** Councillor Toni Letts (Chair);  
Councillor Paul Scott (Vice-Chair);  
Councillors Chris Clark, Jason Perry and Scott Roche

**Also Present:** Councillor Stuart King

### PART A

Councillor Letts tendered her resignation as Chair of the Planning Committee.

In accordance with Part 4.F of the Constitution, the election of a Chair for the remainder of this municipal year had taken place.

Vice Chair, Councillor Scott nominated Councillor Clark for the position of Chair of the Planning Committee for the remainder of this year. Councillor Letts seconded the nomination.

The election of Chair was put forward to a vote and was carried with four Members voting in favour and one Member abstained their vote.

The Committee **RESOLVED** to appoint Councillor Chris Clark as Chair for the remainder of the Municipal Year 2019-2020.

Councillor Toni Letts was commended for service in her role as Chair of the Planning Committee over the last sixteen months.

#### 62/20 **Apologies for absence**

Apologies were received from Councillors Muhammed Ali, Sherwan Chowdhury, Ian Parker, Joy Prince and Gareth Streeter.

#### 63/20 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 12 March 2020 be signed as a correct record.

64/20 **Disclosure of Interest**

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

65/20 **Urgent Business (if any)**

The Director of Law & Governance and Deputy Monitoring Officer introduced the report which provided the Protocol in respect of the conduct of Remote Planning Committee meetings including Planning Sub-Committee meetings.

The protocol is in addition to the existing roles and procedures for the planning committee meetings and the planning code of good practice. This equally applies to any future meetings of the Planning Sub-Committee

This protocol allows the following:

- For public speakers to submit written statements of 450 words (3 minutes) and 750 words (5 minutes).
- Referring Ward Members would be expected to attend the meeting remotely, but may submit a written statement in absence due to sickness.
- Members are to identify themselves by name when addressing the committee.
- Voting – once matter has been fully deliberated, the Chair would ask for a proposer and a seconder for the substantive motion addressed in the report. Only if that motion is not approved will the Chair seek contrary motions.
- The Chair will invite each Member in turn alphabetically by name how they choose to vote.

The new protocol was taken to a vote, with the Chair inviting alphabetically each Member in turn to cast their vote, and was carried with all five Members unanimously voting in favour.

66/20 **Development presentations**

67/20 **18/05280/PRE 103 to 111 High Street, Croydon, CR0 1QG**

Erection of 29 storey building, to provide 121 residential units, with commercial units at ground and mezzanine floor level which can be used as retail (A1)/ restaurant (A3)/B1(office) and with office (B1) at first and second floor levels.

Ward: Fairfield

Mia Scaggiante from Savills Planning representing the applicant and Daniel Wellham Director of Four-Four-Six-Six Architects attended the virtual meeting



to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

**The principle of a tall building in this location:**

- There was general consensus that the site could take a tall building due to the neighbouring taller elements.
- There were comments around the current pandemic and how people live in tall buildings, including congregating in communal and private amenity space; and it would be welcomed if developments look into the health and wellbeing factors of high density living.

**Heritage assets:**

- There was mixed views on the heritage assets – although there was a broad recognition that Croydon Town Centre was changing. It was also acknowledged that the benefits of the scheme would need to be suitably identified to ensure that they suitably outweigh the less than substantial harm caused to the various heritage assets.

**Affordable housing:**

- To ensure that affordable housing is suitably maximised especially within a single core – with the expectation that a policy complaint scheme can be achieved in line with current expectations – which would represent a benefit to the scheme

**Neighbouring living conditions:**

- Debate around the quality of the accommodation and amenity spaces, whether it would be private or communal; who has access to the spaces including access for those with disabilities (including wheelchair users). There was also comment around the public realm and the extent to which the scheme engaged with the ground floor (highway/footway) to great a welcoming, engaging and safe/high quality street environment.
- Members discussed the living conditions issue around neighbouring impact, and future immediate neighbouring relationships which would have an impact to the building.

**Design:**

- There was a general consensus that the design of the building has come a long way, though Members debated on the view of whether the podium should be distinctive to the other building to reflect the street scene. There was also comments that focused on the built form (above podium level) and the choice of brick colours.

**Other matters:**

- Public Realm – Members discussed that the need for a comprehensive scheme that the street is enhanced as well as the building, tree planting within the development and whether there is options for this.

- The daylight and sunlight aspect to be reviewed.

The Chair thanked the applicants for their presentation, and looked forward to their application returning to the Committee at a later stage.

68/20      **19/05345/PRE Former Hospital Car Park, Land Adjacent to 93 Bensham Lane, Thornton Heath, CR7 7EU**

Redevelopment of car park site and relocation of electricity substation. Erection of a number of buildings ranging from 2 to 6 stories to create 114 units of temporary accommodation.

Ward: West Thornton

Rhea Shephard from HTA Architects, Simon Toplis from HTA Design and Tom Sweetman from DP9 attended the virtual meeting to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

**Principle of proposed development:**

- There was general support from Members for the type of development and accommodation proposed, though there were discussions around the use class and whether the accommodation should be C3 or sui-generis use.
- Members welcomed the development being part of the community and was keen for it to integrate well into the community.

**Function, nature, mix, quality and management of accommodation:**

- Members supported the type of unit accommodation which was considered to be of a better standard of accommodation than currently provided in the Borough for this type of accommodation, and additionally raised concerns around the length of time residence would occupy in the accommodation, which raised questions around the type of units.

**Townscape and design:**

- There were positive comments from Members relating to the designs and the way it was evolving.
- Members debated on whether the design should form a two or three-story building next door to the properties on Woodcroft Road was appropriate.
- There was a lot of debate from Members around the car parking, though it was acknowledged that the balance of parking versus homes needed to be correct, reviewing other facilities within the borough to support this was

recommended. Members also requested for the developer to provide pragmatic provision for cycle parking.

- Further, Members would like to see that the development provided sufficient space for deliveries and waste storage.

**Impacts on amenities of adjoining occupiers:**

- There were discussions around whether the developer would allow social distancing or wider areas within the communal spaces.
- Members commented on the need for the community area and café to be opened to the wider area and questioned whether the area provided work space which should be sufficient for the number of occupants.
- Members wanted to see access for the disabled, where people with disability had access to all parts of the building including exits.

**Other considerations:**

- In light of the pandemic and the future, Members requested for technology to be introduced into the building within the public areas for residents to remain in touch with their loved ones.
- Members would like to see the replacement of trees and urban greening and ecology provisions on the site to be provided within the development.

*At 8:00pm the Planning Committee adjourned for a short break.*

*At 8:05pm the Planning Committee resumed the meeting.*

Ward Member Councillor Stuart King was invited to share his local viewpoint on the development presentation.

The Chair thanked the applicants for their presentation, and looked forward to their application returning to the Committee at a later stage.

69/20 **Planning applications for decision**

70/20 **19/04516/FUL Land to the South East of Croydon College, College Road, Croydon, CR9 1DX**

Erection of five buildings ranging in height from 7 to 29 storeys to provide 421 residential flats (Use Class C3), flexible commercial space at ground floor of Building A (Use Class A1/A2/A3) and Buildings C and E (A1/A2/A3 and/or B1/D1 or D2) together with associated cycle parking, public realm and landscaping, basement car parking, refuse storage, servicing and access arrangements.

Ward: Fairfield

The officers presented details of the planning application.

*At 8:50pm the Planning Committee adjourned the meeting due to technical difficulties.*

*At 9:51pm the Planning Committee resumed the meeting.*

The Planning Committee resumed the meeting with officers presenting the presentation of the planning application. Officers responded to questions for clarification.

Mr Craig Tomlin provided a written statement in objection to the application. This was read out by the committee clerk.

Ms Jennifer Turner, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

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 Toni Letts. This was seconded by Councillor Paul Scott.

The substantive motion was carried with three Members voting in favour and two Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land to the South East of Croydon College, College Road, Croydon, CR9 1DX.

71/20 **Items referred by Planning Sub-Committee**

There were none.

72/20 **Other planning matters**

73/20 **Weekly Planning Decisions**

The report was received for information.

74/20 **Planning Appeal Decisions (March 2020)**

The report was received for information.

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The meeting ended at 11.20pm

**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.

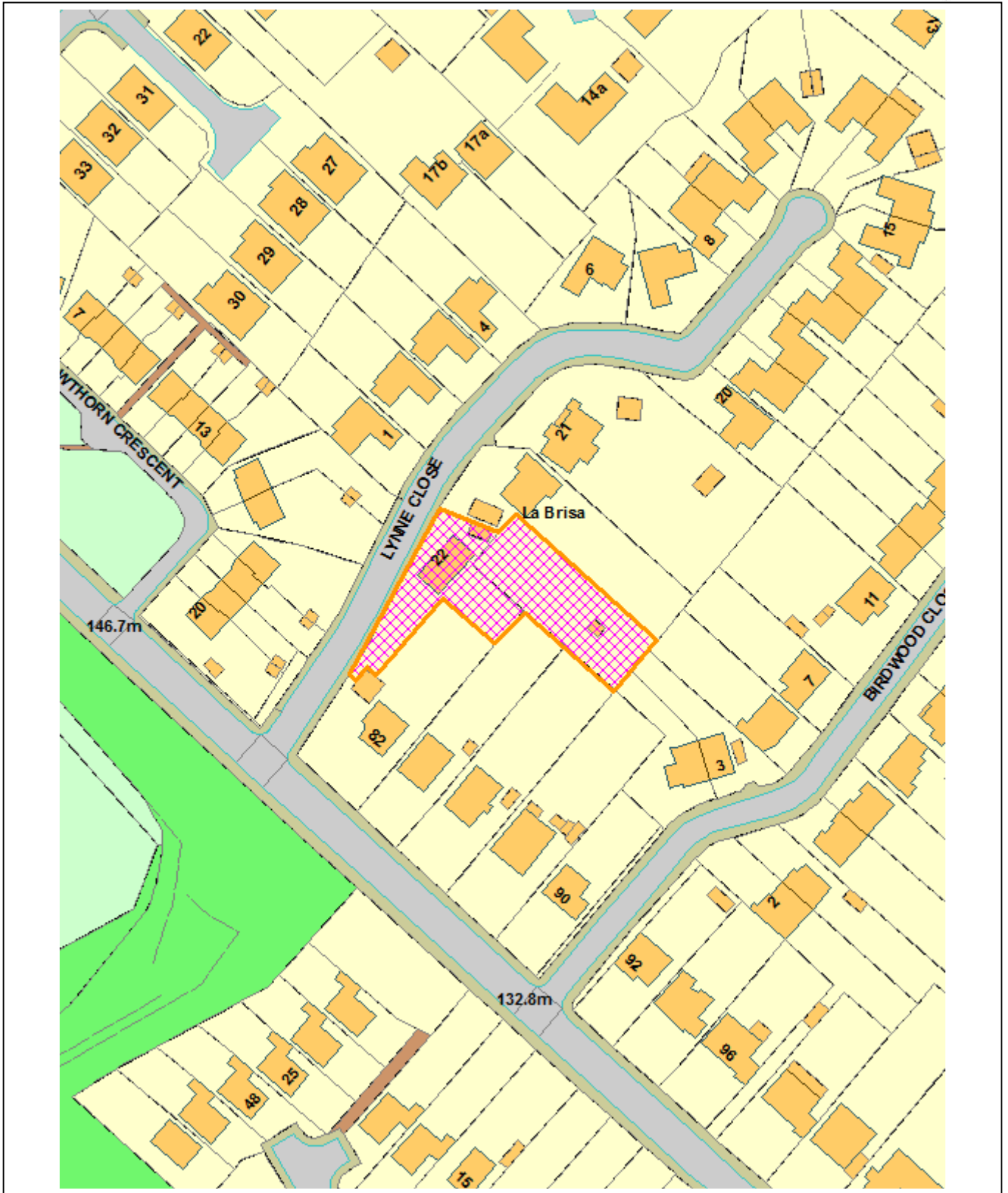
## **8. BACKGROUND DOCUMENTS**

- 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: 19/04191/FUL  
 Location: 22 Lynne Close South Croydon CR2 8QA  
 Ward: Selsdon Vale And Forestdale  
 Description: Demolition of existing bungalow and erection of a three storey building with accommodation in the roofspace, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.  
 Drawing Nos: Site Plan 3884/4 received 04.09.2019, Layout 3884 Rev A received 12.03.2020, LG FP - 3979/1 Rev B received 12.03.2020, G FP - 3979/2 Rev B received 12.03.2020, F FP - 3979/3 Rev B received 12.03.2020, S FP - 3979/4 Received 29.11.2019, R P 3979/5 received 16.03.2019, S S - 3979/12 Rev B received 12.03.2020, F E - 3979/6 Rev B received 12.03.2020, R E - 3979/9 Rev B received 12.03.2020, S E - 3979/7 received 12.03.2020 & N E - 3979/8 received 29.11.2019; Flood Risk Assessment report WTFR-FRA-2019/09/Q32 dated 17th October 2019; Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan dated 6th August 2019 and PARKING STRESS SURVEY & ANALYSIS Revision Dec 19.  
 Applicant: Mr Lee Richardson of LPR Design  
 Case Officer: Peter Milles

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

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received. Furthermore, the application was referred to planning committee by Councillor Stuart Millson (Selsdon Vale and Forestdale Ward).

**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. 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. Details of facing materials
4. Obscure glazed window openings
5. Hard and soft landscaping to be submitted
6. Construction Logistics Plan
7. Details of refuse and cycle storage, boundary treatments
8. Trees protection plan and arboricultural report
9. Drainage - Details in accordance with Flood Risk Assessment Report
10. M4 (1), (2) and (3) compliance
11. Details of the play space and landings to side access ramp
12. 19% reduction in CO2 Emissions
13. 110l Water Restriction
14. Reinstatement of the existing vehicular crossover in Lynne Close
15. Construction of a new vehicular crossovers in Lynne Close
16. Highway survey
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

1. CIL
2. Party Wall Act 1996
3. Code of practise for Construction Sites
4. Highways – site and highway boundary details, surface water discharge
5. Highways – costs associated with highway works
6. Demolition guidance
7. Demolition notice
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing detached 3 bed bungalow.
- The erection of a three-four storey building with accommodation within the lower level and roof space to provide 9 flats, 4 of which will be 3 bedroom family units.
- Provision of private and communal external amenity space as well as children's play space.
- Provision of 6 off-street spaces.
- Provision of associated refuse/cycle stores.
- Land alterations.

3.2 Amended plans were received showing an amended design/appearance, land levels, access and internal layout. No re-notification was conducted because the amendments did not lead to a material change in circumstances.



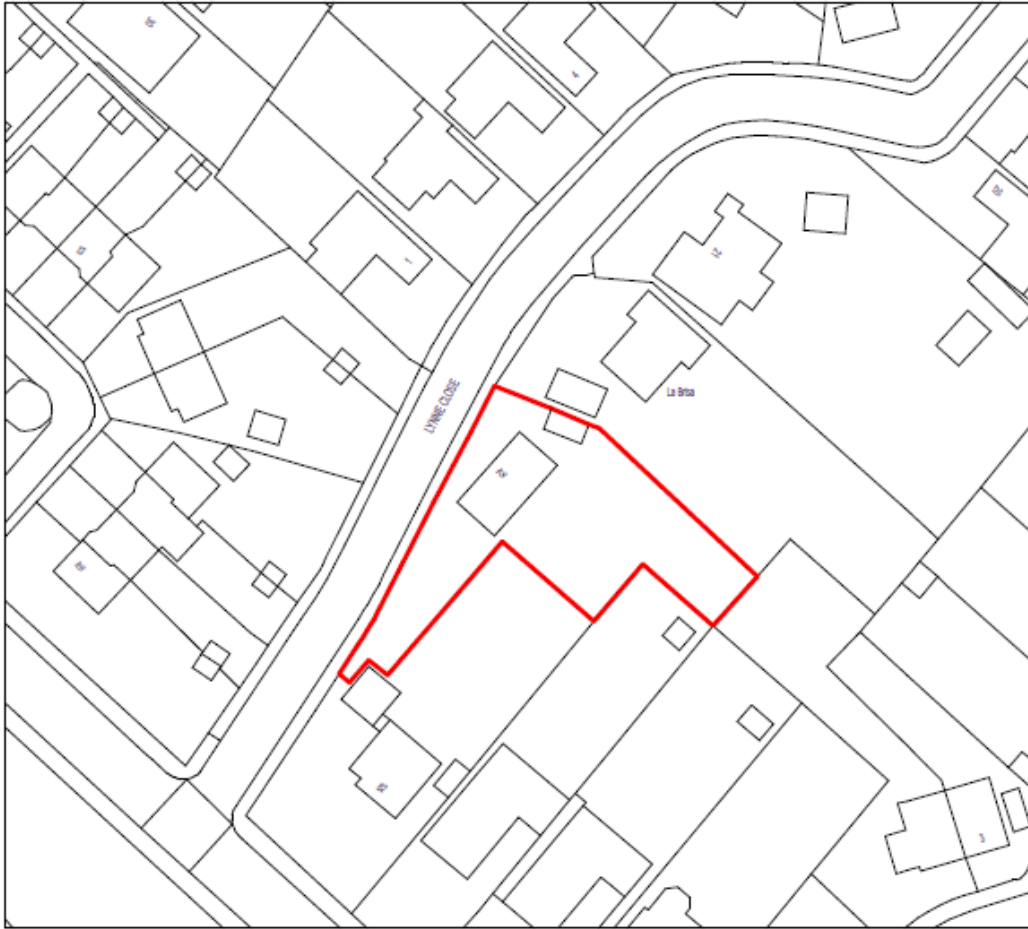


Figure 1: Site location plan showing dwellinghouse.

### **Site and Surroundings**

- 3.3 The application site lies on the eastern side of Lynne Close and is irregular in shape. The site is currently occupied by a single storey detached dwellinghouse (bungalow) that is positioned towards the front boundary. There is a detached garage located to the northern side of the dwellinghouse. Land levels fall from west to east (front to the back of site).
- 3.4 The surrounding area is residential in character and is comprised of a variety of dwelling types and sizes. There are no site specific constraints that would impact upon the development potential of the site and neither is the site subject to a formal tree preservation order. The site has a Public Transport Accessibility Level (PTAL) of 1b; therefore it is considered to have poor access to public transport. The application site is at low risk of riverine or surface water flooding. There are no other constraints affecting the application site as identified by the Croydon Plan.

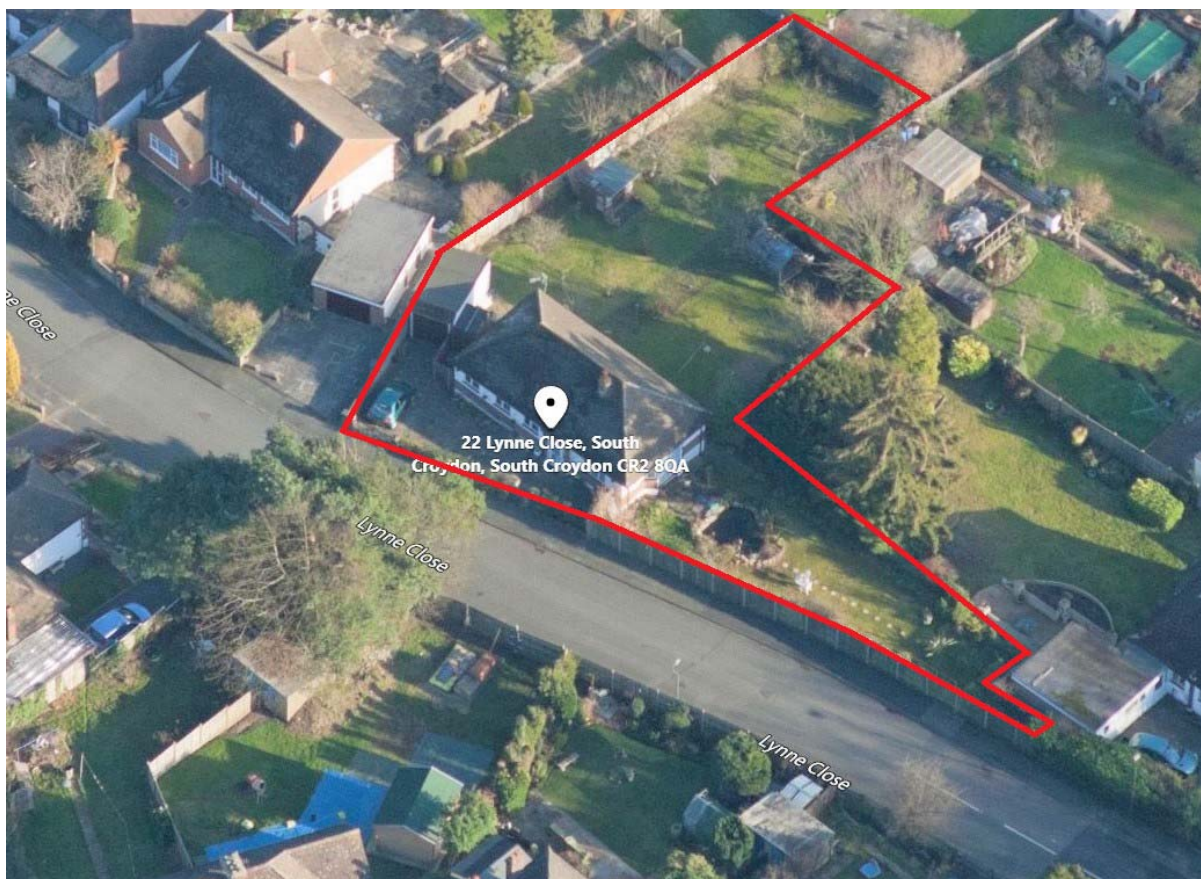


Figure 2: Aerial street view highlighting the proposed site.

### **Planning History**

- 3.5 19/01681/PRE - Proposed demolition of existing bungalow and erection of 3storey block of flats to create 9no. self contained units with 5n off street parking spaces – Letter dated 02.05.2019
- 3.6 18/05216/PRE - demolition of bungalow and erection of 9 flats – Letter dated 11.12.2018

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

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide an appropriate mix of units including 4 x three-bed family sized units and 5 x two-bed units.
- The proposed development would be of an appropriate mass, scale, form and design that would respect the established built form of the surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- Subject to the imposition of conditions, the proposed development would not have an adverse impact on the operation of the highway.

- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions

## 5.0 CONSULTATION RESPONSE

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

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 67 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, the MP for Croydon South and a local ward Councillor in response to notification and publicity of the application are as follows:

No of individual responses: 53 Objecting: 53 Supporting: 0 Comment: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.21
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
An unwelcome precedent	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.4 – 8.5
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.20
Excessive scale, height and massing	Addressed in the report at paragraphs 8.7 – 8.20
Over intensification – Too dense	Addressed in the report at paragraphs 8.7 – 8.20
Visual impact on the street scene (out of character)	Addressed in the report at paragraphs 8.7 – 8.20
Harm to the suburban character	Addressed in the report at paragraphs 8.7 – 8.20
Number of storeys	Addressed in the report at paragraphs 8.7 – 8.20
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.21 – 8.29

Loss of light	Addressed in the report at paragraphs 8.21 – 8.29
Loss of privacy	Addressed in the report at paragraphs 8.21 – 8.29
Overlooking	Addressed in the report at paragraphs 8.21 – 8.29
Neighbour outlook/ views	The site is not within a designated policy protected view corridor. The property owner or occupiers right to a view is not a material planning consideration in this instance.
Disturbance (noise, light, pollution etc.)	Addressed in the report at paragraphs 8.21 – 8.29
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.35 – 8.42
Inadequate provision of off-street parking	Addressed in the report at paragraphs 8.35 – 8.42
Negative impact on highway safety	Addressed in the report at paragraph 8.35 – 8.42
Refuse and recycling provision not sufficient	Addressed in the report at paragraph 8.40
<i>Other matters</i>	
Impact on / loss of existing trees	Addressed in the report at paragraphs 8.44
Impact on wildlife and biodiversity	Addressed in the report at paragraphs 8.45
Impact on flooding	Addressed in the report at paragraph 8.47
Construction disturbance	Addressed in the report at paragraph 8.41
Increased pressure on local infrastructure and services	Addressed in the report at paragraph 8.48
Impact on value of neighbours properties	It is not a planning consideration
Covenants	This would be a civil matter and not a material planning consideration.
Not a wide enough public consultation	The obligations for undertaking public consultation for the proposed development have been fulfilled in accordance with Article 15 of the Development Management Procedure Order through postal notification of the application to neighbouring properties. A wider letter box drop was undertaken than what is statutorily prescribed.
Re-notification after amendments	Addressed in the report at paragraph 3.2

- 6.3 Councillor Stuart Millson (Selsdon Vale and Forestdale Ward) has referred the application to committee and raised the following issues:
- Overdevelopment of the site.
  - Out of character.
  - Impact to the streetscene.

