

Planning Committee & Planning Sub- Committee Agenda



To: Councillor Chris Clark (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Paul Scott, Clive Fraser, Toni Letts, Callton Young, Jason Perry,
Scott Roche, Gareth Streeter and Ian Parker

Reserve Members: Joy Prince, Jamie Audsley, Bernadette Khan,
Caragh Skipper, Andrew Pelling, Pat Clouder, Helen Redfern, Michael Neal,
Badsha Quadir and Jan Buttinger

A meeting of the Planning Committee & Planning Sub-Committee which you are hereby summoned to attend, will be held on **Thursday, 16 July 2020**. Planning Committee will be held at **6.00pm** and the Sub-Committee at the rise of Planning Committee but not earlier than **6:45pm**. 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 the following web link: <http://webcasting.croydon.gov.uk/meetings/10247>

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www.croydon.gov.uk/meetings
Wednesday, 8 July 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 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

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 - 12)

To approve the minutes of the meeting held on Thursday 2 July 2020 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

There are none.

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

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

6.1 20/00404/OUT 5 More Close, Purley CR8 2JN (Pages 19 - 42)

Outline application for the consideration of access and layout only in relation to the construction of a part three, part four-storey building comprising nine flats associated vehicle and cycle parking, and refuse provision; following demolition of existing dwelling.

Ward: Purley and Woodcote
Recommendation: Grant permission

**6.2 19/05394/FUL 60 Welcomes Road, Kenley, CR8 5HD
(Pages 43 - 66)**

Demolition of existing dwelling house, construction of a two-storey building with habitable roof space to accommodate 7 flats to the front and a pair of semidetached, two-storey dwelling houses to the rear of the site; with associated vehicle parking, cycle and bin provision.

Ward: Kenley
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 67 - 68)

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

8.1 Weekly Planning Decisions (Pages 69 - 116)

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

8.2 Planning Appeal Decisions (June 2020) (Pages 117 - 124)

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

PLANNING SUB-COMMITTEE

9. Election of Chair

To elect the Chair and Vice-Chair of the Planning Sub-Committee for the municipal year.

10. Apologies for absence

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

11. Minutes of previous meeting (Pages 125 - 126)

To approve the minutes of the meeting held on Thursday 18 June 2020 as an accurate record.

12. 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.

13. Urgent Business

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.

14. Planning applications for decisions (Pages 127 - 130)

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

14.1 19/04788/HSE 124 Norbury Crescent, Norbury
(Pages 131 - 138)

Demolition and erection of an outbuilding.

Ward: Norbury and Pollards Hill

Recommendation: Grant permission

15. 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."

Public Document Pack Agenda Item 2

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 2 July 2020 at 6pm via Microsoft Teams

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

MINUTES

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

Also Present: Councillors Lynne Hale and Steve O'Connell

PART A

127/20 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 18 June 2020 be signed as a correct record.

128/20 **Disclosure of Interest**

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

129/20 **Urgent Business (if any)**

There was none.

130/20 **Development presentations**

There were none.

131/20 **Planning applications for decision**

132/20 **19/05984/FUL Wrenwood Court, 38 Hermitage Road, Kenley, CR8 5EB**

Erection of two/four storey side extension and one/two storey rear extension to provide 8 apartments. Reconfiguration of parking forecourt to provide 4 additional spaces and relocation and enlargement of bin store.

Ward: Kenley

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

Mr Erik Haar spoke against the application.

Mr Spencer Copping, the applicant's agent, spoke in support of the application.

Councillor Steve O'Connell addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for 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.

Councillor Paul Scott proposed for condition proposals as part of the landscape condition:

- 10% of amenity space to incorporate biodiverse planting.
- For the development and design of the staircase and site to allow a side platform lift to be put in in the future to enable any wheelchair users who may benefit from it.
- For the green roof to be a biodiverse type roof rather than a sedum mono culture.

CLlr Chowdhury requested for planting on the rear boundary to be reinforced/increased.

The substantive motion to **GRANT** 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 Joy Prince, with the inclusion of the proposed conditions.

The substantive motion was carried with five Members voting in favour and four Members voting against and one Member abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Wrenwood Court, 38 Hermitage Road, Kenley, CR8 5EB.