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

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

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

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

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

### **7.4 Consolidated London Plan 2016**

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste

- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 8.3 Community infrastructure levy

#### 7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM37 – Coulsdon

#### 7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

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

#### 7.7 Other relevant Supplementary Planning Guidance as follows:

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

#### 7.8 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State

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

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

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

- 7.9 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 principal issues of this particular application relate to:

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

### **The Principle of Development**

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas

play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Lynne Close consists of detached and semi-detached houses.
- 8.4 Local Plan Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of 3 bed units and the loss of units that have a floor area less than 130 sq.m. The existing property has a floor area of 70 sq.m and is a 3 bed bungalow; however, on the basis that this would be replaced with 4 family size units, which would result in a net gain of family accommodation which is considered acceptable.
- 8.5 The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (285 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, optimising the site's housing output whilst respecting the local character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity) in line with Policy 3.4. As such the principle of the scheme is supported.

**The effect of the proposal on the character of the area and visual amenities of the street-scene**

- 8.7 The existing property which includes a detached house and a detached garage is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace the dwellinghouse with 9 units across a single building fronting Lynne Close.
- 8.8 The surrounding area includes a mixture of one storey and two storey dwellings. The existing immediate neighbouring dwellings at La Brisa Lynne Close and No.82 Old Farleigh Road (corner site at the junction with Lynne Close) are single storey detached houses. The properties at the rear of the application site are two-storey detached dwellinghouses. Single storey bungalows can be seen in the street scene adjacent to two storey houses.
- 8.9 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide a three-four storey property providing a high



quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.

- 8.10 The Suburban Design Guide states that where surrounding dwellings are predominantly two storey detached dwellings, new development should seek to accommodate an additional storey within the roof space. As the lower ground level is set below the level of neighbouring properties at the highway Lynne Close, the proposed development would be one storey taller than the adjacent houses and would incorporate accommodation within the roof space. The proposed height would therefore be compliant with the Suburban Design Guide.
- 8.11 The proposal creates an acceptable scheme which is a positive addition to the area. The proposed front would have double gables, large windows and a recessed entrance. The front, rear and southern side would have external balconies. Those to the front and rear are proposed to be recessed and would be integrated into the design of the building. The first floor side balcony would be well screened and would not be an overly intrusive feature in the streetscene. The design of the building gives the appearance of a large detached dwelling with a front door. Two storey flat roofed sections are proposed to the sides to provide bay window elements. Whilst these are unusual features in the area, they would be successfully integrated into the building due to the choice of materials and well set back from the front elevation. The building would use a range of traditional materials such as dark red and grey bricks to the front, side and rear elevations, anthracite grey window frames and dark red roof tiles.



Figure 3: Front elevation of proposed building.



Figure 4: Streetscene elevation

8.12 The use of the red bricks is predominant on the rear elevation to match the colour of the roof tiles. Given the topography of the land, to mitigate the dominant appearance of the rear elevation, grey bricks have been used on the ground floor and dispersed around the first floor at the balcony and under the eaves. Furthermore the use of grey re-constructed stone banding between the levels and around the recessed balconies ensure that there is not an overall dominant appearance when viewing the building from the rear or neighbouring gardens.

8.13 Whilst the building would have a greater footprint than the existing house, given the layout of surrounding buildings and that the proposed building will be set down from the existing highway, the impact on the street-scene would be acceptable. The separation distance between the proposed and existing buildings to La Brisa Lynne Close and No.82 Old Farleigh Road will be around 9m and 28m respectively. The separation between the proposed and neighbouring buildings ensures that the rhythm of the street scene is retained.

8.14 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. In other settings, it may be possible to provide fully submerged basements or lower-ground floor development, however these are often considered to be uncharacteristic of suburban settings and need to be carefully designed to minimise any negative impacts on the streetscene.

8.15 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. It is important that the rhythm of stepping follows the gradient of the slope to avoid large built form protruding from the hillside.

8.16 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 will benefit from direct access to amenity space which is located within the existing garden area.

8.17 Access driveways, forecourt parking and retaining walls to properties are features commonly found on Lynne Close. The existing driveway will be replaced by a pedestrian path entrance to the building and rear building access, with 6 parking bays being located on the southern side of the building away from

the neighbour La Brisa Lynne Close. 5 car parking spaces would be located in a forecourt car park with an additional disabled parking bay accessed directly from the highway.



Figure 5: Proposed Site Plan

8.18 The proposed parking forecourt would be softened through the use of landscaping which would be located around the front boundary of the site and between the parking area and proposed building. Given that the parking areas and residential amenity space/existing highway is separated by landscaping, the hardstanding and retaining walls would not have an overly dominant or incongruous impact on the visual amenities of the area or the street scene.

8.19 The proposal would overall result in a development that would respect the pattern and rhythm of the neighbouring area given the design of the building, and its appearance from the roadside would be that of a large detached dwelling. The style, design and appearance of the dwelling will not harm the appearance of the street scene.

8.20 Therefore, 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 in terms of respecting the local character.

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

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

8.22 The main properties that would be potentially affected by the proposed development are as follows:

- 1 Lynne Close.
- 15, 16 and 17 Hawthorn Crescent.
- La Brisa Lynne Close.
- 82 and 84 Old Farleigh Road.
- 1 and 3 Birdwood Close.



Figure 6: Proposed Block Plan

**La Brisa Lynne Close**

8.23 La Brisa Lynne Close is located on the northern site boundary. The proposed building would be setback from the neighbouring dwellinghouse by 9m. Whilst

the proposal would be set back and deeper than the neighbour, the lower ground floor would be set down into the ground. When assessed against the Suburban Design Guide, the proposed rear elevation wall would not encroach into the “rule of thumb” 45 degree angle, taken from the rear windows (either horizontally or vertically). The existing side facing flank door provides external access to the kitchen. The bungalow at La Brisa benefits from a main pedestrian entrance via a front gate from Lynne Close and a large set of rear facing doors to the rear terrace and garden from the primary living space. The side flank door is not considered to be unreasonably impacted in this instance as it is not the primary pedestrian access to the principle building frontage, is un-neighbourly in its location at the side of the dwelling, is setback from the side boundary and is intervened by the properties detached garage.

8.24 Overall it is therefore considered the proposal would not be unduly overbearing or cause an unacceptable loss of outlook for the neighbouring property at La Brisa, Lynne Close.

8.25 The use of oriel windows with an additional obscure glaze window panel is consistent with the approach outlined in the Suburban Design Guide for non-direct side facing views of a neighbour in close proximity. The rear balconies would all be recessed and screened to the side and as such, should limit overlooking sideways and into the rear garden. As a result it is considered the proposal would not cause any undue loss of privacy or amenity to the neighbouring property.

#### 1 Lynne Close and 15, 16 and 17 Hawthorn Crescent

8.26 These detached and semi-detached dwellings are located on the opposite side of Lynne Close. Whilst the proposed development would be substantially larger than the existing dwelling, given the distance between these properties, the intervening road and that they are set higher due to topography, the level of overlooking from the front of the proposed development across the street would be limited. Further the use of landscape planting is considered appropriate to soften the appearance of the forecourt parking and is recommended as a condition of approval. It is therefore considered the impact on the amenity and outlook of the occupiers of these dwellings is minimal.

#### 82 and 84 Old Farleigh Road

8.27 These dwellings to the south at No.82 and No.84 Old Farleigh Road have a separation distance of a minimum 28m between the habitable rooms of the proposed building and the detached dwellinghouses. The use of oriel windows with an additional obscure glaze window panel assists to minimise amenity impacts. Regarding balconies, a single side flank balcony is proposed on the first floor of Unit F which looks out towards the two properties, and the recessed rear elevation balconies outlook is eastward. The Suburban Design Guide discusses that overlooking of a neighbouring garden can be introduced where sensitively designed beyond the first 10m from the neighbouring dwellinghouse. Taking into account the separation distances, the sensitive design through the use of screening and positioning, as well as mature trees within the neighbouring

rear gardens, overall it is considered that the amenities of the adjoining occupiers would not be detrimentally impacted in this instance.

- 8.28 Regarding noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would however increase the number of vehicle movements to and from the site within the forecourt parking area. It is considered that through a non-transparent acoustic barrier in the form of a shared boundary fence being installed along the shared boundary with No.82, headlight and noise impacts could be satisfactorily mitigated. By including a recommended condition of approval to implement this measure, it is not considered that the car parking area would be overly harmful to the amenities of neighbouring occupiers.

#### 1 and 3 Birdwood Close

- 8.29 These residential properties are located to the rear of the application site with the rear gardens being around 32 metres in depth. The rear wall of the proposed development would be sited a minimum depth of 15 metres from the rear boundary. Therefore given the depth of the neighbouring gardens the window to window separation would be large at beyond 47 metres. The scheme would therefore maintain adequate light, outlook and privacy. There are existing mature trees and hedges along the rear boundary which also increase screening between the proposed development and the existing houses on Birdwood Close and therefore the loss out of outlook and amenity to these properties would be minimal.

#### **The effect of the proposal upon the amenities of future occupiers**

- 8.30 The Nationally Described Space Standards (NDSS) 2015 provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor and storage area.
- 8.31 For each unit, the use of oriel windows with an additional obscure glazed window has been provided to ameliorate any direct impact on neighbouring properties from overlooking, whilst still allowing for a suitable level of daylight/ sunlight and outlook for future occupiers. All units are dual aspect. The applicant has provided section drawings which when scaled show that habitable bedrooms would meet the 25 degree test. Therefore the level of sunlight, daylight and outlook would be acceptable for these rooms. The unit's would have satisfactory access to private and communal amenity space which meets the required standards.
- 8.32 The local plan also requires all flatted development to provide new child play space in addition to community amenity space. In terms of the child play space, this is indicated on the site plan and further details would be secured through use of planning conditions.
- 8.33 In terms of accessibility, the ground floor units would have step free access from the front door and to the refuse store. The building is four storeys but each flat's



entrance would be no more than three storeys to the entrance to the building although journeys from the top floor to the communal garden would be over four floors. The London Plan makes clear that there should be flexibility with the provision of lifts on smaller schemes. Whilst the inclusion of a lift shaft would provide level access to all units, it would have had significant impact on viability and would have certainly reduced the number of rooms and/or units and would have reduced the capacity of the site to optimise the number of units that can sustainably be achieved. In such circumstances, the London Plan advises that units above or below the ground floor should satisfy M4(1), which is achievable. The ground floor units can achieve M4(2) and (3) apart from with regards to access to the garden area. In view of the particular site circumstances and in order to protect the character of the street scene against the backdrop of housing need, the proposal is considered acceptable without providing level access to the upper floors.

- 8.34 Overall, the development is considered to result in a high quality development, including an uplift in family accommodation, and would offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

#### **The impact on transport / highway**

- 8.35 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP (2018) sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 11 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such, a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.36 The site is not located in a controlled parking zone. 6 on-site parking bays are proposed. While the low PTAL is acknowledged and a greater parking demand is likely, the proposed scheme would provide 50% parking provision of the maximum 11 spaces permitted on site. In support of the application an on-street parking survey was undertaken following the accepted Lambeth methodology. The findings stipulate that up to 81 spare parking spaces are available in the immediate area on Council adopted highways including Lynne Close, Birdwood Close and Hawthorne Crescent. The parking survey's figures are however exaggerated as it does not take into account areas required for manoeuvring on Hawthorne Crescent. When only using a more realistic figure for Hawthorne Crescent and in addition to the other identified available spaces within the immediate area, parking stress will be well below (calculated at 51.5%) of the 85% that is assessed as being at capacity, with 32 spaces available. Therefore there is significant spare on-street parking capacity to accommodate the

development and unrestricted parking space along the surrounding highway network which could accommodate an overspill of 5 vehicles on streets close to the site.

- 8.37 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 6 off-street parking spaces and these would need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions. Regarding the two crossovers, in particular the direct parking space for the disabled parking bay, it is considered that there is sufficient capacity and sightlines available to allow for the safe operation of the highway and pedestrian network. The two crossovers are proposed within the sites 40m property frontage to Lynne Close. Between the two proposed crossovers would be a 6m separation distance along the kerb. The nearest neighbouring crossover along the kerb at 20m is the crossover at La Brisa Lynne Close, with this being a significant separation distance. Further there would be 30m in distance between the disabled car space crossover and the junction at Old Farleigh Road. Therefore the dual crossover's are satisfactory in respect to highway safety and operation and in line with policy.
- 8.38 The formation of a new vehicle crossover and reinstatement of the existing crossover in Lynne Close have been conditioned.
- 8.39 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and it is recommended to be secured by way of a condition. The proposed cycle store is to be secure and weather proof with an indicative storage facility elevation provided. The store is to have space available for the provision of 5% of spaces to be Sheffield stands for adapted or wider bikes, and is to provide for 18 spaces to comply with the London Plan and CLP 2018. Use of the facility will be encouraged by locating in the rear garden. A condition is recommended to ensure that the side access pathway has landings to allow it to be used more easily.
- 8.40 The refuse arrangements would be acceptable for a 9 units scheme by providing 1 x 1100ltr landfill receptacle; 1 x 240ltr general waste bin, 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling which has been accommodated within the site. The refuse store would be located attached to the building and is proposed to be setback behind the principle building frontage to Lynne Close. The store materials and finishes are of a high quality and the design is sympathetic to and ties in with the appearance of the main building.
- 8.41 Representations have raised concern that construction works would be disruptive and large vehicles could cause congestion and damage to the highway. Taking into account the sites location within a residential area, a Construction Logistics Plan (CLP) is recommended through a condition to ensure the LPA maintains control and that the development progresses in an acceptable manner.



8.42 Subject to conditions, the proposal is considered acceptable on transport and highway grounds.

#### **Impact on trees and wildlife**

8.43 While it is noted that the site benefits from a number of trees and soft landscaping, the site is not covered by a Tree Preservation Order, nor is the site within a Conservation Area so trees on the site are not subject to planning controls.

8.44 A tree survey report submitted by the applicant did not identify any significant vegetation within the site worthy of retention, the findings of which are supported by Council's Trees officers. A landscape plan is recommended to be included as a condition of approval to identify where existing trees and planting can be retained. The tree survey report however identified 2 x Category B trees and a Category C tree of significance within the garden of No.82 Old Farleigh Road. To ensure no impact from development to these significant trees occurs during construction, tree protection measures of the root protection zone are mitigation measures included in the report and are recommended to be conditioned accordingly.

8.45 In terms of wildlife and biodiversity, the site is not in a protected area and there is insufficient evidence especially given the characteristics of the site (residential property with garden) to suggest that there is protected flora and fauna on site.

#### **Sustainability Issues**

8.46 Many elements of sustainability have been addressed in this report through the design of the scheme and to be secured by conditions where recommended. Further conditions are recommended to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

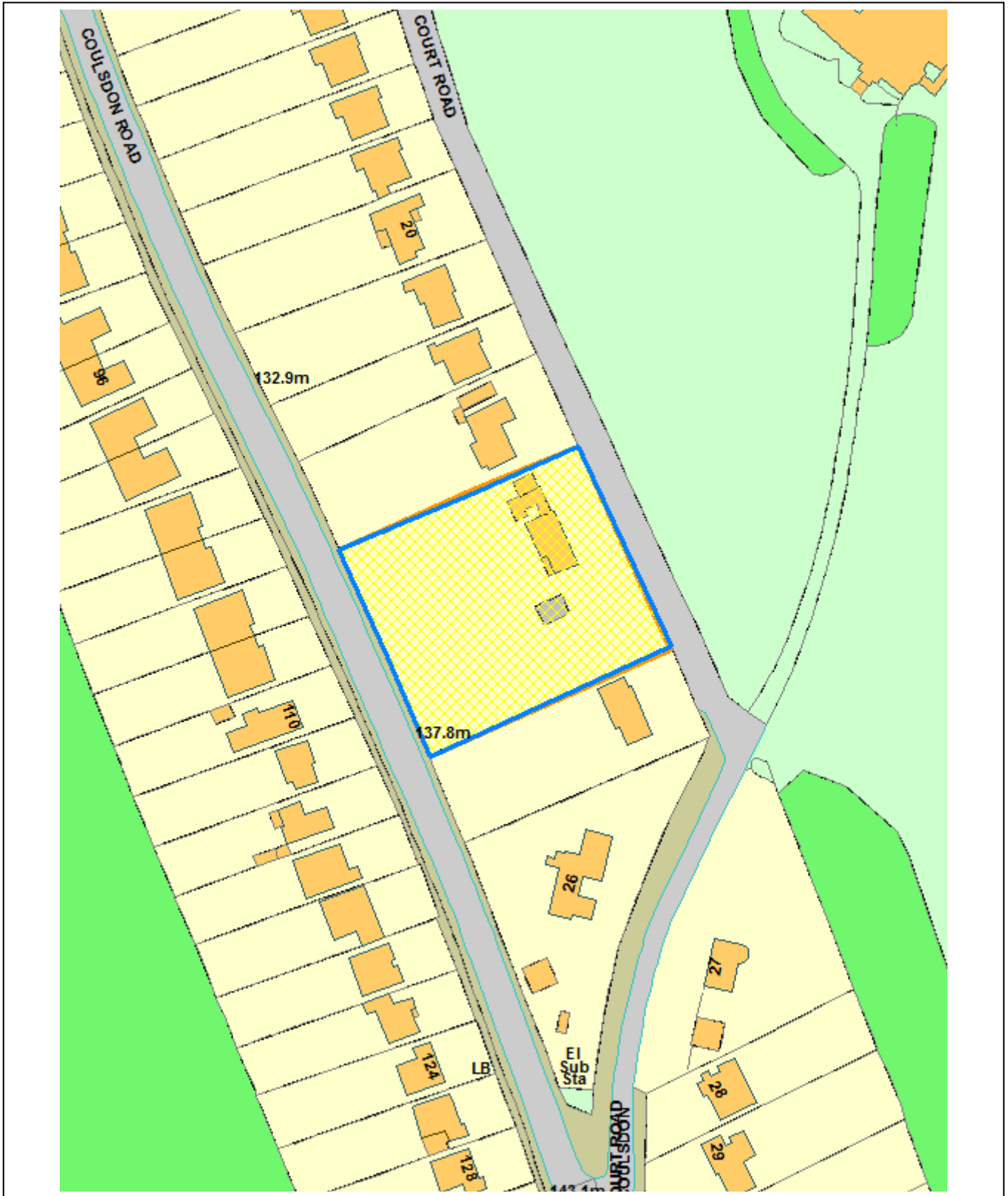
#### **Other Matters**

8.47 The site is located in Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)) as identified by the Environmental Agency and lies within an area at low risk of surface water flooding. A Flood Risk Assessment has been provided including mitigation measures such as rain gardens, appropriate location of permeable paving, tanked storage and tested infiltration. It is recommended a condition is attached for the development to be in accordance with the Flood Risk Assessment (including mitigation measures) and for further attenuation measures to be provided in the form of a 100 litre water butt.

8.48 Representations have raised concerns that local schools and other services would be unable to cope with additional residents in the area. The development would be liable for a charge under the Community Infrastructure Levy (CIL). This payment would contribute to delivering infrastructure to support the development of the area, such as local schools.

## **Conclusions**

- 8.49 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above policies, subject to the provision of suitable conditions.
- 8.50 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 APPLICATION DETAILS

Ref: 19/04535/FUL  
 Location: 24 Coulsdon Court Road, Coulsdon, CR5 2LL  
 Ward: Old Coulsdon  
 Description: Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear; erection of 2 x four-bedroom semi-detached houses on the frontage; formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping.  
 Drawing Nos: PL-050-Rev.18 (Proposed Site Layout/Roof Plan/Landscape Plan), PL-051-Rev.18 (Proposed Site Layout Ground Floor), PL-052-Rev.18 (Proposed Site Layout First Floor), PL-053-Rev.18 (Proposed Site Attic Floor), PL-060-Rev.02 (Construction Logistics Plan), PL-150-Rev.18 (Proposed Ground Floor Apartments M4(3) & M4(2)), PL-151-Rev.18 (Proposed First Floor Apartments), PL-152-Rev.18 (Proposed Roof Plan), PL-160-Rev.18 (Proposed Ground Floor Houses Front Coulsdon Court Road), PL-161-Rev.18 (Proposed First Floor Houses Front Coulsdon Court Road), PL-162-Rev.18 (Proposed Attic Floor Houses Front Coulsdon Court Road), PL-163-Rev.18 (Proposed Roof Plan Houses Front Coulsdon Court Road), PL-170-Rev.18 (Proposed Ground Floor Plan Houses to Rear), PL-171-Rev.18 (Proposed First Floor Plan Houses to Rear), PL-172-Rev.18 (Proposed Attic Plan Houses to Rear), PL-173-Rev.18 (Proposed Roof Plan Houses to Rear), PL-250-Rev.18 (Proposed Apartment Elevations 01), PL-251-Rev.18 (Proposed Apartments Elevations 02), PL-260-Rev.18 (Proposed Elevations Houses Facing Coulsdon Court Road 01), PL-261-Rev.18 (Proposed Elevations Houses Facing Coulsdon Court Road 02), PL-270-Rev.18 (Proposed Elevations Houses to Rear 01), PL-271-Rev.18 (Proposed Elevations Houses to Rear 02), PL-300-Rev.18 (Site Elevations 01), PL-301-Rev.18 (Site Elevations 02)

Applicant: Macar Developments  
 Agent: Paul Lewis  
 Case Officer: Joe Sales

	2 bed	4 bed
<b>Existing</b>		1
<b>Proposed flats</b>	1 (3 person) 3 (4 person)	
<b>Proposed Dwellings</b>		5 (6 person)

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
14	8 (apartments only)

- 1.2 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received, it has been referred by a Ward Councillor (Councillor Bird) and committee consideration has been requested by Hartley & District Residents' Association (HADRA).

## **2.0 RECOMMENDATION**

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

### **Conditions**

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions.
2. Details of materials to be submitted.
3. Hard and soft landscaping including boundary treatment and retaining walls to be submitted.
4. Details of child's play space to be submitted for approval.
5. Details (materials, height) of refuse collection enclosures to be submitted to and approved prior to occupation.
6. Details of electric vehicle charging point to be submitted.
7. Details of the privacy screens to the apartments to be submitted.
8. Details of site specific SuDS and flood mitigation measures to be submitted.
9. Details of visibility splays to be submitted.
10. Parking spaces to be laid out within the site in accordance with the approved plans.
11. Construction of the development to be carried in accordance with the approved Construction Logistics Plan.
12. Development to be constructed in accordance with the approved Tree Protection Plan and Arboricultural Statement.
13. Removal of permitted development rights to houses.
14. No additional windows in the flank elevations.
15. 19% Carbon reduction
16. 110 litre Water usage
17. Time limit of 3 years
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

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

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

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Erection of a two-storey building providing 4 x two-bedroom flats, a terrace of 3 x four-bedroom houses at the rear; erection of 2 x four-bedroom semi-detached houses on the frontage.
- Provision of 14 car parking spaces.
- Provision of associated refuse and cycle stores.
- Provision of private amenity space for all dwellings.
- Retention of the existing house with alterations to its associated amenity space.

3.2 During the course of the application amended plans have been received which amended the designs of the proposed dwellings however, these changes were not considered significant enough to re-notify the neighbours. The changes included the following:

- Amendments to the site layouts including boundaries of proposed and existing amenity space.
- Front doors have been introduced to all of the houses.
- Removal of the central window from the frontage of the pair of semi-detached dwellings.
- Addition of a prominent front door to the block of apartments towards the rear of the site.
- Minor internal alterations as a result of the relocation of the front doors.