133/20 **19/05428/FUL 1 Addington Road, South Croydon, CR2 8RE**

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

Ward: Sanderstead

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

Mr Shahin Shah spoke on behalf of the agent in support of the application.

Councillor Lynne Hale addressed the Committee, in her capacity as Ward Councillor, and expressed her concern for 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 **REFUSE** the application based on the officer's recommendation as set out in the committee papers and the addendum was taken to the vote having been proposed by Councillor Joy Prince. This was seconded by Councillor Caragh Skipper.

The substantive motion was carried with seven Members voting in favour, one Member voting against and two Members abstaining their vote.

The Committee therefore **RESOLVED** to **REFUSE** the application for the development of 1 Addington Road, South Croydon, CR2 8RE.

*The Committee adjourned the meeting for a short break at 8:19pm.
The Committee resumed the meeting at 8:25pm.*

134/20 **20/00350/FUL 170 Whitehorse Road**

Erection a two storey building (with basement and roof space accommodation) comprising 8 flats on land adjacent to Tugela Road, together with associated amenity space, waste/cycle stores, and other works.

Ward: Selhurst

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

Dr Ian White spoke against the application.

Mr Daniel Farrow, the applicant, spoke in support of the application.

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

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Sherwan Chowdhury. This was seconded by Councillor Muhammad Ali.

The substantive motion was carried with nine Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 170 Whitehorse Road.

135/20 **19/05373/FUL 10 Willett Road, Thornton Heath**

Demolition of existing buildings, erection of 5 storey building with a basement comprising 40 flats (2 x 1 bedroom, 26 x 2 bedroom, and 12 x 3 bedroom) and provision of associated basement car and motorcycle parking, and provision of associated refuse storage and cycle storage, and provision of associated landscaping and amenity areas, formation of a vehicle access and a pedestrian access from Grove Road.

Ward: West Thornton

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

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 **GRANT** the application based on the officer's recommendation was not supported by Members of the Committee.

Councillor Paul Scott proposed for the motion to **DEFER** the application on the grounds for more work on the landscaping scheme to be agreed and returned to Committee within a month. This was seconded by Councillor Gareth Streeter.

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

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 10 Willett Road, Thornton Heath.

136/20 **Items referred by Planning Sub-Committee**

There were none.

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137/20 **Other planning matters**

138/20 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 10.00 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