## **Site and Surroundings**

3.3 The application site comprises the residential curtilage of a detached two storey dwelling house on the south west side of Coulsdon Court Road.

3.4 The surrounding area is residential in character, mostly consisting of detached properties set in large plots. The immediate neighbouring properties have wide frontages, which narrow as you travel down Coulsdon Court Road. Opposite the site is Coulsdon Manor Golf Club, designated as Metropolitan Green Belt, an Archaeological Priority Area and a Locally Listed Historic Park and Garden.

- 3.5 The site itself has no designations in the Croydon Local Plan (CLP) (2018), but there is a Tree Preservation Order (TPO) covering trees on the site. Coulsdon Road to the rear is a classified road.
- 3.6 The application site has a poor PTAL of 1b. The District Centre of Coulsdon is 0.9 miles from the site.

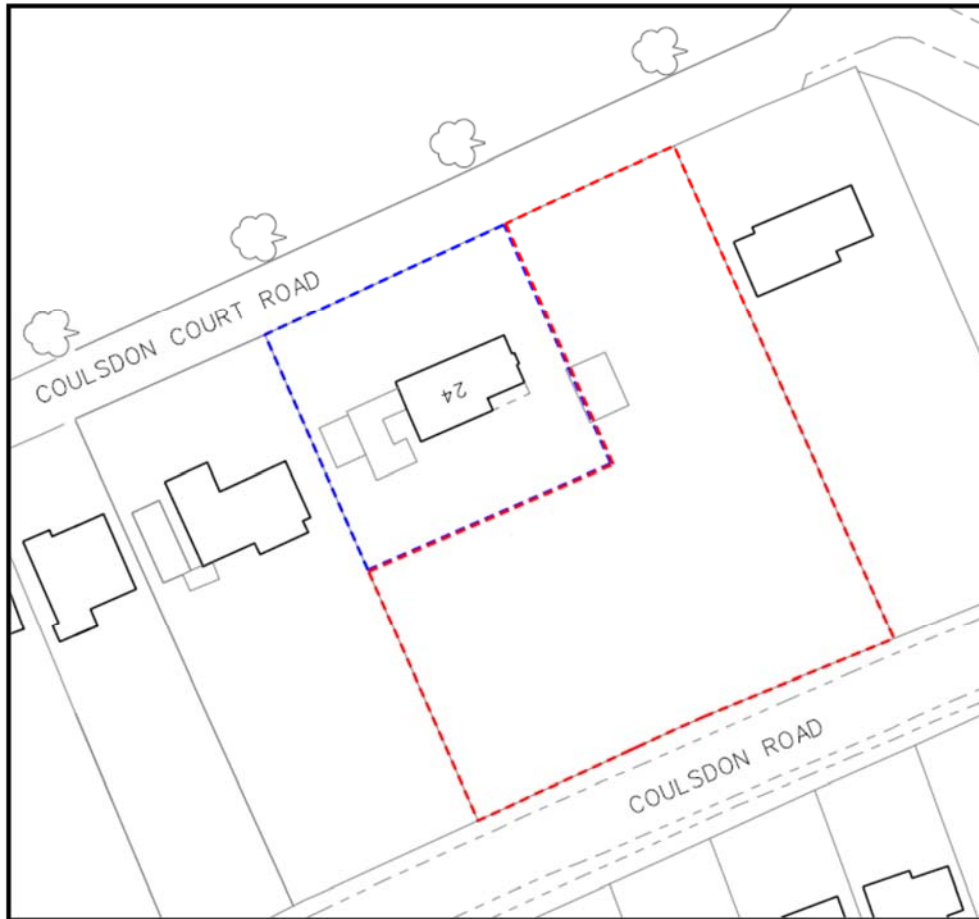


Fig 1: Location Plan

### Planning History

- 3.7 The following planning history is relevant to the application site.

**18/05485/FUL** Erection of 2 x three storey buildings to rear of site comprising 8 flats and erection of 1 x three storey dwelling fronting Coulsdon Court Road, with creation of associated vehicular accesses, parking and landscaping

REFUSED 22<sup>nd</sup> of March 2019, APPEAL ALLOWED.

**20/00207/UTP** Contravention file opened – works commenced without discharging pre-commencement conditions. An investigation found that preliminary works were being undertaken to implement the above planning permission but all relevant conditions had not been complied with.



Following dialogue with the relevant parties works were stopped.

- 3.8 The proposed development (ref 18/05485/FUL) was considered to be an underdevelopment of the site which resulted in a failure to make efficient use of the land and therefore not optimising the contribution towards the borough's need for different types of housing, linked mainly to the provision of a large, 6-bed, family house at the front of the site. Furthermore, the development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its layout, siting and footprint.
- 3.9 A subsequent appeal was allowed on the 2<sup>nd</sup> of August 2019. In summary the inspector stated that 'apart from a small number of properties on Coulsdon Court Road, most of them fill the width of their plats, leaving little separation to the boundaries with a double width hardstanding area situated to the front. Some of these have low level brick walls with few or no hedges or trees along their front boundaries.'
- 3.10 It was therefore concluded that the proposed development would have an acceptable relationship with the existing streetscene and would not be harmful to the character or the appearance of the wider area.
- 3.11 In terms of the underdevelopment of the site, the Inspector noted that planning policies require land to be used efficiently. However, it was considered unlikely that the site could accommodate much more built form because of the need to protect the character and appearance of the area, the constraints imposed by trees on the site and the requirement to provide an access to the rear to develop this part of the site.
- 3.15 The Inspector noted that the target in SP2.7 is for homes with three or more bedrooms, i.e. not solely for homes with 3 bedrooms and the proposed 6-bedroom unit therefore met this policy aim. Furthermore, the Inspector had not been provided with any data regarding the number of new dwellings on allocated sites expected to have 3 or more bedrooms, or the number that have thus far been built. Consequently, it was unknown what percentage of the 30% overall target in SP2.7 was to be met from allocated sites, or what percentage had been delivered.
- 3.16 The Inspector concluded that the land would be used efficiently and that the proposed development would accord with sub paragraphs SP2.1, SP2.2 and SP2.7 of Policy SP2 of the CLP and the requirement of section 11 of the National Planning Policy Framework (the Framework) to use land effectively. Accordingly, a greater number of dwellings to trigger affordable housing provision would not be justified on this occasion.

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

- The principle of the development is acceptable given the residential character of the surrounding area.

- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- Sustainability aspects can be controlled by conditions.
- Access, parking and turning arrangements are acceptable.

## 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 37 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: 23 Supporting: 1

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

Objection	Officer comment
<b>Design and appearance</b>	
Overdevelopment of the site.	Addressed within Townscape and Visual Impact section.
Out of character.	Addressed within Townscape and Visual Impact section.
<b>Impact on amenities of neighbouring properties</b>	
Loss of light to neighbouring properties.	Residential Amenity for Neighbours section.
Overlooking and loss of privacy for neighbours.	Residential Amenity for Neighbours section.
<b>Landscape/Trees</b>	
Impact to existing trees.	Assessed within Trees & Landscaping section.
<b>Transport and Parking</b>	

Negative impact on highway safety.	Addressed within Access & Parking section.
Parking overspill.	Addressed within Access & Parking section.
No construction logistics plan submitted.	Addressed within Access & Parking section.

6.4 Councillor Margaret Bird referred the application to Planning Committee and raised objections on grounds of development which is not in keeping with the existing area and concerns relating to highways safety.

6.5 The Hartley & District Residents Association have also objected to the proposals as a result of overdevelopment, lack of an arboricultural assessment, parking provision, highways safety, loss of privacy to neighbouring properties as a result of overlooking, lack of a health impact assessment, lack of child's play space and that a Construction Logistics Plan did not form part of the application.

6.6 The residents association also raised an issue with regards to the public consultation of the application however, the council have carried out the consultation in accordance with the The Town and Country Planning (Development Management Procedure) (England) Order 2015 and are satisfied that the immediate neighbours were notified accordingly.

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

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

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

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

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

#### 7.4 Consolidated London Plan 2015

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

#### 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing 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 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 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. Trees and Landscaping
8. Other Matters

## **Principle of Development**

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.
- 8.3 The application is for 9 new dwellings, providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of residential intensification is supported.
- 8.4 Strategic policy 2.7 states that the council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. A strategic target has been set for 30% of all new homes up to 2036 to have three or more bedrooms. The proposals provide 4 four-bedroom dwellings which contribute to meeting this target.
- 8.5 Policy DM10 provides detailed guidance, setting out that proposals should respect the development pattern, layout and siting; scale, height, massing and density; and appearance and materials of the area. At para DM10.4e it states that *“development in the grounds of an existing building which is retained [should retain] a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area... for the host property after the subdivision of the garden”*
- 8.6 The current rear garden area of the existing dwelling, number 24, measures at approximately 1517m<sup>2</sup>. The proposed development would result in the host property having a rear garden of 10.2m in length and a rear garden area of 250m<sup>2</sup>. As such it meets the detailed criteria of policy DM10 which states that the retained garden must be a minimum of 10m in length and half or 200m<sup>2</sup> of the retained rear garden of the existing and retained garden.
- 8.7 The proposal and principle of development is therefore considered to be acceptable in this regard and meets the tests as set out within Policy DM10 of the Croydon Local Plan.

## **Townscape and Visual Impact**

- 8.8 The existing garden is large in size and it has therefore been established that the principle of development is acceptable within this location. The majority of the buildings on Coulsdon Court Road comprise of two storey detached dwellings. Features of the dwellings include traditional pitched roofs with clay tiles, brick/white render facades with timber features to the elevations.

## **Site Layout/Massing**

- 8.9 The Suburban Design Guide states that where a development is within a rear garden it should be subservient to accord with Policy DM10.1 of the Croydon Local Plan. The development can be read as three separate blocks and comprises 5 houses in the form of a pair of semi-detached and terrace of three dwellings, as well as a separate block comprising 4 apartments.
- 8.10 Furthermore, it is stated within the Suburban Design Guide that a separation distance of 18m should be provided between all new development and existing 3<sup>rd</sup> party dwellings. The proposals provide 18 metres between the existing dwelling, no.24, and the proposed terrace of three houses which is sufficient space when assessed against the Suburban Design Guide.
- 8.11 The height of the proposed buildings are two storey with accommodation in the roof space which respects the existing built form of the immediate area whilst also complying with section 2.10 of the Suburban Design Guide.



Fig.2 Proposed Site Plan

- 8.12 A new access to the south of the existing dwelling will allow vehicles to enter and exit the development. The other dwellings will have designated car parking

spaces situated outside of the block comprising the apartments and to the front and sides of the terrace of three dwellings. Given that the proposed parking layout does not dominate the proposed site plan, the parking and access arrangements are not considered to have a minimal impact on the character of the area and are compliant with objectives of the Suburban Design Guide.

8.13 The orientation of the proposed buildings have been designed so that they all front onto Coulsdon Court Road. Coulsdon Road runs along the rear of the site however, given the topography of the land which is set up from the highway and the narrowness of the road, it is considered that the current site arrangement is the most practical in terms of causing minimal impact to the character and street scene of the existing area.

### Street scene

8.14 Although the proposed scheme differs slightly from the scheme that was allowed at appeal ref. **APP/L5240/W/19/3226118**, the acceptability of the development in terms of the impact to the street scene has been established as set out within the Inspector's report which is now a material consideration when assessing this planning application.

8.15 It was stated within the Inspectors report that the dwellings along the street fill the width of their plots and therefore the infill of the garden area to the side of the existing house would be acceptable. It was concluded that the proposed development would have an acceptable relationship with the streetscene and would not be harmful to the character or the appearance of the wider area.

8.16 Furthermore, front driveways and hardstanding are a common feature to the front of the existing properties along Coulsdon Court Road. Given this common feature of the existing street scene, the proposed parking and entrance arrangements which will front directly onto Coulsdon Court Road are considered acceptable and will cause minimal harm the existing street scene.



Fig.3-Coulsdon Court Road Street scene Elevation



## Semi-Detached Houses

- 8.17 The proposed building which comprises the semi-detached dwellings fronts onto Coulsdon Court Road. The design of the building has been informed by features which can be found within the immediate area such as the brick walls, hanging tiles and the gable features located on the front elevation.
- 8.18 The dwellings are served by two front doors which are seen from the street scene which ensures that they are read as two separate dwellings. A dormer is located within the roof of the proposed dwellings and a modern window is situated within the apex of both gables.
- 8.19 Through the use of traditional features the proposed dwellings are considered to cause minimal impact to the street scene and integrate into the wider area through respecting its character.



Fig 4. Semi-Detached Dwellings Front Elevation

## Terraced Dwellings

- 8.20 The terraced dwellings located to the rear of the site have been designed with similar materials to those used on the pair of semi-detached dwellings. The use of gables and dormers ensure that the building integrates into the character of the existing area.

8.21 The proposed building comprises three separate entrances which ensures that the building is read as three dwellings. The proposed fenestration of the building also assists in presenting the building as 3 units.



Fig.5-Terraced Dwellings Front Elevation

8.22 As with the semi-detached dwellings, the use of traditional features and materials ensures that the proposed terraced of three dwellings cause minimal impact to the existing street scene and integrate into the wider area through using materials its character.

### **Apartments**

8.23 The apartment block has been designed to integrate into the proposed development as well as the wider area.

8.24 The roof comprises a hipped roof, a common feature found within the existing street scene. A clear and legible access has been provided on the front elevation which is consistent with the proposed and existing buildings within the existing area. This access is situated under a flat roof which comprises a terrace for flat no.3. Whilst this is not a common feature found within the local area, given that the apartment is set back from the road and that it will provide amenity space for the proposed flat, on balance, this element of the building is acceptable.



Fig.6-Appartments Front Elevation

8.25 As mentioned previously, all of the proposed buildings will incorporate traditional features such as red brick for the external walls as well as hanging tiles on the first floor level. The proposals will include prominent gables to the front elevations of the terraced and semi-detached dwellings as well as pitched roofs. White Upvc Georgian style windows will be used for the fenestration of the building and it is considered that all of these traditional features are consistent with those found along the street.

8.26 Therefore, having considered all of the above, against the backdrop of housing need as well as the allowed appeal officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

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

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

8.27 The proposed houses provide living accommodation on the ground floor levels such as kitchens and living areas whilst the bedrooms are located on the upper floors. The dwellings provide a generous amount of living space and the proposed fenestration ensures that the houses are served by sufficient daylight. Furthermore the units provide sufficient outlook for the occupiers of the properties.

8.28 The proposed apartments are arranged over one floor and the layouts have been rationalised to provide functional spaces. The amenity spaces for the apartments are all accessed off the living room and a further amenity space is located off the bedroom no.1 within apartment 3. All of the proposed units are dual aspect and have good access to light and outlook.

- 8.29 With regard to external amenity space, the London Housing SPG states that a minimum of 8-11sqm of private outdoor space should be provided for 4 bedroom dwellings and 6-7sqm is required for 2 bedroom dwellings. All of the units provide sufficient amenity space which is in accordance with the London Housing SPG and the Croydon Local Plan. A communal amenity space area is provided to the side of the block of flats which is considered to be conveniently sited for the units.
- 8.30 In terms of accessibility, one of the apartments has been designated as an M4 (3) unit to be accessed by a wheelchair user to ensure that 10% of the proposed residential units are M4 (3) compliant. The proposed wheelchair accessible dwelling has direct access onto the private amenity space allocated for these units which will also be secured by secured by condition.
- 8.31 The 3 terraced dwellings houses are M4(2) compliant as they provide step free access into the building with a WC, kitchen and living facilities located on the ground floor where the front step free access is located.
- 8.32 The proposed steps to the pair of semi-detached dwellings facing the street scene are required due to the topography of the land and as the proposed building is set down from the existing street. It is therefore not possible to provide a ramp to these dwellings as this would've been too steep to accommodate a wheelchair user and would have resulted in significant clutter at the front of the site.
- 8.33 The development is considered to result in a high quality development including 9 new dwellings, five of which are family houses, all with substantial amenities and overall providing an acceptable standard of accommodation for future occupiers.

## Residential Amenity for Neighbours

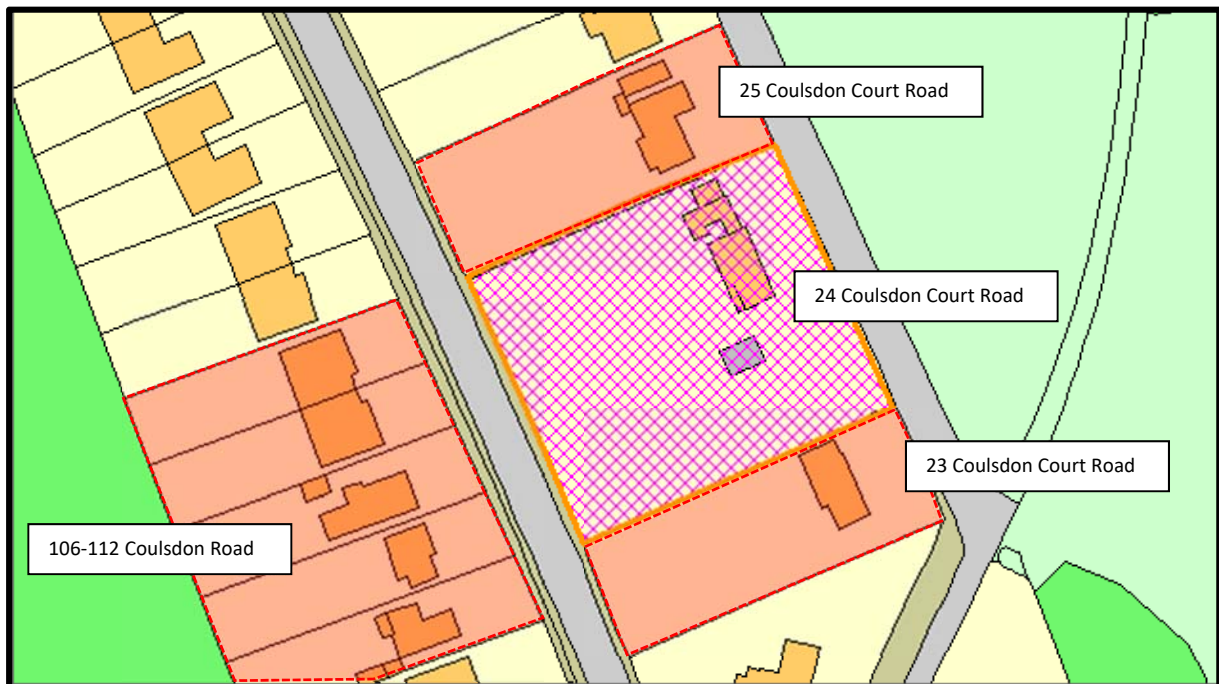


Fig.7: Neighbouring properties affected

8.34 The main properties that would be affected by the proposed development are the existing dwelling at 24 Coulsdon Court Road as well as the properties at 23 and 25 Coulsdon Court Road. The houses to the east of the site will also be affected (106-112 Coulsdon Road).

8.35 The location and orientation of the proposed dwellings has been designed so that the front elevations of all 4 buildings including the existing dwelling all face towards the north-east. This design ensures that the privacy of the proposed and existing dwellings is retained as there is a significant distance between the existing and proposed front and rear elevations.

### 24 Coulsdon Court Road

8.36 The outlook and amenity of the residents at the existing dwelling will change as a result of the proposed development. In terms of the separation distances between the existing dwelling and the new buildings, these are compliant with the aims of the Suburban Design Guide which aim to protect the amenity of 3<sup>rd</sup> party dwellings when such development on existing gardens is proposed. The separation distance of 18m ensures that there is no adverse impact to the outlook or amenity of the existing occupier. Furthermore, the retention of the 10m in length of the existing garden will mitigate any impact of overlooking

### 25 Coulsdon Court Road

8.37 Number 25 Coulsdon Court Road is located to the south of the site and comprises a detached dwelling. The proposed pair of semi-detached dwellings



does not intersect the 45 degree line, in plan or elevation, measured from the centre of the nearest window serving a habitable room of the ground floor. The proposal is located on the north side of this building and so would have a minimal impact on light. In this regard the impact of the proposals are considered acceptable when assessed against the Suburban Design Guide.

8.38 It should be noted that there is a window which serves a bedroom towards the front of the building on the flank elevation, but it is considered to be secondary, as there is a main window in the front elevation. Whilst it is considered that the proposal will change the outlook of this window the separation distance of 25.6m between the proposed and existing building is sufficient to cause minimal impact and the front window would be unaffected.

8.27 With regards to the apartment block to the rear of the site, the separation distance is over 18m and is compliant with the Suburban Design Guide. This is sufficient space to ensure that there is minimal impact to the adjoining occupiers in terms of outlook and amenity.

#### 23 Coulsdon Court Road

8.28 23 Coulsdon Court Road is located to the north of the proposed development site. The existing detached dwelling is situated 3m away from the boundary separating numbers 24 and 23. The buildings to the rear would be approximately 19.5m from its rear elevation which is sufficient to ensure that the amenity and outlook of the adjoining neighbouring property is retained whilst also meeting the aims and objectives of the Suburban Design Guide.

#### 106-112 Coulsdon Road

8.29 These properties are located to the east of the proposed development and will look onto the rear of the terrace of 3 dwellings and the block comprising 4 apartments. The separation distance between these properties and the proposed development is 30m and given that that Coulsdon Road is situated between the proposed and existing dwelling, there will minimal impact caused on the amenity or privacy of the adjoining occupiers along Coulsdon Road.

#### **Access and Parking**

8.30 The site has a PTAL rating of 1b which means that it has relatively poor access to public transport (with Coulsdon Town Railway Station/Coulsdon South Railway Station and Coulsdon District Centre a 20 minute (1 mile) walk away).

8.31 It is proposed to create 14 off street car parking spaces, with direct access off Coulsdon Court Road. It should be noted that the existing driveway of number 24 Coulsdon Court Road will be retained to provide car parking to the existing house.

8.32 The proposed parking provisions are in accordance with the London Plan and meet the standards as set out within table 6.2.

- 8.33 It is therefore considered that whilst the proposal sits towards the upper level of parking provision, this is not overall considered to be a reason to refuse the application.
- 8.34 The entrance to the site will utilise the existing highway crossover which is currently in use. The width of the access will be 3.7m and the road will exceed the 4.8m depth away from the public highway as set out within the Suburban Design Guide. With regards to visibility splays, details of these will be secured by condition.
- 8.35 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.
- 8.36 Concern has been expressed with regard to construction vehicles accessing the site. Prior to any works taking place on site, a Construction Logistics and Management Plan has been submitted to the council as part of the planning application and this has been approved by our Impact Assessment Engineer. A condition has been proposed which will ensure that all works are carried in accordance with the approved Construction Logistics and Management Plan.
- 8.37 Given that some of the residential units are family houses it is considered that cycle and refuse storage can be provided within the curtilage of the houses or within the garden areas of the proposed units.
- 8.38 A refuse store and collection point is located within the curtilage of the site which will serve the apartment block. The intention is that refuse vehicles will be able to enter the site and exit in forward gear. A tracking diagram has been provided to demonstrate that the site can accommodate this. The Suburban Design Guide recommends that any refuse store must be located within 20m from the existing street, for collection purposes and 30m from the front door of the proposed dwelling. The proposed location of the refuse store exceeds this limit, however, given that a refuse truck can enter and exit the site in forward gear it is considered that this arrangement is acceptable. Officers are satisfied that the bins can be adequately serviced and a condition is recommended to secure full details for the design of these. It is therefore considered that the proposed arrangement, on balance, is acceptable.
- 8.39 The access to the refuse point will be secured in order to prevent any anti-social behaviour from occurring in the sheltered entrance area and full details of this arrangement will be secured by condition.
- 8.40 Cycle storage for the apartments is located externally, however given the size of the site it is considered that on balance this arrangement is acceptable. Full details of the cycle store will be conditioned to ensure that a secure cycle store system is implemented.
- 8.41 It should be noted that the parking provision is similar to that of the appeal decision ref. APP/L5240/W/19/3226118 which was allowed and therefore the

amount of parking as well as the principle of the proposed access arrangements has been established.