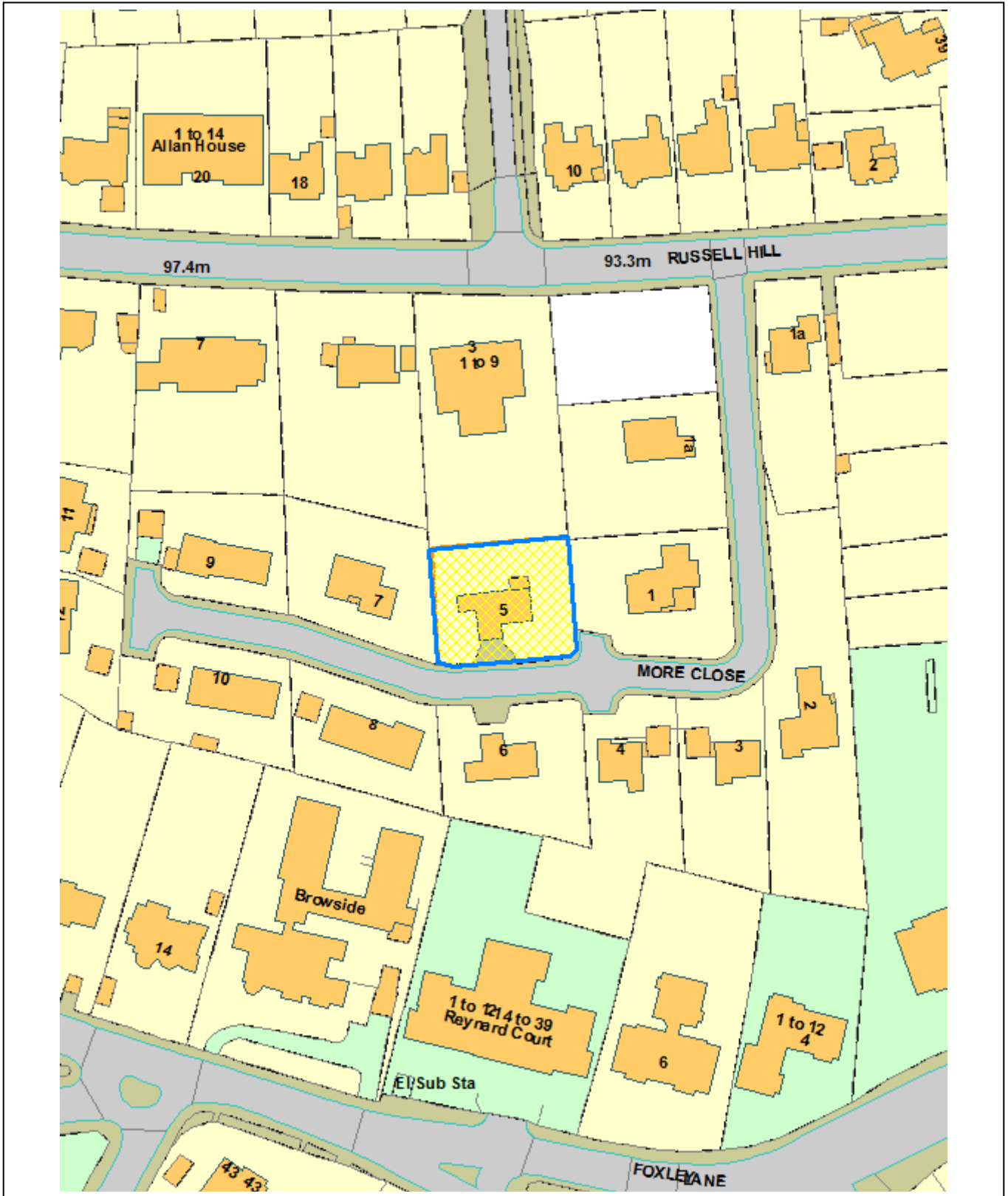
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/00404/OUT
 Location: 5 More Close, Purley CR8 2JN
 Ward: Purley and Woodcote
 Description: Outline application for the consideration of access and layout only in relation to the construction of a part three, part four-storey building comprising nine flats associated vehicle and cycle parking, and refuse provision; following demolition of existing dwelling.
 Drawing Nos: 275-D-00; 275-D-000, 275-D-02, 275-D-04, 275-D-05, 275-D-06, 275-D-07, 275-D-08, 275-D-09, 275-D-10, 275-D-11, 275-D-12, 275-D-13.
 Applicant: South East Living Group
 Agent: N/A
 Case Officer: Karim Badawi

	2B 4P	3B 5P	Total
Existing Provision		1	1
Proposed Provision	7	2	9

All units would be allocated for private sales.

Number of car parking spaces	Number of cycle parking spaces
4	17

1.1 This application is being reported to Planning Committee because the number of objections letters received is above the threshold in the Committee Consideration Criteria.

2.0 RECOMMENDATION

- 1.1. That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) A financial contribution of £13,500 for sustainable transport improvements, parking control review and enhancements;
 - b) A financial contribution of £2,100 for the provision of a car club bay, vehicle and charging point in the vicinity of the site; and
 - c) Restricting residential parking permit for future occupiers of the development;
 - d) Monitoring fee; and
 - e) And any other planning obligations considered necessary.

- 2.1 That the Planning Committee resolve to GRANT planning permission, 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

Standard Conditions:

1. Development begun no later than two years from the final approval of reserved matters;
2. Application for approval of reserved matters to be made within 3 years of date of permission;
3. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions;
4. Approval of reserved matters (Appearance, Landscaping and Scale) prior to any development on site.

Pre-Commencement Conditions

5. If not agreed at Reserved Matters stage, specifications and details of all external materials including Sample boards of all facing materials, fenestrations and finishes and Specification of materials should be robust and high quality;
6. If not agreed at Reserved Matters state, the replacement of at least five semi-mature trees on site and the details of all plant species; including planting density, locations and size of proposed new planting, including girth and clear stem dimensions of trees (including any trees and planting on roof terraces and including details of planters and means of securing trees),
7. If not agreed at Reserved Matters state, details and material samples of hard landscaping (including samples which shall be permeable as appropriate), including dimensions, bonding and pointing and all boundary treatments within and around the development;
8. Construction Logistics Plan to be submitted prior to any development on site;
9. Submission of details to the following for approval and thereafter retained for cycle store in accordance with LDCS, refuse stores, boundary treatments and enclosures, retaining walls;
10. SuDs details across the site in conjunction with the landscape strategy;