### **Environment and Sustainability**

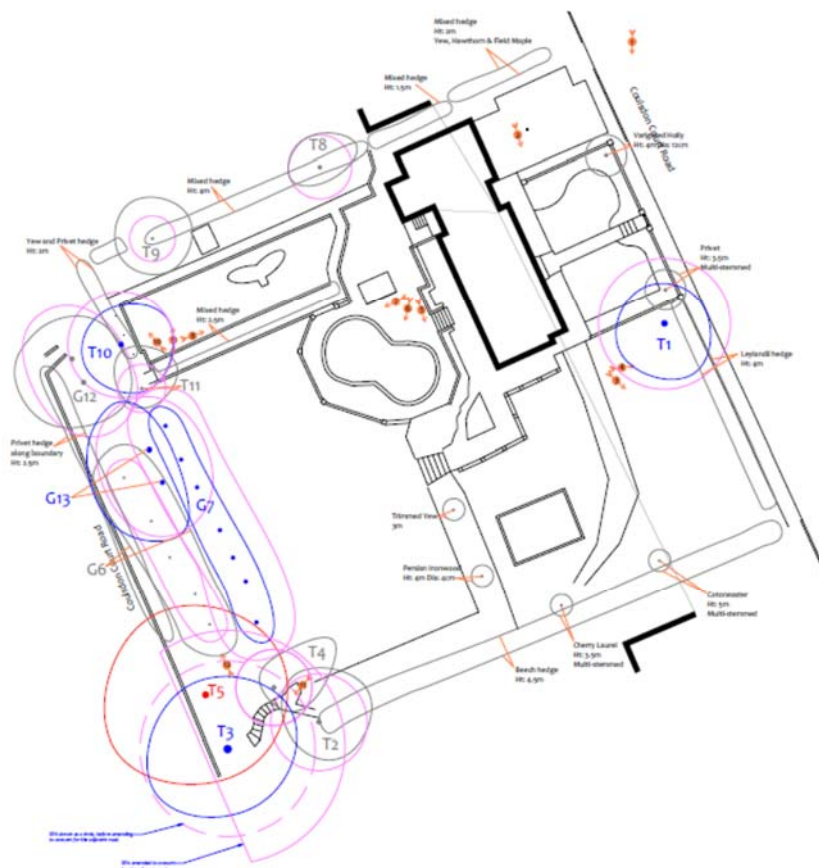
8.42 Conditions can be attached to the decision notice should the planning committee resolve to grant planning permission, to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

### **Food Risk**

8.43 Coulsdon Road, which runs behind the site to the east is located within an area of low risk with regards to surface water flooding. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS) and the FRA outlines that SuDS measures should be installed, using a soakaway to infiltrate the water. A condition requiring site specific SuDS measures would be imposed by way of condition on any planning permission, alongside the other recommendations of the Design and Access Statement.

### **Trees and Landscaping**

8.44 There is an area Tree Preservation Order within the addresses of no. 24, 25 and 26 Coulsdon Court Road (26, 1985). The proposals seek to retain all of the





existing protected trees on site and new trees are proposed as part of the new development.

#### Fig 8: Existing Tree Plan

- 8.45 A full tree and arboricultural assessment have been submitted as part of the planning application. The Tree Protection Plan has been reviewed by the council's tree officer and is considered acceptable and will be conditioned as part of the decision notice.
- 8.46 There is no objection from a tree perspective with regards to the landscaping proposals and the impact to the existing trees, subject to the submission of a detailed landscaping scheme which will be secured by a suitable condition.

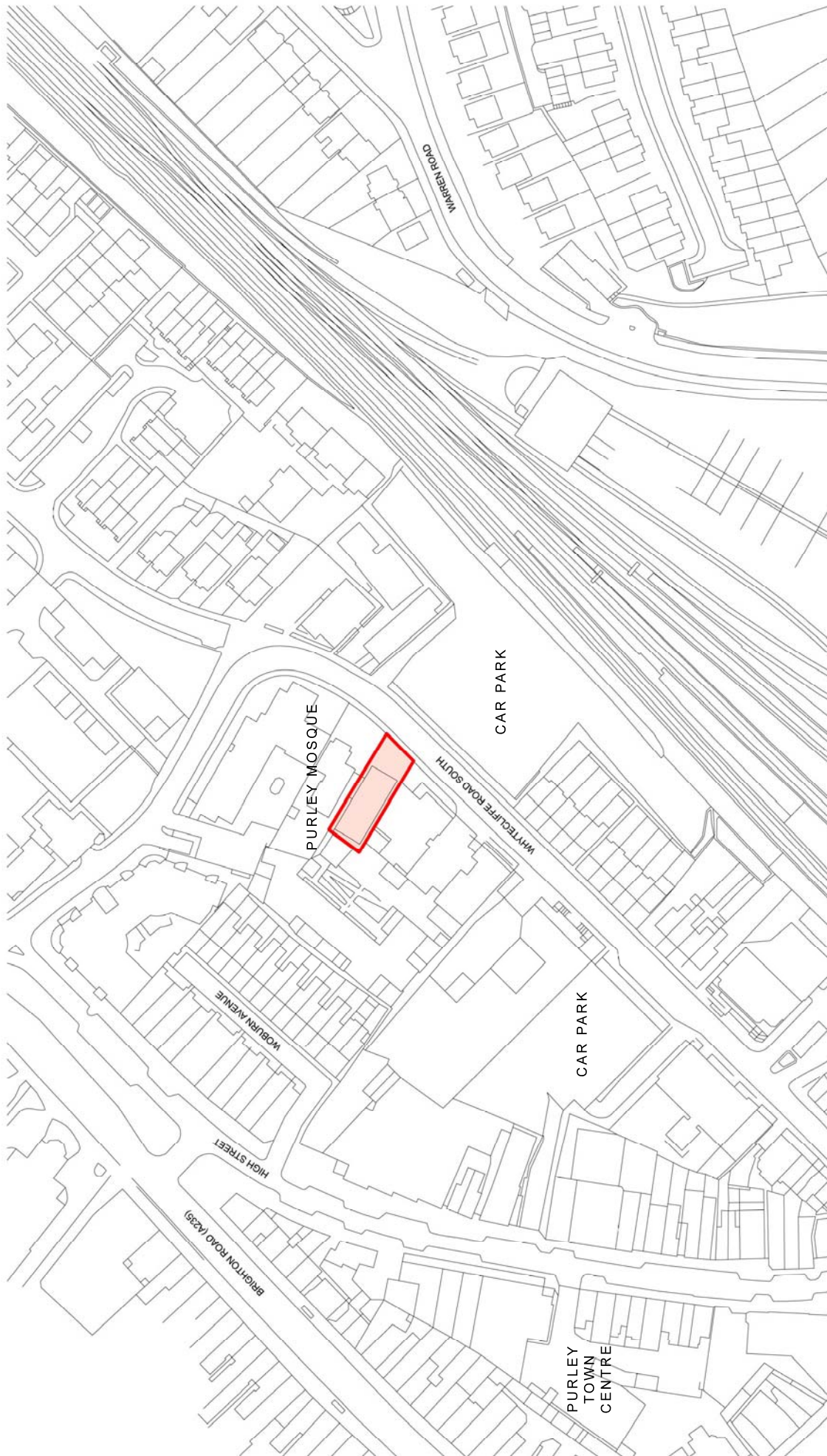
#### **Other matters**

- 8.47 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**

- 8.48 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers. The impact on the highway network is considered acceptable with sufficient car parking being made available in an area of a low PTAL. Therefore, the proposal is considered to be in accordance with the relevant policies.
- 8.49 All other relevant policies and considerations, including equalities, have been taken into account.

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**PART 6: Planning Applications for Decision**

**Item 6.3**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/02109/FUL  
 Location: 63 Whytecliffe Road South, Purley, CR8 2AZ  
 Ward: Purley and Woodcote  
 Description: Demolition of existing mosque and erection of mixed use mosque development comprising public worship spaces, function areas and one floor of residential use (3 x studio flats) with associated landscaping.  
 Drawing Nos: PMJx1250.p0, PMJ.x.100.e1, PMJ.x.100.e2, PMJ.x.100.e3, PMJ.x.100.e4, PMJ.x.100.p1, PMJ.p.50.mp, PMJ.p.100.e1, PMJ.p.100.s1, PMJ.p.100.s1, PMJ.x.100.p0, PMJ.p.100.e2, PMJ.p.100.e4, PMJ.p20.e1, PMJ.p20.e2 Rev A, PMJ.p20.e3 Rev A, PMJ.p20.e4 Rev A, PMJ.p20.e5 Rev A, PMJ.p20.e6 Rev A, PMJ.p20.e7 Rev A, PMJ.p20.p0, PMJ.p20.p1, PMJ.p20.p2, PMJ.p20.p3, PMJ.p5.p0, PMJ.p5.p1, PMJ.p5.p2, PMJ.p5.p3, PMJ.p5.p5, PMJ.p5.p6, PMJ.p50.AC.p0 Rev A, PMJ.p100.p0 Rev A, PMJ.p100.p1 Rev A, PMJ.p100.p2 Rev A, PMJ.p100.p3 Rev A, PMJ.p100.p4 Rev B, PMJ.p100.p5 Rev A, PMJ.p100.sp, PMJ.p100.pb Rev C.  
 Applicant: The Trustees of the Purley Mosque  
 Agent: Mr Benedict O’Looney  
 Case Officer: Samantha Dixon

	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>
<b>Existing</b>			
<b>Proposed flats</b>	3		

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
1	14

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

**2.0 RECOMMENDATION**

2.1 That the Committee resolve to GRANT planning permission subject to the completion of a unilateral undertaking to secure the following heads of terms:

- Removal of parking permits for future occupiers

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. 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 prior to any development
5. Details of design of forecourt area, including CCTV, lighting, boundary treatment and hostile vehicle movement control measures to be submitted and agreed in writing following completion of a vehicle dynamics assessment and implemented prior to the occupation of the building
6. Details of building management (including handling of post, access to residential areas of the building (including residential stores), signage and ability to lock down parts of the building) and vehicular access management arrangements (including a physical barrier and control point to access the forecourt and provision for emergency service access) to be submitted to and agreed prior to commencement of development and in place prior to first occupation of the building.
7. Details of glazing and construction of the front elevation to be submitted and agreed following completion of a Blast Mitigation Impact Assessment and implemented in accordance with agreed details
8. Details of obscure glazing to windows in flank elevation to be submitted and approved prior to first occupation
9. Hard and soft landscaping including boundary treatment, retaining walls and maintenance to be submitted prior to and provided prior to first occupation
10. Full details of cycle and bin stores to be submitted to and provided prior to first use
11. Details of electric vehicle charging point to be submitted and provided prior to first occupation
12. Submission of Parking/Travel management plan for approval – and implementation prior to first occupation
13. Submission of Green Travel Plan for approval and implementation prior to first occupation
14. 19% Carbon reduction for residential development
15. Minimum of 35% CO2 reduction beyond the Building Regulations Part L (2013) for non-residential development.
16. Secured by Design to be submitted to, approved and implemented prior to first occupation.
17. External materials as on approved plans
18. Accordance with measures outlined in Acoustic Assessment and submission of other noise mitigation measures
19. No sound amplification
20. Ground floor doors in side elevation to be kept shut and used for emergency access only and no other purpose.
21. External terraces of fourth floor community hall to be kept shut and used for emergency and maintenance access only and no other purpose.
22. Restrict hours of use for communal element
23. Vehicle parking bay to be provided as specified
24. Stopping up of existing extent of vehicle crossover
25. Accord with Delivery and Servicing Plan
26. Flood resistance and resilience measures to be provided as specified in FRA
27. 110litre Water usage for residential development
28. Sound Insulation (floor/ceiling/wall) to accord with building regulation requirements

29. Noise standard for living rooms and bedrooms (proposed residential units) to accord with British Standards
30. Noise levels from Air handling units/Plant/Machinery
31. Illuminance in accordance with guidance from the Institution of Lighting Professionals
32. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Highways works
- 4) 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 mosque
- Erection of mixed use mosque development comprising public worship spaces, function areas and communal hall
- One floor of residential use (3 x studio flats) with associated landscaping.
- Provision of associated refuse and cycle stores and landscaping

3.2 During the course of the application amended plans and additional information has been received as follows:

- Amended floor plans
- Larger scaled drawings of elevations and plan detailing
- Transport Statement
- Delivery and Servicing Plan
- Daylight and Sunlight Assessment

### **Site and Surroundings**

3.3 The site is located on the north-west side of Whytecliffe Road South. It current contains a single storey community building which has been used by the current occupiers as a mosque since 2015. The site is entirely surrounded by flatted residential development with the neighbouring buildings all significantly varying in height, scale and appearance.

3.4 Whytecliffe Road South is a one-way street with yellow line restrictions. Opposite the site is a bus waiting area and Purley Station Car Park. The site is located within in an area of PTAL 5 (very good) - being approximately 160 metres walk from Purley Station and only 50 metres from Purely District Centre and its primary shopping area.

3.5 The site falls within an area at low risk of surface water flooding with potential for groundwater flooding to occur at the surface.

### **Planning History**



- 3.6 11/02095/P: Demolition of existing community hall and erection of a 6 and 7 storey building incorporating a community hall (D1) use on ground and lower ground floors and 8 two bedroom and 1 three bedroom flats on upper floors with associated refuse and recycling and cycle parking facilities and landscaping. Planning permission was refused on 23<sup>rd</sup> January 2012
- 3.7 12/01149/P: Demolition of existing community hall and erection of a 6/7 storey building incorporating a community hall (D1) use on ground and lower ground floors and 8x2 bedroom and 1x3 bedroom flats on upper floors with associated refuse and recycling and cycle parking facilities and landscaping. Planning permission was refused on 6<sup>th</sup> August 2012 and the subsequent appeal dismissed.



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

- 3.8 13/02973/P: Demolition of existing community hall; erection of a 5/6 storey building incorporating a community hall (D1) use on ground and lower ground floors and 6x2 bedroom and 1x3 bedroom flats on upper floors with associated refuse and recycling and cycle parking facilities and landscaping. Planning permission was granted on 3<sup>rd</sup> March 2014 although now works commenced and the planning permission has since expired.
- 3.9 14/05046/P: Demolition of existing community hall; erection of a 5/6 storey building incorporating 6 two bedroom and 3 three bedroom flats with associated refuse and recycling and cycle parking facilities and landscaping. This was granted planning permission on 30<sup>th</sup> January 2015 and has since expired.

#### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable. The proposal creates an improved community facility in a highly accessible location close to the district centre.



- The proposed development would have an acceptable impact on the visual amenities of the area.
- On balance, the living conditions of adjoining occupiers would be protected from undue harm, subject to conditions.
- The development would provide three new residential units of an acceptable standard for future occupiers.
- The proposal would have no significant adverse impacts on the existing highway network, subject to conditions.
- Sustainability and flood risk 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.

### Metropolitan Police Service

5.2 Detailed comments have been received from the Metropolitan Police, including their Counter Terrorism Security Advice service. They have provided advice following a review of any crime or terrorist risks associated with the proposed development. The majority of their advice relates to opportunities to minimise the risk of crime through the use of lighting, CCTV, access controls and other management arrangements and boundary treatments. They advise that there is risk that a place of worship could be a target for terrorist attack and have recommended measures, including the above alongside an assessment of vehicle-borne risks and other improvised explosive risks and the extent to which these will need to be mitigated. [OFFICER COMMENT: well-designed schemes should minimise the likelihood and impact of crime occurring, including terrorism and this is a material consideration. The use as a place of worship does result in the risk of it potentially being a target for such activity and conditions are recommended to control elements of the development as detailed in the report. These will need to be captured as the scheme progresses through the planning condition discharge process].

## **6.0 LOCAL REPRESENTATION**

6.1 The application was publicised through the dispatch of 135 letters 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: 187            Supporting: 641    Comment: 3

6.2 All of those who objected were re-notified following receipt of the amended plans and a site notice was displayed. The number of further representations received in response to notification and publicity of the application were as follows. Any further comments received will be included as part of a subsequent addendum:

No of individual responses:    Objecting: 18            Supporting: 0            Comment: 1

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>Objection</b>	<b>Officer comment</b>
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Section 8.10 of this report.
Scale and appearance out of keeping/incongruous	Addressed in Section 8.9 – 8.15 of this report.
Unattractive design	Addressed in Section 8.12 - 8.13 of this report.
Minaret out of keeping	Addressed in Section 8.10 and 8.13 of this report.
Too large for the plot	Addressed in Section 8.10 of this report.
Loss of residential character	The existing building is a community facility.
Has a better appearance than the existing building. Has an attractive design.	Addressed in Section 8.9 – 8.15 of this report.
Doesn't exceed the height of adjacent building	Noted and addressed in Section 8.10 of this report.
Better use of space than the existing building	Noted
<i>Impact on amenities of neighbouring properties</i>	
Overlooking adjacent properties	Addressed in Sections 8.20 - 8.28 of this report.
Visual intrusion/overbearing	Addressed in Sections 8.20 - 8.28 of this report.
Loss of light	Addressed in Sections 8.20 - 8.28 of this report.
Daylight and Sunlight Assessment doesn't take into account the building to the rear of the site and demonstrates that the proposal will cause a loss of light to 65-57 Whytecliffe Road South	Addressed in Sections 8.20 - 8.28 of this report.
Extra noise and disturbance – acoustic report inadequate	Addressed in Sections 8.16 and 8.19 of this report. Condition proposed
Hours of use should be restricted	Addressed in Sections 8.16 and 8.17 of this report. Condition proposed
Light pollution to adjacent properties	The main prayer hall areas and located to the front of the building and service

	areas are generally provided to the rear. The residential element would have no more of an impact than existing residential properties in the area. Condition proposed to ensure luminance from the development accords with guidance from the Institution of Lighting Professionals.
Construction noise and disturbance	Addressed in Section 8.41 of this report. Condition proposed
<i>Transport and parking</i>	
Exacerbate existing traffic and parking issues	Addressed in Sections 8.33 - 8.36 of this report.
Insufficient parking	Addressed in Sections 8.33 - 8.36 and 8.38 of this report.
Well served by nearby car parks	Noted
Will cause more traffic accidents	Addressed in Section 8.34 of this report.
More cars stopping on yellows lines will block the main arterial route. Opposite bus stand. Block emergency access	Addressed in Sections 8.34 and 8.35 of this report.
Affect access to Purley Station	Addressed in Sections 8.34 and 8.35 of this report.
Inadequate parking will impact local businesses	Addressed in Section 8.34 of this report.
Expecting people to cycle is unrealistic	Cycle parking is provided in line with Draft London Plan requirement
<i>Other matters</i>	
Necessary to accommodate the growing needs of the local community	Addressed in Section 8.4 of this report.
Not just for Muslim community, provides community services for all including food bank, scouts group, mother and toddler group, exercise classes, sewing class.	Noted
Uplift local area	Noted

The existing mosque should be upgraded instead of demolished	The existing building is not large enough for the needs of the existing users.
Inadequate outlook for Flat A	Addressed in Section 8.29 of this report.
Result in loss of living accommodation	The existing building has a community use (no residential)
Purley already overdeveloped with flats	The main use of this development is community use.
Does not minimise pollution contrary to SP6.3 and DM16. No consideration of renewable energy	Addressed in Section 8.44 of this report. Condition proposed
Net loss of land value for residential homes. Will destroy property values	Not a material planning consideration
Not in keeping with the local culture of Purley	The development would provide enhanced amenities for the needs of the local community.
Disturbance to existing Muslim worshippers	The application is proposed by the current occupiers of the site

## 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:

- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- 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

- 2.15 Town centres
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.16 Protection and enhancement of social infrastructure
- 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

#### 7.5 Croydon Local Plan 2018

- SP2 - Homes
- DM1 - Housing choice for sustainable communities
- DM8 – Development in edge of centre and out of centre locations
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP5 – Community Facilities
- DM19 - Providing and protecting community facilities
- SP6 – Environment and Climate Change
- SP6.3 - Sustainable Design and Construction
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- SP8 – Transport and communications
- 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

#### 7.7 Emerging New London Plan

- 7.8 Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The Mayor's Intend to Publish version of the New London Plan was submitted to the Secretary of State who has now issued a direction and one awaits to hear how the London Mayor responds. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, significant weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.
- 7.9 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. Residential amenity for neighbours
  4. Housing quality for future occupiers
  5. Access and parking
  6. Landscaping and ecology
  7. Sustainability and environment
  8. Other matters

### **Principle of Development**

- 8.2 Paragraph 92 of the NPPF states that to provide the social, recreational and cultural facilities and services the community needs, planning decisions should positively provide community uses (including meeting places, cultural buildings and places of worship) to enhance the sustainability of communities and residential environments. London Plan Policy 3.16 states that social infrastructure facilities should be accessible to all sections of the community and be located within easy reach by walking, cycling and public transport and that the multiple use of premises should be encouraged.
- 8.3 Croydon Local Plan 2018 (CLP) Policy SP5 states that there is a presumption in favour of community facilities and SP5.6 outlines that the Council will support and enable the provision and improvement of places of worship. DM19.2 advises that the Council will support applications for community use where the proposals include buildings which are flexible, adaptable, capable of multi-use and are accessible to local shopping facilities, healthcare, other community services and public transport or provide a community use in a location and of a type that is designed to meet the needs of a particular client group.
- 8.4 The proposed development seeks to improve and expand the existing community use at the site. The existing building is inadequate for the needs of the community it serves, in terms of its size and access for individual users (e.g. women and the disabled). The scheme would provide enlarged prayer hall facilities, including a designated space for women as well as space for teaching and community group activities. A further community spaces (at fourth and lower ground floor level) is also proposed which could facilitate wider community functions.

- 8.5 The proposed use of the site is entirely supported by National, London and Local Plan policies. The site is located in easy access of good public transport links and Purley District Centre.
- 8.6 As well as the community use, the scheme proposes to provide 3 residential units. CLP Policy SP2.1 states that 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 development of new homes. The "Places of Croydon" section of the CLP identifies that the main focus of major residential growth in Purley will be in and around the District Centre with high quality residential development that would respect the existing residential character and local distinctiveness. The application proposes additional homes within the borough in a sustainable location which the Council is keen to promote and as such the principle of the residential element of the development is also supported.

### **Townscape and Visual Impact**

- 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 and c) the appearance, existing materials and built and natural features of the surrounding area. Policy DM42.1 states that within Purley District Centre and its environs, to ensure that proposals positively enhance and strengthen the character and facilitate growth, developments should 1) reinforce the continuous building line which responds to the street layout and include ground floor active frontages; 2) complement the existing predominant building heights of 3 to 8 storeys, and c) demonstrate innovative and sustainable design, with special attention given to the detailing of frontages.
- 8.8. The existing building on site does not hold any significant architectural merit and therefore there is no objection to its demolition. The principle of its demolition was established under the previous permission (LBC Ref 14/05046/P).
- 8.9 As evidenced in the photos below, the site is surrounded by taller buildings of varying scale, height and character. In this particular location there is no clear established character or building typology. The flatted block immediately to the south west comprises 6 storeys and has a flat roof contemporary appearance with a multi-storey car park beyond. To the rear is a 3 storey flatted block with a mostly flat roof. To the north-east of the site lies 65-67 Whytecliffe Road South which was a previous office - now in residential use comprising 2-3 storeys with a pitched roof. The adjacent Azalea Court is 3-4 storeys with a pitched roof. The only real feature linking the buildings is the use of red/brown brick to the elevations



Figures 2 and 3: Images of existing buildings surrounding the site.

8.10 It is proposed to erect a 6 storey building (the lower ground floor not being visible from the street-scene) on the site to accommodate the expanded community and residential use. The height of the proposed building has been largely derived out of the massing of the previously approved scheme at the site as can be seen in Figure 4 below. The height would sit below that of the adjacent building to the south west and the inclusion of the minaret feature would give the proposed building a more vertical appearance, with the development seeking to optimise the use of this brownfield site, located within a highly sustainable location.

Front elevation of approved application (14/05046/P)



Front elevation of new Mosque proposal

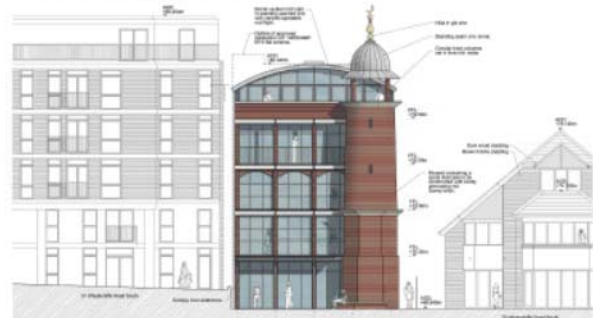


Figure 4. Proposed front elevation in comparison to previous planning permission (LBC Ref 14/05046/P)



- 8.11 The front building line would align with the front of the adjacent building to the south west with the minaret protruding further forwards, thereby providing a marker within the street-scene. The positioning of the building would respect that of the established building line on this side of Whytecliffe Road South.
- 8.12 The building has been designed to provide for the functional needs of the users and to blend into the surrounding area as far as possible. The external material pallet has been chosen to respond to the more traditional decorative brick buildings found in Purley Town Centre.
- 8.13 The minaret is a main feature of the building and has been designed to have a strong and prominent presence in the street scene. It provides a symbolic reference to the main use of the building and is connected to the main building, providing the main access point for women and an emergency staircase. The elevations would be heavily glazed with the curved roof profile, set back from the front façade, to limit its visual impact. The rear elevation would also incorporate a curved bay to the rear. Like the other buildings, the use of brickwork to the elevations will tie the building into the street scene.



Figure 5 and 6. CGI images of proposed building

- 8.14 To the front of the building, the site is proposed to be hard landscaped. This again is to fulfil the functional needs of the use, including pedestrian access, the provision of an off-road parking bay for deliveries and servicing alongside providing space for cycle and bin stores. The frontage has been designed with decorative paving and a reflecting pool, designed to enhance the appearance of the frontage in comparison to the existing. It is considered that soft landscaping should be incorporated in to this area of the proposal.
- 8.15 This area is where some congregation of attendees could occur as people move in or out of the building. The area is also the location where there might be some risk of crime and sadly, terrorist threats. Mitigating this risk can be achieved by making crime less likely to occur by ensuring the area is actively and passively overlooked and well-lit with controlled access to the building, including the residential elements. Planning conditions are recommended to ensure these matters are suitably accommodated.
- 8.16 In view of the nature of the proposed use there is also some risk from vehicle or other improvised explosive devices and hostile vehicle movements (deliberately overrunning the forecourt area by vehicle). This can be mitigated through the use of reinforced boundary treatments along the front and side boundaries of the forecourt, following an assessment of how such an event could occur. The safety and security of users of the forecourt needs to be balanced against other elements of the design of this area, such as its visual appearance, accessibility of the forecourt area for deliveries, servicing and disabled drop off and impact on the character of the area. A planning condition is therefore recommended to secure the detailed design of the forecourt area, including the front and side boundary treatments, materials and vehicular access arrangements, following completion of a Vehicle Dynamics Assessment. Other measures to reduce risk such as ensuring that the glazing at the front of the site has been assessed and designed to a specification to reduce its risk of injury following a blast, alongside measures to handle post and building management more generally are proposed to be managed through the use of planning conditions.
- 8.17 Overall, whilst the proposed building would have a unique appearance, it would respect existing building lines and height and the use of external material would ensure it complies with the objectives of the above policies in terms of respecting local character.

## **Residential Amenity for Neighbours**

### Noise and Disturbance

- 8.18 The existing building is not adequate for the needs of the current users. The internal space is too small to accommodate the congregation at main prayer times and users often have to assemble outside of the building. Whilst supporting information from the applicant advises that the building is capable of accommodating 200 people, during Friday Prayers and during Ramadan, approximately 400 people might well attend. Moreover, there are currently no separate areas for men and women, meaning that the building is not functional for all the Islamic community. The main purpose of the proposed building is to provide additional accommodation for the needs of the current congregation in the form of larger and separate prayer halls and entrances for men and women and space for educational purposes and community groups that also currently use the hall. It is therefore positive that all activities would be able to be contained within the building. Given that the existing building has been operating for 5

years, it would be suitable for the premises to be used for religious practices for the similar hours as existing.

8.19 As well as the prayer halls at the lower levels, the application also proposes a community hall on the upper storey that could potentially be used by the wider community. Whilst an external terrace was originally proposed in association with this hall, officers were concerned that this could cause unacceptable noise disturbance to adjacent residents. The terrace is now proposed to be used for emergency purposes only which would be secured by condition. Given that the hours of use for the religious purposes of the building are wide ranging (to accommodate Islamic prayer times) it is considered prudent to limit hours of the fourth floor community hall use (more stringently) in order to protect the adjacent residential occupiers. Environmental Health have recommended these hours be restricted to those of other community uses in Purley centre (Monday to Saturday 07:00 to 23:00, Sunday 08:00 to 21:30 and Bank Holidays 08:00 to 20:00).

8.20 An Acoustic Assessment has been produced that provides some limited detail of noise control measures. The Council's Environmental Health Team have required that the measures contained in the assessment are secured by planning condition. As well as this, they have requested that for all communal areas of the building, if amplified music or speech is to be played, then sound insulation should be provided to ensure that no nuisance is caused to neighbouring residents. Such measures should include:

- Adequate noise insulation to all exit doors, windows and walls;
- Exit doors and windows should remain closed while any of the halls are in use and adequate alternative ventilation should be provided to ensure these doors and windows remain closed;
- A noise limiting device should be fitted to the electrical supply, which will cut out the supply to amplified music if noise levels exceed a certain level, which would be agreed with the Council;
- A cut-out device fitted to exit doors so that if they are opened, the electrical supply to amplified music is ceased;
- Strict management of the premises will be necessary in order to minimise noise from persons entering and leaving.

A noise management plan shall be required to be submitted by condition to specify the requirements and controls for this.

8.21 Doorways are shown to be provided into the ground floor hall in the side elevation of the building and the agent has confirmed that these are for emergency access only. Any permission would be conditioned to ensure the doors are kept shut and only used in case of emergency. A condition is also recommended to ensure that the minaret only has a symbolic function and is not used for call to prayer and that there is no sound amplification outside of the building.

8.22 The main residential properties that would be affected by the proposed development are flats at 53 Whytecliffe Road South, flats at 65-67 Whytecliffe Road South and block to the rear 55-59 Whytecliffe Road South.

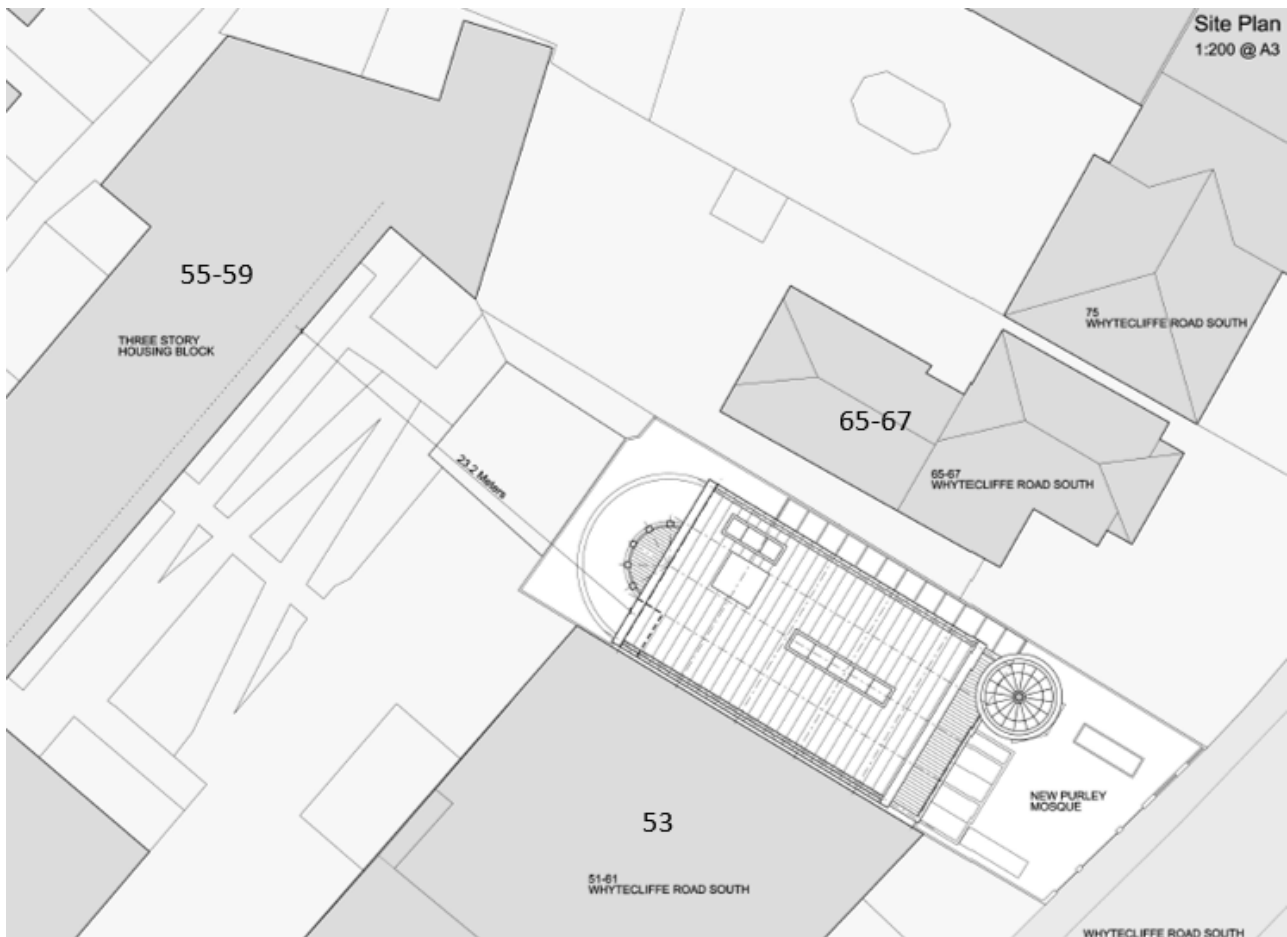


Fig 4: Plan highlighting the relationship with the adjoining occupiers.

Flats at 53 Whytecliffe Road South (to south west)

8.23 This 6 storey building abuts the site to the south west. There are no windows in its side elevation but there are windows and balconies to the front and rear, immediately adjacent to the development site. The proposed building would sit in line with the front elevation of this neighbouring property. To the rear and as originally submitted, the development encroached into the 45 degree angle, viewed from the middle of the balconies of the adjacent development which was deemed to be unacceptable, causing harm in terms of visual intrusion. The building depth have been reduced (adjacent to 53 Whytecliffe Road South), ensuring that no part of the building would encroach into the 45 degree angle. The windows in the rear semi-circular bay would not directly face any private amenity areas or windows and therefore the proposal would cause no loss of privacy to this neighbouring property.

8.24 A Daylight/Sunlight Assessment has been submitted that shows there will be some daylight transgressions to 2 bedrooms in this block (daylight distribution inside the rooms) although one of these transgressions would be very marginal. All widows are acceptable in terms of the vertical sky component test. Bedrooms are considered to be less sensitive than main living spaces and overall, this transgression would not be so significant to suggest that planning permission should be refused.

65-67 Whytecliffe Road South

- 8.25 Whilst this building originally provided office accommodation, since the previous planning permission was granted in January 2015 (LBC Ref 14/05046/P) the building has been converted to residential use under permitted development rights (LBC Ref 17/06410/GPDO).
- 8.26 The proposed development would not encroach into the 45 degree angle from the front or rear windows of this neighbouring property. There is an entrance to the existing mosque to the side of the existing building (adjacent to the boundary with 65-67 Whytecliffe Road South). An access would be re-provided in a similar location, with a glazed canopy over and it is considered that this would have no more of an impact on the adjacent properties than the existing situation. There are currently a number of clear glazed windows contained within the side elevation of the mosque from which one can directly see into the side facing windows of 65-67 Whytecliffe Road South. Whilst it is noted that there are a lot of windows proposed in the side elevation, it is proposed that they all be obscure glazed to limit harmful loss of privacy and full details can be secured by condition. As noted above, the ground floor doors in this side are proposed for emergency access only and would be conditioned to remain closed (except in case of emergency). The rear windows would allow oblique overlooking of the communal garden of 65-67 Whytecliffe Road South. The SDG outlines that communal gardens are less protected than private gardens and it is noted that this area is more directly overlooked by the existing flatted block to the north.
- 8.27 The side facing windows to 65-67 Whytecliffe Road South serve bathrooms and bedrooms for the flats to the rear and serve a secondary window to the studio flats that face towards the front of the site. It was noted at the planning officer's site inspection that given the current layout of development across the sites (where access to the mosque and windows already face the residential units - which were created after the mosque use was established) occupiers of these units tend to keep curtains closed for the majority of the time (day as well as night). A Daylight/Sunlight Assessment has been submitted which has concluded that that daylight would be reduced to four of these windows, three of these are bedroom windows and one is a secondary window which is also served by a window in the front elevation. As noted above, bedroom windows are considered to be less sensitive than main habitable spaces and further, the occupiers often leave the curtains closed. Whilst one of the units would experience a loss of sunlight to the side facing window, this is secondary to the window in the front elevation with sunlight already restricted by an existing overhang. The Suburban Design Guide refers to un-neighbourly windows which directly face out onto an application site. The windows place undue restraints on the development and as such, the light and outlook they receive does not enjoy as much protection as would have otherwise been the case. Given the SDG advice and the current situation between the sites, it is not considered that the impact on the side windows to these flats would be so severe to suggest that planning permission should be refused. In any case, BRE guidance suggests that some loss of light infringements might well be acceptable in built up situations such as this.

*Block to rear (55-59 Whytecliffe Road South)*

- 8.28 This three storey block is situated to the rear of the application site, separated by a bin store structure that appears to serve the apartment block. At its closest point the proposed building would be 20.5 metres from existing rear windows of this neighbouring apartment block and as such, should maintain reasonable levels of privacy for existing neighbours. The relationship of the proposed building to this

neighbouring block would be very similar to the existing situation found between 53 and 55-59 Whytecliffe Road (in terms of the distance between buildings and building height) and as such, officers are satisfied that the proposal should have no significantly adverse impact by way of causing any undue loss of outlook.

- 8.29 The submitted Daylight/Sunlight Assessment has not assessed the impact of the development on this block. However, given that the height and distance would be similar to that found with 53 Whytecliffe Road South, the impact would not be significantly different than the current situation. Moreover, the impact would also be similar to the permission that was granted in 2015 on the site and in that case the impact was considered acceptable.
- 8.30 Overall, the development would cause no unduly harmful impact on any adjacent residential properties.

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

- 8.31 The proposed residential units would meet internal dimensions required by the Nationally Described Space Standards (NDSS) for 1 bedroom 1 person units; the quality of proposed internal amenity space is considered acceptable.
- 8.32 With regard to external amenity space, the London Housing SPG states that a minimum of 5 square metres of private outdoor space should be provided for 1-2 person dwellings. Whilst two of the units have external balconies which would exceed this requirement, the amenity space for the rear unit would be 3 square metres – although the terrace would provide a depth of 1.5 metres which would be usable. On balance, given that the units are for single occupancy and likely to be occupied in association with the mosque use, the space provided would be acceptable. It is also noted that the space would be comparable with the size of the balconies found with the adjacent building.
- 8.33 In terms of accessibility, step-free access would be provided – with a lift provided to all levels.
- 8.34 The proposed residential use would have communal uses above and below. As such sound insulation to Building Regulation Requirements should be provided between the separating floors of the premises to ensure appropriate noise levels for the new residents.

### **Parking and Access**

- 8.35 The site has a PTAL rating of 5 which means that it has very good access to public transport links. It is approximately 160 metres walk from Purley Station and only 50 metres away from Purely District Centre and primary shopping area. Whytecliffe Road South is a one-way street in the Controlled Parking Zone (CPZ) which is operational from Monday to Saturday 9am-5pm. The site has an existing vehicle access.
- 8.36 A Transport Statement (TS) has been provided which assesses any new impacts from the proposed development. Existing parking requirements during the busiest time for the Mosque (during Friday prayers) are for the majority of the period contained off street in local car parks. This is likely to continue into the future. The proposed development will continue to host the same events as existing and the TS outlines possible increases in users as a result in the additional space provided in the building.

The resultant impacts on the local road network have been shown to be minimal and would be outside the main morning and peak hours. As such, the impact on the flow of the highway network is considered to be acceptable.

- 8.37 The TS outlines that staff members monitor parking activity on Whytecliffe Road South to ensure visitors do not park informally and block traffic. Despite this, local residents have raised much concern, stating that vehicles stop on the highway and block traffic on the one-way street. Officers consider that a formal travel/parking management plan should be put in place and enforced and full details of how this will be achieved should be approved by condition.
- 8.38 It is noted that the majority of existing users travel to the mosque by private car. The development should promote sustainable travel options and as such, details of and adherence to a Green Travel Plan for staff and visitors will be secured by condition.
- 8.39 An informal parking bay is proposed to the front of the building to enable delivery/loading, servicing and disabled access. This space will enable essential servicing to take place off the highway. There is existing vehicular access to the site and therefore manoeuvring into and out of the site will have no more of an impact than the current situation. This bay should be provided with an Electric Vehicle Charging Point, the details of which will be secured by condition.
- 8.40 No parking provision is proposed for the 3 residential units. Given the highly sustainable location of the development in the CPZ and that the units would be single occupancy, car free residential development would be entirely appropriate. Access to resident parking permits will need to be restricted – controlled through a Unilateral Undertaking.
- 8.41 Cycle parking is provided for visitors of the scheme in the form of Sheffield stands on the front forecourt. The amount proposed would accord with Draft London Plan requirements. Whilst cycle parking for the residential units is also shown to be provided on the front forecourt, it is not covered and the only security is in the form of CCTV cameras. Officers are of the opinion that this layout could deter use by residents and consider that a more secure storage solution should be provided. Details of the cycle store for residents will therefore be requested by condition.
- 8.42 Bin storage is also located to the front of the site adjacent to the side boundary. The store is separated for the commercial and residential uses and is in a position that would be easily collectable by refuse operatives.
- 8.43 A Construction Logistics Plan (CLP) will need to be submitted and approved by the local planning authority by condition.

### **Trees, Landscaping and Ecology**

- 8.44 As existing, there are no trees or any soft landscaping at the site and it is noted that there is little scope within the site to provide any meaningful soft landscaping. The applicant has amended the lower ground floor plan and shown a small amount of soft planting in the rear courtyard. Full details of hard and soft landscaping including future maintenance will be secured by condition.

8.45 Ecology – The site is entirely hard surfaced and is not located near an area of special scientific interest or a site of nature conservation value. As such, it is not considered likely to support protected species' habitat. An informative would be included on any decision making the applicant aware that it is an offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.

### **Environment and Sustainability**

8.46 In order to accord with CLP Policy SP6, conditions can be attached to ensure that the residential element of the scheme achieves a 19% reduction in CO2 emissions over 2013 Building Regulations and that mains water consumption would meet a target of 110 litres or less per head per day. The non-residential development will need to achieve a minimum of 35% CO2 reduction beyond the Building Regulations Part L (2013).

8.47 The site is located within a critical drainage area with potential for groundwater flooding to occur at the surface. A Flood Risk Assessment has been submitted that outlines flood resilient construction techniques that will be incorporated into the lower ground and ground floors of the building. These measures can be secured by condition and include:

- Where feasible and appropriate, tanking of the lower ground floor
- Non-return valves / suitable pump to be fitted in order to prevent sewer surcharging
- Flood resilient building materials and fittings
- New power sockets raised above 300mm

8.48 The site is in an area at very low risk of surface water flooding and the development will not result in an increase in hardstanding areas. CLP Policy DM25 requires sustainable drainage techniques to be incorporated into all development. The FRA outlines that the site has potential for simple rainwater attenuation in the form of a water butt. Whilst it is acknowledged that the site is constrained in size, officers consider that further consideration of other possible SuDS measures should also be explored. This should include a full assessment of the underlying ground conditions to explore measures such as use of permeable paving or soakaways – especially in the front forecourt. This further assessment will be required by condition.

### **Other matters**

8.49 The residential part of 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.

### **Conclusions**

8.50 The principle of provision of improved community facilities and residential development is welcomed in this highly sustainable location. The development would not have an adverse impact on the character of the area. Subject to conditions, the development would have an acceptable impact on the amenity of adjacent residential properties, would not cause any harm the highway network and is able to properly mitigate any risks associated with crime and safety (including ant-terrorist mitigation). The proposal is therefore considered to be accordance with the relevant polices.



8.51 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

7<sup>th</sup> May 2020

### Part 8 Other Planning Matters

Item 8.1

<b>Report of:</b> Director of Planning and Strategic Transport	<b>Title:</b> Weekly Planning Decisions
<b>Author:</b> Pete Smith	

#### 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 13<sup>th</sup> April and 24<sup>th</sup> April 2020.
- 1.4 During this period the service issued 140 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). 4 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 140 decisions issued, 25 were refused (17.8%). Therefore the approval rate for last reporting period was 82.2%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. The only notable decision is listed below
- On 15<sup>th</sup> April 2020, planning permission was granted for the erection of a part two; part three storey building comprising 8 self-contained flats (3x1 bed, 3x2 bed and 2x3 bed) on a site adjacent to St Andrew's Vicarage, Julien Road, Coulsdon, including excavation of basement level for vehicular parking and cycle storage; hard and soft landscaping; amenity/communal and play space; refuse provision; boundary treatment; alterations to land levels; internal lift and formation of vehicular crossover along Woodmansterne Road (LBC Ref 20/00040/FUL). This followed on from a previous dismissed appeal (July 2019) for 9 residential units which was previously dismissed on grounds of failure to reflect the character and appearance of the immediate area and lack/quality of on-site amenity space (including communal amenity space). This amended scheme satisfactorily

resolved these previous issues.

- On 21<sup>st</sup> April 2020, planning permission was comprehensively refused for the redevelopment of 52 Welcomes Road, involving the erection of building to provide 9 residential units with associated landscaping, parking, vehicular access and cycle/refuse storage (LBC Ref 19/05485/FUL). The reasons for refusal focussed on the scheme's failure to respect the character and appearance of the area, representing an incongruous form of development. Officers were also concerned about the quality of the proposed accommodation, the impact on immediate neighbours, the lack of sustainable transport mitigation and the scheme's failure to contribute towards the strategic 30% family housing target. Officers were also concerned about the lack of detail provided to properly consider refuse storage, consideration of protected species and sustainable drainage.
- On 17<sup>th</sup> April 2020, planning permission was refused for the demolition of 50 Old Lodge Lane and the erection of a six bedroom detached house and attached car port; formation of vehicular ingress and egress and provision of associated parking (LBC Ref 19/05908/FUL). The reasons for refusal focussed on the loss of an existing small family house and the potential impact of the development on adjacent trees.
- On 17<sup>th</sup> April 2020, planning permission was refused for the redevelopment of land at the rear of 12 Lancaster Road, involving the erection of a 3 bedroom house, with associated car parking, cycle parking, refuse storage and landscaping (LBC Ref 20/00482/FUL). The refusal of planning permission focussed on the capacity of the street to accommodate on street car parking associated with the proposed development.