Pre-Occupation Conditions

11. Details of disabled-vehicle parking space and electric vehicle charging points to be submitted;
12. If not agreed at Reserved Matters stage, details of amenity/Play/Communal space details prior to occupation;

Compliance Conditions

13. Strict accordance with Arboricultural Impact Assessment and Method Statement and drawings titled 'Arboricultural Strategy';
14. Upper-floors east side windows to be made obscure for the lifetime of No.1 More Close as a single dwellinghouse;
15. Upper-floors west side windows to be made obscure for the lifetime of No.7;
16. Accessible homes and step-free access to ground floor units;
17. Car Parking laid out including EVCP as approved;
18. Cycle parking laid out as approved;
19. Refuse store laid out as approved;
20. Visibility splays as approved;
21. Energy and Water efficiency; and
22. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives:

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

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for the demolition of existing three-bedroom dwellinghouse and the construction of a flatted block which would have the appearance of three storeys with a setback fourth floor to the front and three storeys to the rear. This building would comprise nine units, seven of which would be two-bedroom/four-persons and two would be three-bedroom/flats. The site plan comprise a parking area to the front for four vehicles, a refuse store to the front of the site and landscaped areas around the building. Due to level changes across the site, the building is entered at the front on the ground floor level and exited at the back to the communal space at first floor level. A lift is provided for circulation throughout the building.
- 3.2 Matters for consideration under this planning application are:
 - Access
 - Layout
- 3.3 The appearance, landscaping and scale of the proposal are reserved matter for approval at a later date although indicatively shown on the plans.



Fig. 1: Site Plan / First-Floor Plan

Site and Surroundings

- 3.4 The application relates to a square-shaped site to the north side of More Close with a total area of 840sqm (0.08ha). The site comprises a detached, two-storey three-bedroom dwellinghouse and borders No. 1 & 7 More Close to the east and west respectively and No.3 Russell Hill to the north. The site has a steep gradient, descending from street level, the existing garden has a shallow depth and heavy vegetation along the rear boundary of the site.
- 3.5 More Close is a residential street, characterised by a mixture of large detached houses of different sizes, shapes and designs. However, a consistent character throughout comprises yellow brick, white timber claddings, open front gardens with a mixture of hipped and flat roofs. The immediate wider area comprises a mix of residential buildings typology which includes flatted blocks.
- 3.6 The site falls within PTAL 3 and outside a controlled parking zone, outside a low and medium flood risk zones. The site had trees under TPO (7, 1972), however, these pre-dated the extension of the cul-de-sac and are no longer present on site.



Fig. 2: Aerial view of the site

Planning History

- 3.7 In addition to tree works related applications, the site has the following planning history.

19/04655/OUT: Outline application for the consideration of access and layout only in relation to the construction of a three-storey building comprising nine flats (1 x 1-bed, 6 x 2-bed and 2 x 3-bed), associated four car parking spaces, cycle parking and refuse provision; following demolition of existing dwelling. – *Withdrawn 08/11/2019.*

- 3.8 Members should also be aware of planning permissions in the surrounding area detailed below and arranged as per proximity to the site:

1 More Close:

19/04564/FUL: Demolition of existing two storey detached house and erection of a three storey building to provide 9 units, with associated vehicular accesses, car parking, child playspace and soft and hard landscaping as well as cycle and refuse storage. – *Under Consideration.*

6 More Close:

19/05032/FUL: Construction of two interlinked blocks to accommodate 9 flats with associated car parking spaces, refuse store and cycle store facilities; following demolition of existing dwellinghouse. – *Under Consideration.*

4 More Close:

19/04478/FUL: Construction of a part-three-/ part-four-storey building to accommodate nine flats (3 x 1-bed, 4x 2-bed, and 2 x 3-bed), a

new vehicular access and four parking spaces, associated refuse and cycle stores along with hard and soft landscaping; following the demolition of existing dwellinghouse. – *Under Consideration.*

3 More Close:

18/06093/FUL: Demolition of existing property, erection of three/four storey building comprising 9 flats including balconies with parking area, landscaping, child play spaces, refuse and cycle storage – *Granted 02.05.2019*