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. :	20/00540/FUL	Ward :	<b>Addiscombe East</b>
Location :	Land Adjoining 46 Elgin Road Croydon CR0 6XA	Type:	Full planning permission
Proposal :	Demolition of existing garage, erection of two storey two bedroom house.		
Date Decision:	22.04.20		

**Permission Refused**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00928/HSE  
Location : 72 Outram Road  
Croydon  
CR0 6XF  
Proposal : Alterations to existing front boundary wall to create a wider vehicular access, erection of replacement boundary wall  
Date Decision: 21.04.20

Ward : **Addiscombe East**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00940/HSE  
Location : 347 Addiscombe Road  
Croydon  
CR0 7LG  
Proposal : Erection of single storey side and rear extensions (to include conversion of garage to habitable room), and erection of dormer extension in rear roof slope and dormer extension in side roof slope.  
Date Decision: 22.04.20

Ward : **Addiscombe East**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00993/HSE  
Location : 20 Brickwood Road  
Croydon  
CR0 6UL  
Proposal : Alterations, erection of single storey ground floor side extension and single storey ground floor rear extension.  
Date Decision: 20.04.20

Ward : **Addiscombe West**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00136/FUL  
Location : 98 Bensham Manor Road  
Thornton Heath  
CR7 7AU  
Proposal : Full planning permission

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





## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : 78 Purley Way  
Croydon  
CR0 3JP

Type: Discharge of Conditions

Proposal : Partial discharge of condition 4 (Land Contamination - parts i (site investigation) and ii (remediation strategy) and discharge of conditions 5 (Secure by Design), 6 (flooding) and 7 (LETS strategy) of planning permission 19/03360/FUL granted on the 20/09/2019 for the 'Erection of four storey building for storage (Use Class B8) with associated water sprinkler tank, landscaping, cycle parking and car parking/ access'

Date Decision: 16.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00462/DISC

Location : Barnacle Works  
Bensham Lane  
Croydon  
CR0 2RQ

Ward : **Broad Green**

Type: Discharge of Conditions

Proposal : Details pursuant to Condition: 3B Hard & Soft Landscaping Plan, Condition: 3D Balcony Screen Details; Condition 3E Facade Stepback Section; Condition 06 Refuse Storage Facilities; Condition 07 Bike store Layout, Condition 9 (EVC) granted for demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures.

Date Decision: 17.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00809/LP

Location : 12 Denmead Road  
Croydon  
CR0 3TA

Ward : **Broad Green**

Type: LDC (Proposed) Operations edged

Proposal : Three metre deep ground floor rear extension and rear dormer roof addition

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00835/DISC

Ward : **Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : Barnacle Works  
Bensham Lane  
Croydon  
CR0 2RQ  
Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 2 (External Materials), Condition 12 (Water usage), Condition 13 (External Lighting), Condition 14 (Building For Life Assessment) in respect to planning permission ref 18/04537/FUL granted for demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures.

Date Decision: 17.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00869/HSE  
Location : 71 Nova Road  
Croydon  
CR0 2TN  
Ward : **Broad Green**  
Type: Householder Application  
Proposal : Erection of single-storey rear extension.

Date Decision: 17.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00979/FUL  
Location : 248 London Road  
Croydon  
CR0 2TH  
Ward : **Broad Green**  
Type: Full planning permission  
Proposal : Alterations and erection of an additional storey to facilitate the creation of 1 x 1 bedroom flat

Date Decision: 22.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00984/DISC  
Location : Barnacle Works  
Bensham Lane  
Croydon  
CR0 2RQ  
Ward : **Broad Green**  
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Proposal : Details pursuant to conditions 3C - Boundary Wall Treatment, Condition 10 - Secure By Design , Condition 19 d - Drainage Construction, Condition 19 e - Flow Report of planning permission 19/02461/CONR granted for demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures.

Date Decision: 17.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01112/GPDO  
Location : 51 Kidderminster Road  
Croydon  
CR0 2UF

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

Proposal : Erection of single storey rear extension projecting out 3.55 metres with a maximum height of 3.44 metres

Date Decision: 16.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 19/04107/DISC  
Location : 1A Coxwell Road  
Upper Norwood  
London

**Ward : Crystal Palace And Upper Norwood**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 1 (materials), 2 (externals), 3 (landscaping) and 4 (construction logistics plan) of planning permission 17/02641/FUL

Date Decision: 20.04.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00260/CAT

**Ward : Crystal Palace And Upper Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : 16 Harold Road  
Upper Norwood  
London  
SE19 3PL  
Type: Works to Trees in a  
Conservation Area  
Proposal : T2 - 1 x Silver birch - Fell to ground level. SG1 - Laurel - Fell to ground level

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00933/FUL  
Ward : **Crystal Palace And Upper Norwood**  
Location : 49A Queen Mary Road  
Upper Norwood  
London  
SE19 3NN  
Type: Full planning permission  
Proposal : Erection of L-shaped rear dormer with roof terrace and installation of 3 rooflights in front  
roofslope.

Date Decision: 24.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00040/FUL  
Ward : **Coulsdon Town**  
Location : Development Site Adjoining St Andrew's  
Vicarage  
Julien Road  
Coulsdon  
Type: Full planning permission  
Proposal : Erection of a part two; part three storey building comprising 8 self-contained flats (3x1  
bed, 3x2 bed and 2x3 bed) including excavation of basement level for vehicular parking  
and cycle storage; hard and soft landscaping; amenity/communal and play space; refuse  
provision; boundary treatment; alterations to land levels; internal lift and formation of  
vehicular crossover along Woodmansterne Road.

Date Decision: 15.04.20

**Permission Granted**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Date Decision: 21.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00857/LBC  
Location : St James Church Rest Garden  
St James's Road  
Croydon

**Ward : Fairfield**  
Type: Listed Building Consent

Proposal : Repairs of the defective sections, building proposed pillars at an intersection and rebuilding of part of wall.

Date Decision: 15.04.20

**Listed Building Consent Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00906/FUL  
Location : Amp House  
Dingwall Road  
Croydon  
CR9 2AU

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

Proposal : Installation of timber decking to form flush terrace areas to east elevation with associated street furniture.

Date Decision: 20.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01042/CAT  
Location : Flat B  
55 Coombe Road  
Croydon  
CR0 1BR

**Ward : Fairfield**  
Type: Works to Trees in a Conservation Area

Proposal : T1: Acacia - 2m reduction. T2: Lime - 2m reduction.

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00894/HSE  
Location : The Hermitage  
21 Uplands Road  
Kenley  
CR8 5EE  
Proposal : Construction of a front porch extension, two-storey side extension and single storey rear extension and associated works.  
Date Decision: 20.04.20

**Ward : Kenley**  
Type: Householder Application

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01113/DISC  
Location : 167 - 169 Godstone Road  
Kenley  
CR8 5BL  
Proposal : Discharge of conditions 4 (various details) and 5 (landscaping) attached to planning permission 18/03406/CONR for the Erection of a three storey building comprising of 9 no. flats. Provision of vehicular access and provision of associated parking and refuse facilities.  
Date Decision: 24.04.20

**Ward : Kenley**  
Type: Discharge of Conditions

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01377/LP  
Location : 107 Old Lodge Lane  
Purley  
CR8 4DP  
Proposal : Erection of a replacement single storey rear extension.  
Date Decision: 22.04.20

**Ward : Kenley**  
Type: LDC (Proposed) Operations edged

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

Level: Delegated Business Meeting

---

Ref. No. : 20/01449/LP  
Location : Kenley Aerodrome  
Hayes Lane  
Kenley  
Proposal : Proposed part repair and replacement of existing runway and track to original quality

**Ward : Kenley**  
Type: LDC (Proposed) Operations edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Date Decision: 24.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01478/DISC **Ward : Kenley**  
Location : 51 Abbots Lane **Type: Discharge of Conditions**  
Kenley  
CR8 5JB  
Proposal : Discharge of Condition 7 (SUDS) associated with planning permission 19/00326/FUL approved for the erection of three bedroom detached dwelling with associated landscaping and parking provision

Date Decision: 23.04.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01544/DISC **Ward : Kenley**  
Location : 7 Highwood Close **Type: Discharge of Conditions**  
Kenley  
CR8 5HW  
Proposal : Discharge of Condition 5 (Archaeology) attached to PP 18/02710/OUT for the demolition of the side extension to No.7 and erection of a single storey rear extension. Formation of access road and erection of 3x two storey detached dwellings at the rear.

Date Decision: 20.04.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01640/NMA **Ward : Kenley**  
Location : 167-169 Godstone Road **Type: Non-material amendment**  
Kenley  
CR8 5BL  
Proposal : Non-material amendment (alterations to the proposed parking layout, unit mix, shared and private amenity (to flat 2) and description of development) linked to planning application 18/03406/CONR for the Erection of a three storey building comprising of 9 no. flats. Provision of vehicular access and provision of associated parking and refuse facilities.

Date Decision: 24.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05756/FUL  
Location : Tharreo House  
Salcot Crescent  
Croydon  
CR0 0JJ  
Ward : **New Addington South**  
Type: Full planning permission  
Proposal : Construction of a new single-storey block containing 2 classrooms, 1 teaching kitchen and 1 toilet.

Date Decision: 17.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00491/FUL  
Location : 52 Central Parade  
Croydon  
CR0 0JD  
Ward : **New Addington South**  
Type: Full planning permission  
Proposal : Construction of a single storey rear outbuilding (following demolition/removal of storage container); external alterations including new rear gate and provision of an enclosed refuse storage attached to the single storey rear extension.

Date Decision: 15.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01050/LP  
Location : 36 Grenville Road  
Croydon  
CR0 0NY  
Ward : **New Addington South**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Hip to gable and rear dormer roof extensions to create a loft conversion

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01096/LP  
Location : 5 Montacute Road  
Croydon  
CR0 0JF  
Ward : **New Addington South**  
Type: LDC (Proposed) Operations  
edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Proposal : Single storey rear extension

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/04480/FUL  
Location : 18 Norbury Close  
Norbury  
London  
SW16 3ND  
Proposal : Conversion from a dwelling to 2 x 2 bedroom flats and 1 studio flat. Hip to gable roof extension, rear dormer extension, ground floor rear extension, front rooflights, opening alterations and associated external alterations.

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

Date Decision: 17.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00655/FUL  
Location : 10 April Court  
107 Northwood Road  
Thornton Heath  
CR7 8HW  
Proposal : Demolition of the existing building and construction of 2no three bedroom homes with associated alterations

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

Date Decision: 21.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00659/HSE  
Location : 2 Hollies Close  
Norbury  
London  
SW16 3EF  
Proposal : Installation of 1 rooflight in front roofslope.

Ward : **Norbury Park**  
Type: Householder Application

Date Decision: 17.04.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00742/HSE  
Location : 55 The Chase  
Norbury  
London  
SW16 3AE  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Erection of first floor side extension and dormer extension in the rear roofslope;  
installation of rooflight in the front roofslope

Date Decision: 22.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00831/FUL  
Location : 21 Kensington Avenue  
Thornton Heath  
CR7 8BT  
Ward : **Norbury Park**  
Type: Full planning permission  
Proposal : Rear roof, ground and first floor extensions to convert the house into two flats

Date Decision: 15.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01009/GPDO  
Location : 3 Briar Avenue  
Norbury  
London  
SW16 3AB  
Ward : **Norbury Park**  
Type: Prior Appvl - Class A Larger House Extns  
Proposal : Erection of single storey rear extension projecting out 4.365 metres with a maximum height of 2.98 metres

Date Decision: 14.04.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/01132/GPDO  
Ward : **Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

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 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

Date Decision: 23.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/01341/TRE  
Location : 163 Gibson's Hill  
Norbury  
London  
SW16 3ES  
Ward : **Norbury Park**  
Type: Consent for works to protected  
trees

Proposal : Reduction of Weeping Willow in rear garden to previous reduction points plus 0.5m.  
(TPO no. 3, 1973)

Date Decision: 17.04.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01485/NMA  
Location : 5 Buckingham Gardens  
Thornton Heath  
CR7 8AT  
Ward : **Norbury Park**  
Type: Non-material amendment

Proposal : Non material amendment to PP 19/00529/FUL (Alterations and erection of single/two storey side/rear extensions. Conversion of dwelling to create 1 one bedroom, 1 two bedroom and 1 three bedroom flats with associated bin/cycle stores).

Date Decision: 22.04.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00864/LP  
Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : 28 Norbury Court Road  
Norbury  
London  
SW16 4HT

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of L-shaped rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 15.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00945/FUL  
Location : 136A Norbury Crescent  
Norbury  
London  
SW16 4JZ

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

Proposal : Installation of vehicle crossover.

Date Decision: 17.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01022/HSE  
Location : 31 Croindene Road  
Norbury  
London  
SW16 5RE

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

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

Date Decision: 20.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01430/NMA  
Location : 206 Norbury Crescent  
Norbury  
London  
SW16 4JY

**Ward : Norbury And Pollards Hill**  
Type: Non-material amendment

Proposal : Non material amendments to approval 19/03768/FUL for internal layout changes to the approved flats.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Date Decision: 17.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	20/01588/LP	<b>Ward :</b>	<b>Norbury And Pollards Hill</b>
Location :	48 Dunbar Avenue Norbury London SW16 4SD	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of single-storey rear extension, erection of rear dormer, installation of 3 rooflights in front roofslope and erection of outbuilding in rear garden.		

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/00638/HSE	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	5 Lacey Avenue Coulsdon CR5 1LQ	Type:	Householder Application
Proposal :	Partial demolition of the existing dwelling and erection of a single storey side and rear wrap around extension and alterations		

Date Decision: 20.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/00808/HSE	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	14 Marlpit Lane Coulsdon CR5 2HB	Type:	Householder Application
Proposal :	Single storey rear extension		

Date Decision: 22.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/00900/HSE	<b>Ward :</b>	<b>Old Coulsdon</b>
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : 21 Rydons Lane  
Coulsdon  
CR5 1SU  
Type: Householder Application  
Proposal : Proposed hip to gable loft conversion with rear dormer.

Date Decision: 24.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01191/GPDO  
Location : 74 Caterham Drive  
Coulsdon  
CR5 1JH  
Ward : Old Coulsdon  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension which projects out by 3.5 metres from the rear wall of the original house with an eaves height of 3 metres and a maximum height of 3.6 metres

Date Decision: 17.04.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00827/DISC  
Location : Zenith House  
96 Park Hill Rise  
Croydon  
Ward : Park Hill And Whitgift  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 8 and 9 of Planning Permission Ref 18/01994/FUL for Demolition of an existing house, erection of a three storey building comprising 6 two bedroom and 3 three bedroom flats: provision of driveway and associated parking to rear and provision of associated refuse and cycle storage.

Date Decision: 20.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00262/HSE  
Ward : Purley Oaks And

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

**Riddlesdown**  
Location : 42 Ingleboro Drive  
Purley  
CR8 1EE  
Type: Householder Application  
Proposal : Alterations including conversion of garage to a habitable room and erection of a single storey front and side extension.

Date Decision: 16.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00348/HSE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 6 Coombe Wood Hill  
Purley  
CR8 1JN  
Type: Householder Application  
Proposal : Enlargement of the existing single storey rear extension and existing rear raised terrace. Formation of a rear lower ground floor room and a front porch extension.

Date Decision: 24.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00722/DISC  
Ward : **Purley Oaks And Riddlesdown**  
Location : Land To The East Of Montpelier Road And  
Land And Garages South Of 75-135  
Kingsdown Avenue  
South Croydon  
CR2 6QL  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 14 (sustainable travel) attached to Planning Permission 16/06031/FUL for the demolition of existing garages and erection of 1 six storey building comprising 9 two bedroom, 1 one bedroom and 1 three bedroom flats, 1 four storey building comprising 4 two bedroom and 2 one bedroom flats and 13 three bedroom and 4 two bedroom houses. Provision of associated car parking, landscaping and associated works

Date Decision: 23.04.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 20/00815/LP  
Ward : **Purley Oaks And Riddlesdown**  
Location : 44 Mitchley Avenue  
Purley  
CR8 1DT  
Type: LDC (Proposed) Operations edged  
Proposal : Demolition of conservatory. Erection of single storey rear extension.

Date Decision: 22.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00904/HSE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 49 Montpelier Road  
Purley  
CR8 2QF  
Type: Householder Application  
Proposal : Alterations to land levels at the front of the site to accommodate a new dropped kerb and vehicular access to create off-street car parking spaces including a platform lift.

Date Decision: 17.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01356/NMA  
Ward : **Purley Oaks And Riddlesdown**  
Location : 63 Selcroft Road  
Purley  
CR8 1AL  
Type: Non-material amendment  
Proposal : Non material amendment to permission 18/00239/FUL for Demolition of the existing bungalow, erection of a two storey plus roof and basement level property, creation of nine self-contained residential units (C3) with associated car parking, bin and cycle stores, balcony terraces and landscaping

Date Decision: 16.04.20

**Approved**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Proposal : Discharge of Condition 16 (Lighting Scheme) attached to application 18/04264/FUL dated 15/02/2019 for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.'

Date Decision: 24.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00485/HSE  
Location : 47A Foxley Lane  
Purley  
CR8 3EH

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

Proposal : Installation of lift shaft, alterations to fenestration and introduction of windows and doors to front, side and rear elevation

Date Decision: 22.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00543/HSE  
Location : 10 Hereward Avenue  
Purley  
CR8 2NN

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

Proposal : Alterations, proposed rear dormer and three front dormers

Date Decision: 20.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00600/DISC  
Location : 6 - 12 Woodcote Valley Road  
Purley  
CR8 3AG

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

Proposal : Discharge of Conditions 5 (Ecology) and 6 (SUDs) attached to application 17/05209/FUL allowed at appeal (APP/L5240/W/18/3204818) dated 27/03/2019 for the 'Demolition of existing buildings: erection of two/three storey building with accommodation in roofspace comprising 26 Retirement Living apartments for older persons including communal facilities: provision of vehicular access and provision of car parking and associated landscaping.'

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Date Decision: 14.04.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00884/GPDO  
Location : 5 Godstone Road  
Purley  
CR8 2DH

**Ward : Purley And Woodcote**  
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Notification for prior approval under the GPDO 2015 from change of use under Class M from Sui Generis use (tattoo parlour ) to residential conversion to form 1 x 2 bed flat (Class C3)

Date Decision: 20.04.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00892/DISC  
Location : Land To The Side Of 129 Foxley Lane  
Purley  
CR8 3HR

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

Proposal : Discharge of Condition 2 (cycle and refuse storage) attached to planning permission 17/04305/FUL for the demolition of existing garage and workshop. Erection of 4 bedroom detached house with accommodation in roof space.

Date Decision: 22.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00918/DISC  
Location : 25B And 25C Foxley Lane  
Purley  
CR8 3EH

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

Proposal : Discharge of condition 8 (carbon dioxide) attached to planning permission 18/03154/FUL for the demolition of existing building and erection of a four storey building to provide 8 flats (Class C3), alterations to ground level, landscaping and associated works

Date Decision: 17.04.20

**Approved**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00958/CAT  
Location : 12 Silver Lane  
Purley  
CR8 3HG  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area  
Proposal : T2, T3, T4 & T5 Cherry Trees: Fell (All in-decline). T6 Horse Chestnut: Fell due to extensive stem decay. T7 Tulip: crown reduce by 3m due to significant stem decay and canker. T8 Ash: remove lowest limb overhanging garden. T9 Scotts Pine: Fell due to significant stem wounds

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00991/DISC  
Location : 57 Woodcrest Road  
Purley  
CR8 4JD  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 2 (1) visibility splays, 2 (2) security lighting, 2 (3) playspace, 6 - water usage and carbon dioxide emissions attached to application 19/06015/CONR for Variation of Condition 8 - window condition - attached to Planning Permission 18/05500/CONR for the demolition of existing building: Erection of a two storey building with accommodation in the roofspace comprising of 2x one bedroom, 3x two bedroom and 4x three bedroom flats: Formation of additional vehicular access and provision of associated parking, play space, landscaping, cycle and refuse stores.

Date Decision: 23.04.20

### **Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00662/DISC  
Location : 21 Copthorne Rise  
South Croydon  
CR2 9NN  
Ward : **Sanderstead**  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 3 (Materials and Fencing) attached to application 19/03095/HSE dated 14/08/2019 for 'Demolition of existing rear conservatory extension & garage. Erection of a single storey rear extension & a two storey side extension.'

Date Decision: 15.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00679/HSE  
Location : 118 Limpsfield Road  
South Croydon  
CR2 9EF  
Ward : **Sanderstead**  
Type: Householder Application  
Proposal : Single storey rear extension (following demolition of existing rear conservatory).  
Date Decision: 14.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00780/HSE  
Location : 98 Westfield Avenue  
South Croydon  
CR2 9JW  
Ward : **Sanderstead**  
Type: Householder Application  
Proposal : Alterations and erection of a single storey rear/side extension  
Date Decision: 14.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00828/HSE  
Location : 16 Tudor Close  
South Croydon  
CR2 9DX  
Ward : **Sanderstead**  
Type: Householder Application  
Proposal : Erection of a single storey annexe to the rear of the existing dwelling  
Date Decision: 17.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00830/LP  
Location : 16 Tudor Close  
South Croydon  
CR2 9DX  
Ward : **Sanderstead**  
Type: LDC (Proposed) Use edged  
Proposal : Use of the land for siting a mobile home for use ancillary to the main dwelling (at 16 Tudor Close)



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00866/HSE  
Location : 98 Beechwood Road  
South Croydon  
CR2 0AB  
Proposal : First floor rear extension, new side window

Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 22.04.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/00898/HSE  
Location : 64 Ewhurst Avenue  
South Croydon  
CR2 0DJ  
Proposal : Erection of a first floor side extension

Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 20.04.20

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 20/01023/DISC  
Location : 2 West Hill  
South Croydon  
CR2 0SA  
Proposal : Discharge of condition 4 (Drainage), 6 (Security lighting, playspace details), 7 (Privacy screens) and 8 (CLP) attached to planning permission 18/03158/FUL for the alterations and formation of basement accommodation to include light wells and erection of a single/two side/rear extensions. Construction of roof extension to include raising the ridgeline, formation of roof gables and installation rooflights. Conversion to form 5 x two bedroom and 2x one bedroom flats and provision of associated landscaping, refuse and cycle parking

Ward : **Sanderstead**  
Type: Discharge of Conditions

Date Decision: 24.04.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : 148 Ballards Way  
Croydon  
CR0 5RG  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 14 (SUDS), 15 (CO2 Emissions), 16 (Water Use) attached to permission 18/01936/FUL dated 13/12/2018 for 'Demolition of existing building. Erection of three/four storey building (with basement) comprising 8 flats with associated parking and landscaping.'

Date Decision: 22.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01405/LP  
Ward : **Selsdon And Addington Village**

Location : 37 Boundary Way  
Croydon  
CR0 5AU  
Type: LDC (Proposed) Operations edged

Proposal : Demolition of front porch, erection of single storey front porch and rear extension, associated balcony.

Date Decision: 22.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00497/FUL  
Ward : **South Croydon**

Location : 270 Selsdon Road  
South Croydon  
CR2 7AA  
Type: Full planning permission

Proposal : Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising of 9 units. Provision of associated parking, amenity space, refuse and cycle storage.

Date Decision: 21.04.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00585/OUT  
Ward : **South Croydon**

Location : 56 West Hill  
South Croydon  
CR2 0SA  
Type: Outline planning permission

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Proposal : Outline application for the demolition of existing dwelling and erection of 2/3 storey building comprising 9 units with associated car parking, vehicular access, amenity space, cycle and refuse stores (Access, Layout and Scale only).

Date Decision: 15.04.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 20/00691/HSE  
Location : 5 Rockhampton Road  
South Croydon  
CR2 7AQ  
Proposal : Replacement of existing side extension with a side and rear ground floor extension  
Ward : **South Croydon**  
Type: Householder Application

Date Decision: 22.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00794/DISC  
Location : 236 Selsdon Road  
South Croydon  
CR2 6PL  
Proposal : Discharge of condition 10 (Co2) attached to planning permission ref.18/01479/CONR (Demolition of existing buildings; erection of three storey building comprising 7 one bedroom and 2 two bedroom flats. formation of associated access and provision of parking at 236 Selsdon Road, South Croydon CR2 6PL.)  
Ward : **South Croydon**  
Type: Discharge of Conditions

Date Decision: 22.04.20

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 20/00875/HSE  
Location : 12 Blossom Close  
South Croydon  
CR2 7EZ  
Proposal : Single storey rear extension.  
Ward : **South Croydon**  
Type: Householder Application

Date Decision: 22.04.20

### Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00969/FUL  
 Location : 99 South End  
 Croydon  
 CR0 1BG  
 Proposal : Conversion of the existing HMO at 1st and 2nd floor level to 2no. self-contained flats (C3) comprising 1 x 1 bedroom 2 person flat and 1 x 1 studio.

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

Date Decision: 24.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00994/DISC  
 Location : Playing Field  
 Melville Avenue  
 South Croydon  
 CR2 7HY  
 Proposal : Discharge of condition 21 (Artificial Pitch Design) attached to planning permission 18/01711/FUL for 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.'

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

Date Decision: 16.04.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01244/FUL  
 Location : 51D St Augustine's Avenue  
 South Croydon  
 CR2 6JP  
 Proposal : Erection of a dormer to the front roof slope including three rooflights.

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

Date Decision: 23.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01513/LP  
**Ward : South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : 51 Kingsdown Avenue  
South Croydon  
CR2 6QJ  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a single storey side extension.

Date Decision: 22.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00319/HSE  
Location : 45 Saxon Road  
South Norwood  
London  
SE25 5EH  
Type: **Ward : Selhurst**  
Householder Application  
Proposal : Erection of two storey side extension

Date Decision: 22.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00781/FUL  
Location : 226 Whitehorse Road  
Croydon  
CR0 2LB  
Type: **Ward : Selhurst**  
Full planning permission  
Proposal : Creation of an additional residential studio (class C3) in Block A2

Date Decision: 14.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01736/LP  
Location : 113 St Saviour's Road  
Croydon  
CR0 2XF  
Type: **Ward : Selhurst**  
LDC (Proposed) Operations  
edged  
Proposal : Demolition and erection of an outbuilding, erection of a dormer extension in the rear roof slope and roof lights in the front roof slope

Date Decision: 24.04.20

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

Level: Delegated Business Meeting

Ref. No. : 20/00934/HSE  
Location : 16 Valley Walk  
Croydon  
CR0 8SR

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

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

Date Decision: 17.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00966/HSE  
Location : 36 Coleridge Road  
Croydon  
CR0 7BQ

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

Proposal : Erection of single storey front/side/rear extension

Date Decision: 22.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00967/LP  
Location : 36 Coleridge Road  
Croydon  
CR0 7BQ

**Ward : Shirley North**  
Type: LDC (Proposed) Operations  
edged

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

Date Decision: 22.04.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/01209/GPDO  
Location : 87 The Glade  
Croydon  
CR0 7QN

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

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 3 metres and a maximum height of 3.5 metres

Date Decision: 23.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01494/LP  
Location : 19 Glenthorne Avenue  
Croydon  
CR0 7ET  
Proposal : Demolition of existing rear extension and erection of single-storey rear extension.  
Ward : Shirley North  
Type: LDC (Proposed) Operations edged

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00767/LP  
Location : 5 Sandy Way  
Croydon  
CR0 8QT  
Proposal : Hip to gable extension, rear dormer extension, new front rooflights  
Ward : Shirley South  
Type: LDC (Proposed) Operations edged

Date Decision: 22.04.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00879/GPDO  
Location : 578 Wickham Road  
Croydon  
CR0 8DN  
Proposal : Notification for prior approval for change of use from A1 use (Retail) to A3 use (Restaurants and Cafe).  
Ward : Shirley South  
Type: Prior Appvl - Class M A1/A2 to dwelling

Date Decision: 20.04.20

**(Approval) refused**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Level: Delegated Business Meeting

---

Ref. No. : 19/05079/FUL **Ward : South Norwood**  
Location : Flat B **Type: Full planning permission**  
4 South Norwood Hill  
South Norwood  
London  
SE25 6AB

Proposal : Erection of a dormer extension in the rear roof slope

Date Decision: 20.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00482/FUL **Ward : South Norwood**  
Location : Land R/o 12 Lancaster Road **Type: Full planning permission**  
South Norwood  
London  
SE25 4AQ

Proposal : Erection of a 3 bedroom house at the rear of 12 Lancaster Road with associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 17.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00081/DISC **Ward : Thornton Heath**  
Location : 5 - 7 Heath Road **Type: Discharge of Conditions**  
Thornton Heath  
CR7 8NF

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Proposal : Discharge of Condition 5 (CO2 emissions reduction) and Condition 8 (Contaminated Land) attached to permission 18/00866/CONR for 'Demolition of the existing buildings and the erection of a three storey building comprising of retail (A1) at ground floor and 4 two bedroom flats on upper floors and the erection of 1 two bedroom house and 4 three bedroom houses including the provision of a communal parking and landscaped amenity/play area. (without compliance with condition 1- built in accordance with approved plans - attached to planning permission 17/03198/CONR).'

Date Decision: 24.04.20

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 20/00176/HSE  
Location : 19 Camden Gardens  
Thornton Heath  
CR7 8AZ  
Proposal : Erection of two storey rear extension.

Ward : Thornton Heath  
Type: Householder Application

Date Decision: 20.04.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/00636/HSE  
Location : 71 Norbury Avenue  
Thornton Heath  
CR7 8AL  
Proposal : Erection of two storey side extension

Ward : Thornton Heath  
Type: Householder Application

Date Decision: 23.04.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/00774/HSE  
Location : 76 Livingstone Road  
Thornton Heath  
CR7 8JT  
Proposal : Erection of single storey side/rear extension

Ward : Thornton Heath  
Type: Householder Application

Date Decision: 20.04.20

### Permission Granted

Level: Delegated Business Meeting

---

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Ref. No. : 20/00853/GPDO  
Location : Launderette  
96 Beulah Road  
Thornton Heath  
CR7 8JF

**Ward :** Thornton Heath  
**Type:** Prior Appvl - Class M A1/A2 to dwelling

Proposal : Use of rear of existing launderette (Sui Generis) as a residential unit within Use Class C3

Date Decision: 17.04.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00903/HSE  
Location : First Floor Flat  
11 Beulah Crescent  
Thornton Heath  
CR7 8JL

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

Proposal : Erection of dormer extension in rear roof slope and installation of rooflights in front and rear roof slopes

Date Decision: 17.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00911/FUL  
Location : 64 Northwood Road  
Thornton Heath  
CR7 8HQ

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

Proposal : Erection of a two storey infill dwelling between nos. 64 and 66 Northwood Road with associated external alterations

Date Decision: 21.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01001/GPDO  
Location : Launderette  
96 Beulah Road  
Thornton Heath  
CR7 8JF

**Ward :** Thornton Heath  
**Type:** Prior Appvl - Class M A1/A2 to dwelling

Proposal : Use of ancillary storage building at rear as a studio unit within Use Class C3

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Date Decision: 17.04.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01002/GPDO  
Location : 71 Norbury Avenue  
Thornton Heath  
CR7 8AL

**Ward : Thornton Heath**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 16.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01274/LE  
Location : 50 Hunter Road  
Thornton Heath  
CR7 8QG

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

Proposal : Use of building as two self-contained flats.

Date Decision: 16.04.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00724/GPDO  
Location : 13 Waddon Court Road  
Croydon  
CR0 4AN

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

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 2.89 metres

Date Decision: 17.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00773/LP

**Ward : Waddon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : 17 Waddon Court Road  
Croydon  
CR0 4AN  
Type: LDC (Proposed) Operations  
edged  
Proposal : Alterations, erection of hip-to-gable roof extension and rear dormer.

Date Decision: 15.04.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00908/HSE  
Location : 93 Waddon Road  
Croydon  
CR0 4JH  
Type: **Ward : Waddon**  
Householder Application  
Proposal : Replacement of existing outbuilding with a new outbuilding.

Date Decision: 22.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00968/CONR  
Location : Kings Gym  
Units D2 And D4  
Queensway  
Croydon  
CR0 4BD  
Type: **Ward : Waddon**  
Removal of Condition  
Proposal : Variation of condition 6 (limited period) in respect to application reference 17/00893/FUL dated 01/09/2017 granted for continued use of units D2 and D4 as fitness studio (Class D2).

Date Decision: 24.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01179/DISC  
Location : 13 Imperial Way  
Croydon  
CR0 4RR  
Type: **Ward : Waddon**  
Discharge of Conditions  
Proposal : Discharge of Conditions 2, 3 and 5 attached to Prior Approval Ref 18/00613/GPDO for Conversion of part of the ground/mezzanine floor to form 5 one bedroom and 20 studio flats.

Date Decision: 17.04.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01360/NMA **Ward : Waddon**  
Location : Trident House **Type: Non-material amendment**  
1 Pegasus Road  
Croydon  
CR0 4RN

Proposal : Amendment to planning permission 19/04710/FUL to alter the size of the sprinkler tank and parking arrangement

Date Decision: 15.04.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/04133/DISC **Ward : Woodside**  
Location : Argyll Court, 130 -132 Birchanger Road **Type: Discharge of Conditions**  
South Norwood  
London  
SE25 5DF

Proposal : Discharge of condition 3 (boundary and landscaping) of planning permission of 18/02681/CONR

Date Decision: 17.04.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/00576/HSE **Ward : Woodside**  
Location : 135 Birchanger Road **Type: Householder Application**  
South Norwood  
London  
SE25 5BH

Proposal : Alterations to the porch and garage into a habitable room, erection of first floor side, front and rear extension and single storey rear/side extension.

Date Decision: 16.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00786/FUL **Ward : Woodside**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Location : 44B Portland Road  
South Norwood  
London  
SE25 4PQ

Type: Full planning permission

Proposal : External and internal alterations to improve accessibility and fire safety of the existing Socco Cheta community building including refurbishment of the street frontage, new external wheelchair-accessible ramp, demolition of redundant outbuildings. new garden canopy to provide weather protection to the access route, new WC and baby change facilities, new double-glazed windows and doors, upgrades to fire escape routes, new fire escape door and external route, revised roof profile and wall alignment associated with changes to wheelchair and fire escape routes, new roof canopy to protect existing storage area from weather, refurbished community kitchen with new extractor, removal and pollarding of self-seeded trees.

Date Decision: 14.04.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/00920/FUL  
Location : 48 Enmore Road  
South Norwood  
London  
SE25 5NG

Ward : **Woodside**  
Type: Full planning permission

Proposal : Regularisation of window arrangement from previously approved at 1st floor and ground floor level with 1 new ground floor level window.

Date Decision: 21.04.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/01240/DISC  
Location : 19 - 23 Clifford Road  
South Norwood  
London  
SE25 5JJ

Ward : **Woodside**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 13 - Contaminated Land - attached to Planning Permission 17/06263/FUL for alterations, Partial-demolition of buildings, alterations to existing buildings including roof and lower ground floor, erection of three storey side extension, formation of 13 one bedroom and 2 studio flats at lower ground, ground, first and second floors, formation of B1 (c) light industrial unit at ground floor, provision of associated cycle storage and bin storage, provision of associated amenity space.

Date Decision: 17.04.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/01302/DISC **Ward : Woodside**  
Location : 113-121 Portland Road **Type: Discharge of Conditions**  
South Norwood  
London  
SE25 4UN

Proposal : Discharge of Condition 10 - Contaminated Land - attached to planning permission 18/06013/CONR Variation of Conditions 3, 9, 11 and 13 attached to Planning Permission 16/05299/FUL for Alterations, Alterations to shopfront. erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats, part demolition to rear, provision of associated parking, provision of associated refuse and cycle storage.

Date Decision: 17.04.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05141/FUL **Ward : West Thornton**  
Location : Wyndhams Court **Type: Full planning permission**  
1 Mayday Road  
Thornton Heath  
CR7 7HP

Proposal : Construction of additional storey to existing roof to provide 2 additional flats.

Date Decision: 21.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05726/DISC **Ward : West Thornton**  
Location : 280-288 Thornton Road **Type: Discharge of Conditions**  
Croydon  
CR0 3EU

Proposal : Details pursuant to condition 4 (External materials) for planning permission ref. 18/03278/FUL for Demolition of existing buildings and erection of a part 3, part 4 storey building comprising 24 self-contained residential units, ancillary on-site car and cycle parking, refuse and recycling and landscaping.

Date Decision: 16.04.20

**Approved**

Level: Delegated Business Meeting



Ref. No. : 19/05852/CONR **Ward :** West Thornton  
 Location : 3 Dunheved Road South **Type:** Removal of Condition  
 Thornton Heath  
 CR7 6AD  
 Proposal : Variation of condition 1 (drawing numbers) of permission 19/01764/FUL -Conversion of a single dwelling to 1 x 3 bedroom flat, 1 x 1 bedroom flat and 3 x studio flats; alterations, demolition and erection of a single storey side and rear extension, hip to gable roof extensions, dormer extensions and associated refuse and cycle storage  
 Date Decision: 17.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00812/FUL **Ward :** West Thornton  
 Location : 9 Marden Crescent **Type:** Full planning permission  
 Croydon  
 CR0 3ES  
 Proposal : Demolition of garage and erection of a 1 bedroom single storey dwelling with basement with associated landscaping, cycle storage and refuse storage  
 Date Decision: 15.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/01003/GPDO **Ward :** West Thornton  
 Location : 30 Goldwell Road **Type:** Prior Appvl - Class A Larger  
 Thornton Heath **House Extns**  
 CR7 6HS  
 Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and an overall maximum height of 3 metres  
 Date Decision: 16.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01089/GPDO **Ward :** West Thornton  
 Location : 36 Fairlands Avenue **Type:** Prior Appvl - Class A Larger  
 Thornton Heath **House Extns**  
 CR7 6HA

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th April 2020

Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.4 metres

Date Decision: 15.04.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01636/LP

**Ward : West Thornton**

Location : 4 Limpsfield Avenue  
Thornton Heath  
CR7 6BE

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable, erection of rear dormer, installation of 2 rooflights in front roofslope and installation of 1 window in side elevation.

Date Decision: 17.04.20

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

Level: Delegated Business Meeting

## Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held on Thursday, 12 March 2020 at 6.00pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Muhammad Ali (Chair);  
Councillor Paul Scott (Vice-Chair);  
Councillors Jason Perry, Gareth Streeter and Bernadette Khan

**Also Present:** Councillor Alison Butler

### PART A

A18/20 **Apologies for Absence**

There were none.

A19/20 **Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held Thursday, 27 February 2020 be signed as a correct record.

A20/20 **Disclosure of Interest**

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

A21/20 **Urgent Business (if any)**

There was none.

A22/20 **Planning applications for decision**

The Chair reminded Members that motions would be heard as follows: the 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.

..... A23/20 **20/00067/FUL 7 Brook Road, Thornton Heath, CR7 7RD**

Change of use from 6 person house in multiple occupation (C4) to an 8 person house in multiple occupation (sui generis) with refuse and cycle storage.

Ward: Bensham Manor

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

Mr Roland Symonds, the applicant, spoke in support of the application.

Referring Ward Member Councillor Alison Butler 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 Paul Scott. This was seconded by Councillor Muhammad Ali.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 7 Brook Road, Thornton Heath, CR7 7RD, subject to a legal agreement to prevent the occupiers from obtaining parking permits and the conditions contained in the report.

The meeting ended at 6.27pm

**Signed:**

**Date:** .....

## PLANNING SUB-COMMITTEE AGENDA

### PART 5: 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 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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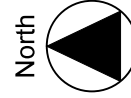
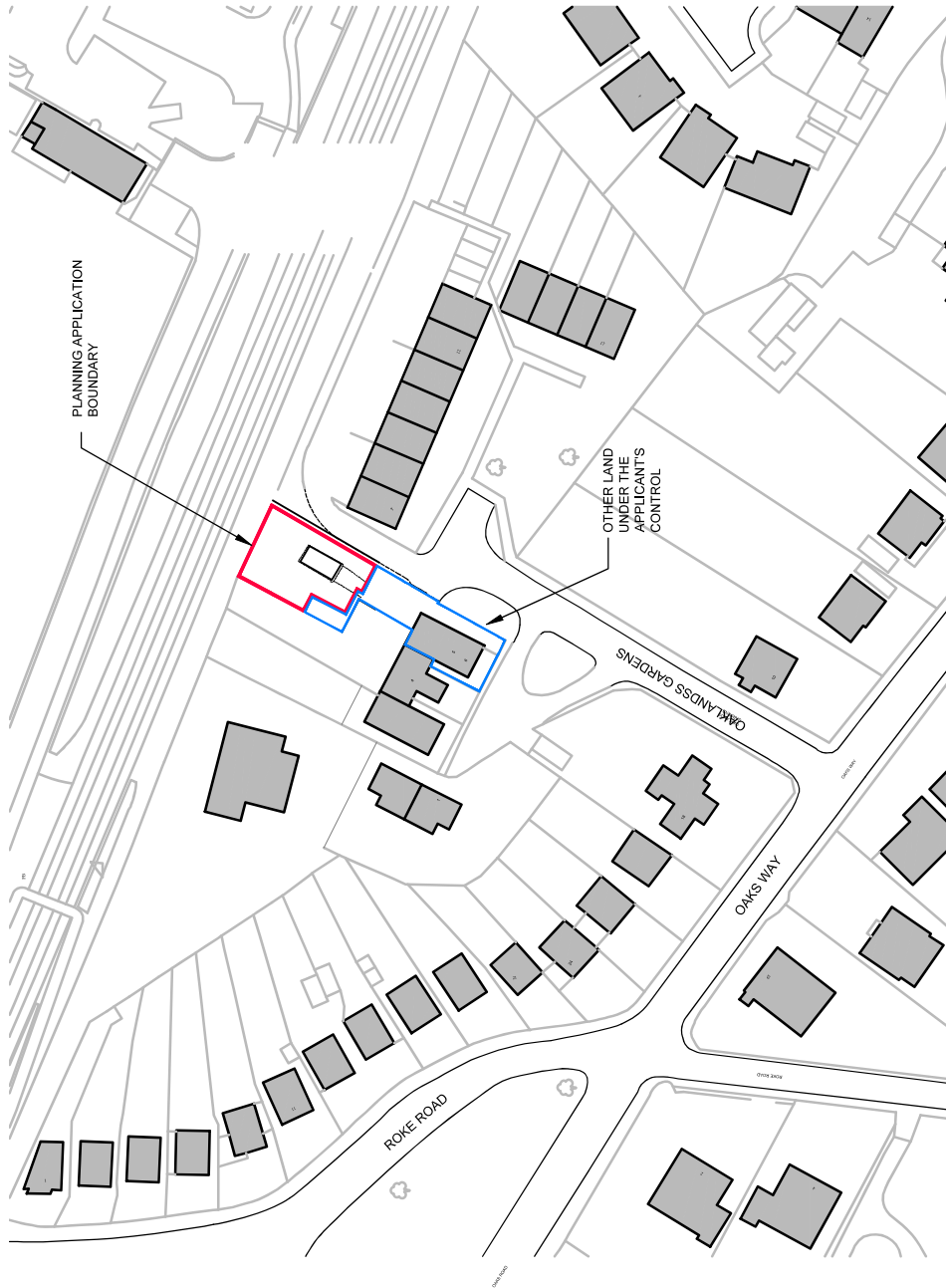
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LIST OF INFORMANTS :  
ORDNANCE SURVEY  
MACDONALD DESIGN LTD

REVISIONS	DATE	DRN	REV
ADDED BUILDINGS 1 - 17 ROKE ROAD & 2 - 3 OAKLANDS GARDENS	10.10.18	AK	A
BOUNDARY AMENDED	10.01.19	ARR	B
BOUNDARY AMENDED	12.07.19	ARR	C
BOUNDARY AMENDED	19.12.19	ARR	D



**MountfordPigott**  
Architectural | Interdisciplinary | Design

LOCATION PLAN  
AS EXISTING  
2081-X01-D

1:1250 @ A4  
DRAWN BY: AK

## OAKLANDS GARDENS

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**1 SUMMARY OF APPLICATION DETAILS**

Ref: 19/01810/FUL  
 Location: Land R/O 5-6 Oaklands Gardens, Kenley, CR8 5DS  
 Ward: Kenley  
 Description: Alterations to land levels, erection of detached two storey 3 bedroom house with decking, associated bin and cycle stores  
 Drawing Nos: Design and Access Statement (subject to amendments), Addendum Design and Access Statement (2081-PGB-02B), Tree Survey Arboricultural Implications Assessment, Tree Plan drawing no: 3003, Parking Survey dated 28 August 2019, Preliminary Ecological Appraisal, 3003, 2081-X01-E, 2081-X02-B, 2081-P01-E, 2081-P02-C, 2081-P03-B, 2081-P04-A, 2081-P05-A, 2081-P06-A, 2081-P07, 2081-P09-A  
 Applicant: Mr Carlo Navato  
 Case Officer: Hayley Crabb

	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
<b>Proposed House</b>				1	

The unit is proposed for private sale

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
0	Up to 3 spaces

- 1.1 This application is being reported to Planning Sub Committee as objections above the threshold have been received.

**2 RECOMMENDATION**

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

**Conditions**

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2) Materials to be submitted with samples
- 3) Remove permitted development

- 4) No additional windows in the elevation fronting the host building and garden area of neighbouring property/obscure glazed first floors (west elevation to landing and bathroom and east elevation – secondary window to master bedroom)
- 5) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments and planting as boundary screening and SUDs techniques
- 6) Flood risk mitigation measures/water butt
- 7) Prior to first occupation, bin store, cycle store details to be submitted and approved by the LPA
- 8) Tree protection condition
- 9) The roof area of the house shall not be used as a roof terrace
- 10) Details of the sub-division of the plot/use of amenity space for existing occupiers
- 11) Ecology conditions – in accordance with ecological mitigation measures
- 12) 1.7m high solid screen to the decking area
- 13) Construction Logistics Plan
- 14) 19% reduction in carbon emissions
- 15) Water usage restricted to 110 litres per person per day
- 16) Commencement of development within three years of consent being granted
- 17) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) CIL liability
- 2) Code of Practice for Construction Sites
- 3) Network Rail
- 4) Protected species
- 5) Applicant's attention re: ownership/access rights to private road. This permission does not give access rights. Applicant should check these matters prior to construction
- 6) Highways
- 7) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

3.1 The proposal comprises the following:

- Erection of two storey 3 bedroom house
- 3 bedroom (5 persons)
- Private amenity space would be provided adjacent to the railway line
- Cycle store would be provided at front for up to 3 bicycles
- Bin store at front

### **Site and Surroundings**

3.2 The site is located to the rear of 5-6 Oaklands Gardens which lies on the northern end of the cul-de-sac adjacent to a row of terrace properties. No. 5 Oaklands Gardens is a ground floor flat and no. 6 Oakland Gardens is a first floor flat. There is a private access road adjacent to the proposed house.

- 3.3 The surrounding area is residential in character and comprises of a mix of detached/semi-detached/terrace properties of varying size, age and style set at differing land levels.
- 3.4 Tree Preservation Order (TPO:7:2001) protects a number of trees on site.
- 3.5 The site is within an area identified as a Surface Water Flood Risk Area.
- 3.6 The site has a PTAL 2 – low accessibility to public transport links. Parking has been omitted from the proposal.
- 3.7 The rear boundary adjoins a railway line.



### Planning History

- 3.8 Planning permission was refused back in December 2014 for the erection of two storey two bedroom house at rear and provision of associated parking (LBC Ref 14/03667/P) for the following reasons:
  1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene and would thereby conflict with Policy SP4.1 of Croydon Local Plan; Strategic Policies, Policies UD2, UD3, H2 and H5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Policies 7.4 and 7.6 of the London Plan 2011.
  2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting visual intrusion and loss of privacy and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Supplementary Planning Document No 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (with 2013 alterations).
  3. The development would result in sub-standard accommodation by reason of inadequate private amenity space and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 and Policy 3.5B&C of the London Plan 2011 (with 2013 alterations).

4. The proposed development would provide substandard parking provision which would be difficult to access by users and would thereby conflict with Policy UD13 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, Policies 6.12 and 6.13 of the London Plan 2011.
5. The trees on this site are subject to TPO No. 7, 2001, confirmed on 27 July 2001. The siting of the proposed building(s) is likely to compromise the retention of a number of visually important, preserved trees. The potential loss of these trees would be detrimental to the character of the area and the proposal is, therefore, contrary to Policy NC4 of the Croydon Replacement Unitary Development Plan (the Croydon Plan) 2006 Saved Policies and Policy 3D.15 of the London Plan (as Consolidated 2008), Policies 7.4 and Policy 7.21B of the London Plan.