2 More Close:

18/03342/FUL: Demolition of existing property, erection on three/four storey building comprising 9 flats (2c three-bedrooms, 5 x two-bedrooms and 2 x 1-bedroom flats) including balconies with new access, parking area , refuse and cycle storage. – *Granted 06.03.2019.*

2 More Close:

20/00770/FUL: Construction of 2 x 1-bedroom dwellinghouses to the front of No. 2 More Close; following the division of its front garden. – *Refused.*

1A Russell Hill:

18/05423/FUL: Erection of detached three bedroom dwelling to rear fronting More Close – *Granted 21.12.2018.*

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The development would provide 100 family-sized living accommodation including two three-bedroom units.
- The development would provide acceptable accommodation for future occupiers.
- The development would not have significant impact on the living conditions of adjacent occupiers.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- The proposal would protect and respect the setting of the tree under TPO onsite.
- Sustainability and environmental aspects of the development and ensuring their delivery can be controlled through planning conditions

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 8 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a Residents' Association, a local ward Councillor and Local MP in response to notification and publicity of the application are as follows:

No of individual responses: 16 Objecting: 15 Supporting: 0

Comment: 1

6.2 **Table 1**, below, stated the issues raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Principle of development Full assessment within Section 8A of this report.</i>	
Proposal doesn't have 3-bedroom or bigger at 30% as per policy.	Policy allows 2-bed/4-persons to be counted towards family accommodation.
No replacement to the existing family home.	The proposal would have 30% family units, two of which would be three-bedroom flats and one of which would have direct access to private rear amenity.
Over intensification – Too dense.	The density of the proposal is considered along with design and impact on local area.
The proposal is contrary to all published policies.	Officers are satisfied that the proposal would accord with the local and national policies.
The application must be viewed with considerations to approved planning permissions and other live applications in the area.	Noted.
This development along with other developments in the street will irrevocably change the nature of the area.	Timely change to area character is natural, the proposal would be considered on whether this change provide positive or negative impact on the character of the area.
Cumulative developments in the area is an oversupply of housing.	All these developments are considered under the local policy commitment to the delivery of 10,060 homes across the borough's windfall sites before 2036.
Cumulative developments result in high loss of family homes.	Each development included elements of family-sized homes within their mix in accordance with policies.
Savills Housing Assessment (Jan 20) references LBC SHMA Update 2019 details the need to protect family sized homes.	Incorrect, the exact paragraph copied in the objection letters reference 'provision' and not 'protection'. The proposal would include the provision of family-sized homes.

<i>Design Full assessment within Section 8B of this report.</i>	
Not in keeping with the character of the area.	Officers are satisfied that the proposal would fit within the existing and occurring pattern of development in the area.
Obtrusive design	The design is not a consideration under this application.
Overdevelopment of the site.	The proposed footprint would have adequate separation distances from the side boundaries and would not significantly exceed the rear building line of the existing building.
Four-storey height is out of character	The height is not a consideration under this application.
Materials are not specified in the D&A.	Materials are not a consideration under this application.
Additional floor is not setback from the north side.	The scale and height are not a consideration under this application. Nonetheless, full setback from all sides is not a prerequisite of any proposal.
<i>Amenity of Residents Full assessment within Sections 8C and 8D of this report.</i>	
Overlooking, north, west and east elevation have high number of windows and balconies.	Balconies would only be at the south elevation and the proposal would not result in significant direct overlooking onto adjoining properties.
Unit 9 is two-bedroom for eight people and would have smaller size than the standards.	Unfounded statement, unit 9 is a two-bedroom/four-persons flat with adequate size.
Ground floor rear units do not adhere to BRE guidance to natural lighting.	These units would have triple aspect, the main living area would be due south and the bedrooms to the rear would have side windows and not depending on rear elevation for light.
No varying choice of homes due to mono-provision of flats.	The consideration of the application is only minded with the presented proposal.
<i>Traffic & Parking Full assessment within Section 8E of this report.</i>	
Negative impact on parking and traffic in the area from the development within the close.	The proposed s.106 obligation aims to reduce the impact on parking and traffic in the area.
The proposed four parking spaces would not be sufficient.	Amended drawings provided six car parking spaces in total. The planning permission would include s.106 obligations to avoid impact on parking in the area.
Does not conform to London Plan standards regarding EVCP	EVCP can be obtained by condition.
<i>Other matters</i>	

Construction disturbance.	The decision notice would include a Construction Logistics Plan to ensure low levels of disturbance during construction process.
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6.3 The Purley & Woodcote Residents Association objected to this development for the following concerns:

- Overdevelopment of the site,
- Out of character with the area,
- Impact on car parking, and
- Loss of privacy to adjoining occupiers.