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

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- Sufficient on street parking is available in the area;
- Sustainability aspects of the development can be controlled by condition.

#### **5 CONSULTATION RESPONSE**

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

##### Network Rail

- 5.2 Network Rail is a statutory consultee and have been consulted. They have raised no objection subject to standard engagement requirements associated with construction activity in close proximity to railway infrastructure. (OFFICER COMMENT). The proposed building would be sited well away from Network Rail land – although on-going engagement between Network Rail and the applicant would need to continue.

#### **LOCAL REPRESENTATION**

- 6.1 The application has been publicised by 21 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 37      Objecting: 37 and a signed petition with 10 signatures. Neighbours and interested parties were then re-consulted. Further representations have been received together with a signed petition with 11 signatures. Additional representations have also been received in respect of the amended drawings received in January 2020.

- 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
Over-development/density/cramped form of development/overcrowding	Addressed in Section 8.5 of this report
Not in keeping with the area/design not in keeping with the area/overbearing/visually intrusive/obtrusive by design	Addressed in Section 8.9-8.10 of this report
Use of existing amenity space/Loss of light/Loss of privacy/overlooking /use of the roof	Addressed in Section 8.11-8.15 of this report
Noise/light pollution/disturbance/ impact on neighbour amenity	Addressed in Section 8.16 of this report
Substandard accommodation	Addressed in Section 8.18 of this report
Lack of amenity space/amenity space for host building	Addressed in Section 8.19-8.20 of this report
Access for proposed house onto private right of way	Addressed in Section 8.21 of this report
Lack of parking/insufficient space in surrounding roads/private access road/parking report/other proposals	Addressed in Section 8.23-8.27 of this report
Impact on trees	Addressed in Section 8.28 of this report
Impact on drainage/sewer system etc	Addressed in Section 8.29 of this report
Impact on wildlife/protected species	Addressed in Section 8.30 of this report
In-accurate site plan/ownership/deeds/right of way/access rights to house	A revised site plan has been submitted. Ownership/deeds are not planning considerations. However it is recommended for an informative to be placed on the decision that the permission does not give ownership rights and for the applicant to check prior to construction. Addressed in Section 8.20. Ownership matters are between third parties.
Emergency vehicles/construction/delivery of materials	A condition can be imposed for a Construction Logistics Plan to be submitted and approved prior to commencement of development and place an informative bringing the applicants attentions to the Council's code of construction which should be adhered to.

Previous refusal	Each application is judged on its own individual merits
Use of 2006 policies	These policies have now been replaced by the adoption of the Croydon Local Plan 2018 and other planning policies and therefore the scheme is considered in line with current adopted policies.
Inaccuracies in the Design and Access Statement/"use of Oaklands Gardens /right of way"/security gate/should submit a new planning application.	A site visit has been undertaken and therefore a judgement has been made with regard to the impact of the development on the character of the area and the siting of the development in relation to the access road. At the time of the officers site visit security gates had not been installed. Officers are satisfied an acceptable level of information has been provided for consideration. The agent wanted to continue engaging with the council and therefore amended drawings were submitted for consideration as opposed to submitting a new planning application.
Planning scheme locally 19/05920/FUL	Each application is judged on its own individual merits

## 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. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) 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;
  - Delivery of housing
  - Promoting social, recreational and cultural facilities and services the community needs
  - Requiring good design.
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:



#### 7.4 Consolidated London Plan 2015

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

#### 7.5 Croydon Local Plan (adopted February 2018)

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

#### 7.6 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015

- National Planning Practice Guidance
- Suburban Design Guide SPG (2019)

## 8 MATERIAL PLANNING CONSIDERATIONS

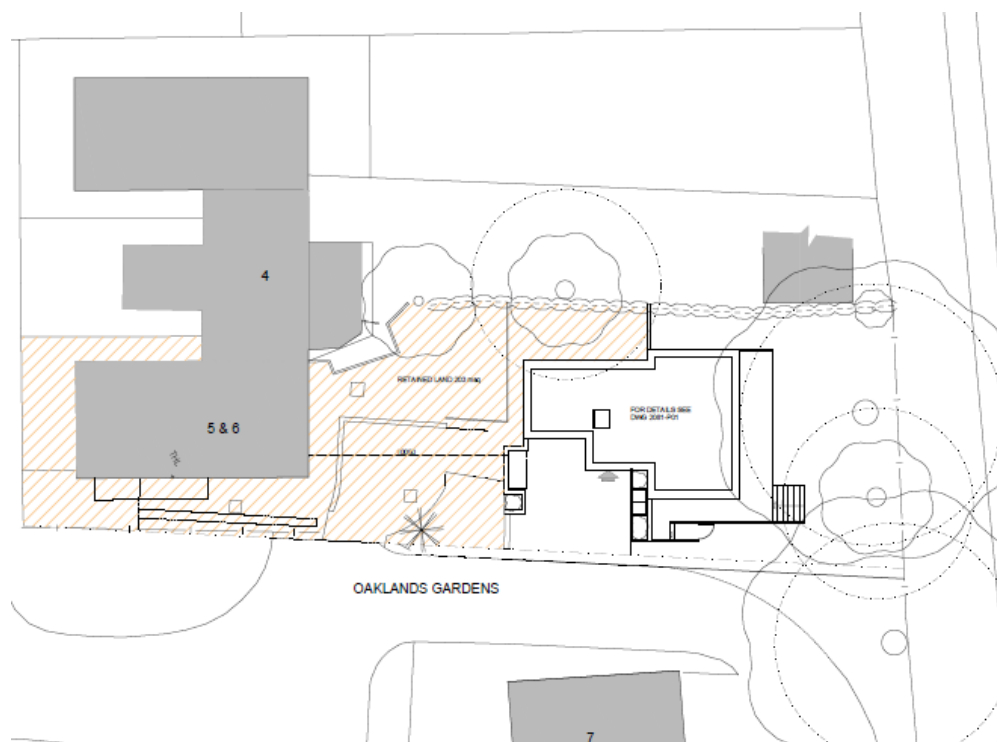
8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Townscape and visual impact
3. Residential amenity of adjoining occupiers
4. Residential amenity of future occupiers
5. Highways and transport
6. Trees and environment
7. Environment and sustainability

### 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 larger properties in the Capital, helping to address overcrowding and affordability issues.

8.3 The application proposes to infill the plot with the erection of a detached 3 bedroom house. The proposal would therefore provide an additional dwelling within an established residential area, which the Council is seeking to promote. It is considered this is acceptable in principle subject to the demonstration that the development deals adequately with other policy issues relevant to the proposal and any other material planning considerations.



- 8.4 Policy DM10 supports back-land development, subject to the impact on the character of an area and the amenities of adjoining properties. Policy DM10.4 (e) states in the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden. The area hatched above shows 203m<sup>2</sup> of amenity space would be retained for the host building which is in use as two flats and the proposed house would be set more than 10m from the rear of the host building. The agent sent email dated 10<sup>th</sup> March 2020 stating “the freehold to both apartments is retained by the applicant with a lease to use part of the external amenity space granted to No 5 Oaklands Gardens (the ground floor flat). No. 5 Oaklands Gardens enjoys rights to the western part of the front garden and also a small rear garden. No 6 Oaklands Gardens enjoys rights over the eastern part of the site to the front and rear of the property”. The agent has also advised “the northern part of the site (the application site) is unenclosed along its eastern boundary and is consequently unsecure, semi-public and cannot be enjoyed as private amenity space. Over the years this area has been routinely fly-tipped and the shed located in this part of the site cannot be relied upon for secure storage. The southern or “front” part of the site actually enjoys a greater degree of enclosure and privacy and is planted and maintained as garden space as well as the access to the ground floor flat. The utilised external area only extends to the space demised to the ground floor flat and the eastern part of the site only extending as far as the area of hard-standing behind the property. This arrangement is slightly unusual and subverts the conventional arrangement of public space to the front of a property and private secure space to the rear. Consequently, the applicant considers that it is entirely reasonable to include the area to the south or front of the property as part of the amenity space calculation and to consider the two flats as both forming part of the “host property” and the retained area in aggregate.” This is considered acceptable.
- 8.5 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 2 and as such, the London Plan indicates that the density levels ranges of 150–250 hr/ha habitable rooms per hectare (hr/ha); the proposal would command a residential density of roughly 154hr/ha which is considered acceptable – with the scheme adopting a thorough design-led approach to determine an appropriate density of development. The London Plan is currently being revised and the density matrix is due to be deleted from the Plan.

### **Townscape and Visual Impact**

- 8.6 Policy DM10.1 and DM40 sets out that developments should respect the local character and distinctiveness.
- 8.7 The proposed building would be located to the rear of number 5 and 6 Oaklands Gardens which lies on the northern end of the cul-de-sac adjacent to a row of terrace properties accessed via a private access road immediately adjacent to the site.
- 8.8 It is proposed to erect a two storey detached house which would be contemporary in style – with a subordinated flat roof appearance, set within the sloping topography.



PERSPECTIVE VIEW 01



PERSPECTIVE VIEW 02



8.9 The proposed building would be set back from the frontage, adjacent to the railway line. Representations have been received regarding the proposed development would

not be in keeping with the area/overbearing/visually intrusive/obtrusive by design. The surrounding area is residential in character and comprises of a mix of detached/semi-detached/terrace properties varying in size, age and style.

- 8.10 It is proposed to use a simple palette of materials comprising brickwork and timber panelling. The Design and Access Statement states the brickwork would match the host building and whilst the proposal would be unashamedly contemporary in style and form (with a flat roof), given its overall subservience and its response to sloping topography (with its back-land situation) officers are satisfied with the scale, massing and overall appearance of the proposed house. It is considered the proposed development would not have a significant effect on the visual amenity of the street-scene and would maintain and respect the character of the area. In order to ensure a high quality development is provided, it is recommended for a condition to be imposed for external facing materials/samples be submitted to ensure these would be acceptable.



*The proposed development would be located to the left of the left image and the second photograph (right) provides details of the wider street-scene*

### **Residential Amenities of Adjoining Occupiers**

- 8.11 The area is residential in character and policy DM10 protects the first 10 metres of private amenity space from direct overlooking. The proposed house would be situated more than 10m from the rear wall of the host building – with no windows in the side elevation of the proposed house, facing the host building in order to minimise overlooking to the garden area.
- 8.12 Representations received regarding the use of the existing amenity space, which includes land which wraps around the proposed house. The agent sent email dated 10<sup>th</sup> March 2020 clarifying existing and proposed arrangements. The agent advised “the freehold to both apartments is retained by the applicant with a lease to use part of the external amenity space granted to No 5 Oaklands Gardens (the ground floor flat). No. 5 Oaklands Gardens enjoys rights to the western part of the front garden and also a small rear garden. No 6 Oaklands Gardens enjoys rights over the eastern part of the site to the front and rear of the property”. The agent has also advised “the northern part of the site (the application site) is unenclosed along its eastern boundary and is consequently unsecure, semi-public and cannot be enjoyed as private amenity space. Over the years this area has been routinely fly-tipped and the shed located in this part of the site cannot be relied upon for secure storage. The southern or “front”

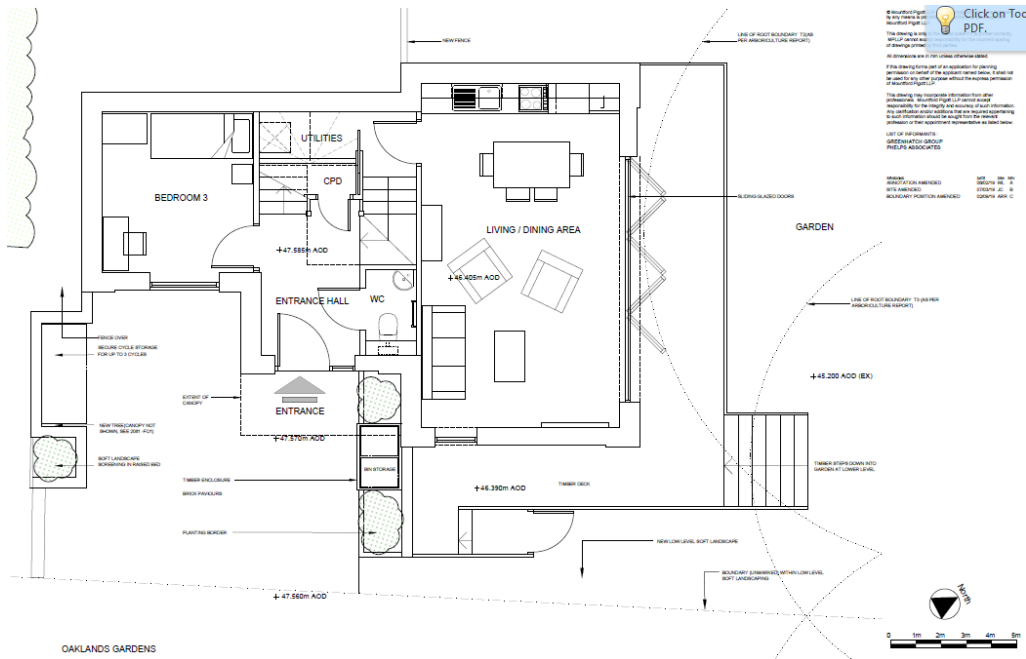
part of the site actually enjoys a greater degree of enclosure and privacy and is planted and maintained as garden space as well as the access to the ground floor flat. The utilised external area only extends to the space demised to the ground floor flat and the eastern part of the site only extending as far as the area of hard-standing behind the property. This arrangement is slightly unusual and subverts the conventional arrangement of public space to the front of a property and private secure space to the rear. Consequently, the applicant considers that it is entirely reasonable to include the area to the south or front of the property as part of the amenity space calculation and to consider the two flats as both forming part of the “host property” and the retained area in aggregate.”

- 8.13 The agent advised “drawing 2081-P09-A clearly illustrates the retained area for the “host property”. The external area demised to the ground floor flat will remain exactly as existing in the event that the proposal is consented and constructed and the occupants will continue to enjoy rights and amenity as they do currently. The area of external space demised to the first floor flat will be reduced however (i) the area was never used as a private secure garden space so there is no loss of quality garden space (ii) the implementation of the consent will result in a greater degree of enclosure for the first floor flat’s garden thereby enabling an improvement on the quality and usability of the space and (iii) it is the intention of the applicant / freeholder to retain both properties thereby enabling high quality landscaping to be implemented on both sites to the benefit of all occupants. Details of how the use of this land would be subdivided and used by the host building can be secured by condition. Concern has also been raised regarding the use of the roof. It is recommended to impose a condition on the decision that the roof area of the house cannot be used as a terrace/for recreational purposes.
- 8.14 Many representations have been received raising concerns over loss of light/loss of privacy/overlooking. A condition would be imposed regarding boundary screening adjacent to the host building to ensure adequate screening is provided as part of a landscaping condition. No windows are proposed in the south-western elevation facing the host building and obscure glazed windows would be provided in the north-western elevation serving a bathroom and stairwell which would be conditioned obscure glazing. The proposed bedrooms would have front facing windows with one of the bedrooms having a front and side facing window (with the side window facing onto the railway line). The proposed amenity space would be located adjacent to the railway line in order to minimise overlooking to neighbouring gardens.
- 8.15 7 Oaklands Gardens is opposite the private access road and the proposed house would project beyond the rear building line of this neighbouring property. The proposed walkway leading to the front door of the proposed house would be approximately 7.5m from this neighbouring property with the proposed building mass being 8.6 metres to the side. Whilst there are no windows within the side elevation to 7 Oaklands Gardens, a planning condition is recommended requiring a 1.7m high solid screen to the south-eastern side of the raised decking/walkway adjacent to the front boundary in order to minimise any overlooking into the rear garden of this neighbouring property. .
- 8.16 Following consideration of all the various amenity impacts (including noise/light pollution/general disturbance) officers are satisfied that the proposed development would not have a significant effect on the amenities of neighbouring properties.

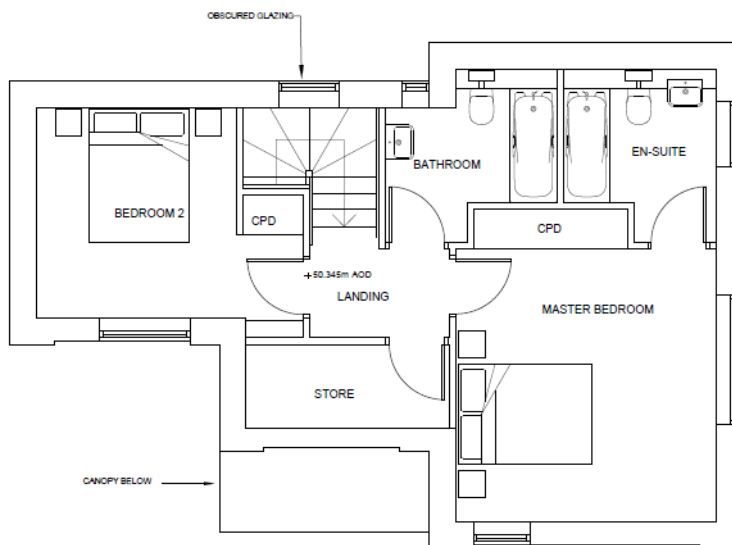
#### **Residential Amenity of Future Occupiers (Overall Residential Quality)**



8.17 The proposed dwelling should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS), and the London Plan Housing SPG, particularly with regard to minimum floor space standards (including minimum sizes and widths for rooms/storage).



*Proposed ground floor plan*



*Proposed first floor plan*

8.18 The standards require a 3 bedroom (5 persons) unit over 2 floors to have a minimum internal floor area of 93 m<sup>2</sup> with 2.5m built in storage. The dwelling would meet the Technical standards and provide a good standard of accommodation in terms of layout and daylight.

- 8.19 As regards external amenity space, the London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm for each additional unit. A raised decking area would be provided with steps down to the lower land level due to the topography of the site, which is considered acceptable. Overall, the scheme would provide a good standard of private amenity space.
- 8.20 The amenity space for the host building would wrap around the building. No windows are proposed facing the host building and two windows in the north-western elevation which would be conditioned obscure glazing. It is considered the siting of the amenity space for the host building would not have a significant effect on future occupiers of the proposed house as to warrant a refusal.
- 8.21 Representations received regarding ownership/access rights/deeds/how the property would be accessed, given the proposed house would be situated adjacent to a private access road. A revised site plan has been submitted showing a revised site boundary also the agent has sent an email dated 10<sup>th</sup> March 2020 stating “the current proposals have no off-street parking provision therefore the matter of access relates solely to pedestrian access to the site as illustrated in the planning application drawings. The client has consulted his solicitors who have confirmed that there is ~~a~~ an unfettered right of access from Oaklands Gardens into the application site in the location shown on the application drawings. The matter of this access not being available is not a legal possibility”. Representations state a security gate has now been installed. Ownership issues/access rights/deeds are matters between third parties and are not planning considerations. Any grant of planning permission does not give a person the legal right to use land outside of their control. It is recommended for an informative to be attached informing the applicant that the permission does not give ownership rights and for the applicant to check the siting of the proposed house in relation to the boundaries and any rights of access/ownership issues addressed and approved prior to construction.
- 8.22 Cycle and refuse storage is shown to the front of the proposed dwelling – with detailed design to be finalised through discharge of conditions.

### **Highways and Parking**

- 8.23 The site has a PTAL rating of 2 which means very poor accessibility to public transport links. That said, Kenley Train Station is located approximately 300 metres from the application site and has links to London Bridge, Croydon and Caterham. The nearest bus stops (Route 434) are at Oaks Way and Oaks Road (less than 50 metres from the application site). Bus stops for Route 407 can be found approximately 300 metres away from the site. These routes link the site to Caterham, Whyteleafe, Kenley, Coulsdon, Purley, Croydon, Waddon, Wallington, Carshalton and Sutton.
- 8.24 Representations received have raised the issues of insufficient parking/insufficient space in surrounding roads/private access road/a revised parking survey should be submitted. To the front of the site is a private access road and concerns have been raised regarding the use of this access road. The applicant has now chosen to omit parking from the proposal. The Suburban Design Guide SPD indicates that the borough will encourage lower parking provision than the maximum car parking standards set in both the current and draft New London Plan. However it further advises that in areas of very low transport accessibility (such as in areas of PTAL 0-1) it will be harder to access sustainable transport and therefore it may be more difficult



to reduce reliance on private cars. It advises that in these areas the Council will seek to accommodate all parking within the site (off street) and any anticipated need for on street parking will be judged on a case by case basis. Whilst this approach recognises that the use of the private car might continue to be the preferred transport choice of future residents in this area, the direction of policy is to reduce reliance on the private car in favour of more sustainable transport choices.

- 8.25 In this case, the applicant has undertaken a parking beat survey that indicates that there is an adequate level of spaces to park on neighbouring roads to accommodate any parking from the proposed development. The survey data indicates an average stress of 59% across the whole study area, equating to 35 remaining parking spaces within a 200 metres walking distance of the site. Oaklands Gardens experiences an average parking stress of 45%, equating to 5 available parking spaces. This helps to demonstrate that Oaklands Gardens alone can comfortably accommodate an additional 2 space demand created by the development proposal. Whilst the surveys were undertaken outside school term time, the survey results revealed an abundance of spaces and as such it is not expected that the slight increase in parking that could occur during term time would prevent future residents from parking on-street overnight.
- 8.26 Having considered the proximity to public transport services and the parking survey and additional information provided showing the parking availability in the vicinity, it is considered (on balance) that there would be space on the road network to accommodate any additional parking demand.
- 8.27 Representation raised regarding impact on parking from another scheme in the vicinity. Application 19/05920/FUL was quoted which is for the construction of a 2 and 1/2 storey detached dwelling house with 2 off-street parking spaces at 10 Oaks Way which is currently under consideration. The submitted drawing shows the proposed house would be 4 bedroom house and a room has been entitled a study and 2 off-street parking spaces are proposed. This application is still under consideration. Each application is judged on its own individual merits. Given 2 off-street parking spaces are proposed, it is unlikely this scheme together with the application under consideration would result in a significant impact on on-street parking in the vicinity, however the merits of this case is still under assessment.

### **Trees and Environment**

- 8.28 There is a Tree Preservation Order on the site (TPO 7, 2001) which protects trees situated on the rear boundary. An Arboricultural Tree Report/Tree Protection Plan has been submitted. The siting of the proposed house in relation to the trees is considered acceptable. It is recommended for these to be conditioned

### **Environment and Sustainability**

- 8.29 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding. The site falls within an area identified for surface water flooding/critical drainage area. It is proposed to connect to the mains sewer. The Design and Access Statement states the site falls within a Flood Zone 1. The drawings show permeable paving and the provision of a water butt. It is recommended for a landscaping condition to be imposed for SUDs/permeable paving/soft landscaping and a condition imposed for the provision of a water butt, these are considered acceptable. Given the proposal is for a house,

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

### **Other Planning Considerations**

- 8.30 During the officer's site visit, it was noted the site was heavily overgrown. A preliminary Ecological Appraisal was submitted for assessment and officers are satisfied that any impacts will be minimal – although a condition is recommended to ensure that ecological issues are suitably safeguarded. Ecological conditions and an informative are therefore recommended.
- 8.31 The rear of the site adjoins a railway line. Network Rail were consulted and have advised the applicant/developer should comply with the comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land. This advice has been forwarded to the agent. It is recommended for an informative to be placed on the decision informing the applicant of the relevant requirements/contacts.
- 8.32 Representations received regarding noise and disturbance/emergency vehicles/construction/deliveries. Noise and disturbance due to construction, is part of the build process. It is recommended for a condition to be attached for a Construction Logistics Plan to be submitted and approved prior to the commencement of the development and for an informative to be placed on the decision bringing the owners attention to the Councils code for construction sites which should be adhered to. Access rights for construction is a matter between third parties.

### **Conclusions**

- 8.33 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.34 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above policies, subject to the provision of suitable conditions.
- 8.35 All other relevant policies and considerations, including equalities, have been taken into account.