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 2016, 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
- 7.6 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
- DM43 – Sanderstead

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 Draft 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 has been responded to by the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target. 7.5 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note that in the Intend to Publish New London Plan that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets. 7.7 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications. 7.8 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.4 above.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

- A. The Principle of the Development
- B. Impact on Townscape
- C. The Quality of the Proposed Residential Accommodation
- D. Impact on Neighbouring Amenity
- E. Impact on Highways, Parking and Refuse Provision
- F. Impacts on Trees, Flooding and Sustainability
- G. Other matters

A. The Principle of Development

8.2 Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the

contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites. The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) while Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites before 2036.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme comprising of two-storey dwellinghouses, it would maintain the overall residential character of the area and would be acceptable in principle.
- 8.4 Housing Mix and Loss of Family Home: Policy SP2.7 of the CLP (2018) sets a strategic target for 30% of new homes to be three or bedroom homes. Policy DM1 of the Croydon Local Plan (2018) allows for an element of 2b4p units to be classed as family accommodation; within 3 years of the adoption of the Croydon Local Plan. Accordingly, the proposal would have 100% of the overall mix of accommodation as family-sized units which would exceed the strategic target and would ensure a choice of homes of different sizes available in the borough.
- 8.5 Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sq. The proposal would provide two three-bedroom dwellings following the demolition of one family home with an existing area of 150sqm accordingly, it would not result in a net loss of three-bedroom homes smaller than 130 sqm and the proposal would be acceptable.
- 8.6 Density: The site is in a suburban setting with a PTAL rating of 3; the London Plan indicates that a suitable density level range for such a setting would be 35-95 units per hectare (u/ha) and 150-250 habitable rooms per hectare (hr/ha). The site is approximately 0.08 ha and the proposal would have a density of 112.5 u/ha and 362 hr/ha. Officers note the increased density when compared to the London matrix. However, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility to support higher density schemes (beyond the density range) where they are acceptable in all other regards such as design, quality of proposed accommodation and impact on neighbouring amenity and traffic.
- 8.7 In summary, the proposed residential use and its density would be acceptable in principle. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough.

B. Impact on Townscape

- 8.8 Policy DM.10.1 of the CLP (2018) states that proposals should be of high quality, respect the development pattern, layout and siting, scale, height, massing and density. This policy adds that developments should respect the appearance, existing materials and built and natural features of the surrounding area. The consideration for this application is only with regards to the layout and access.
- 8.9 The site layout would be simple, retaining the open front garden which is a characteristic of the close. The proposed refuse store to the front would not strictly accord with the Suburban Design Guide SPD (2019) preferred guidance.

However, it would still form part of the boundary treatment building and appear as a unified form when viewed from the main road.

- 8.10 The front building line along the road is characterised as a general guide rather than a hard line due to the angles in the road and some houses having front protruding elements. The proposed front building line would strike a balance between the existing and proposed blocks of No.1 whilst remaining parallel with the kerb.
- 8.11 The existing building is approximately centred between the side boundaries and the proposed block would retain this characteristic with an adequate separation from the side boundaries (2-3m). The proposal would also work around the root protection area for the existing tree on the side and carve out the balcony/lightwell of the ground-floor flat to the east. Additionally, the proposal would work with the existing topography without extreme digging or filling. It would use the topography as a natural divider between private and communal areas at the front and the rear and would place the cycle store below the communal area to overcome the site's size restriction while providing needed facilities to the future occupiers.
- 8.12 In terms of the layout of the development, the proposal would have shared vehicular and pedestrian access to the front, leading to the main access of the building. The end of this main corridor provides access to the cycle store plus a lift and staircase leading to the communal amenity areas. Both ground floor three-bedroom units would have levelled access from the main road, through to their main living accommodation and private amenity areas.

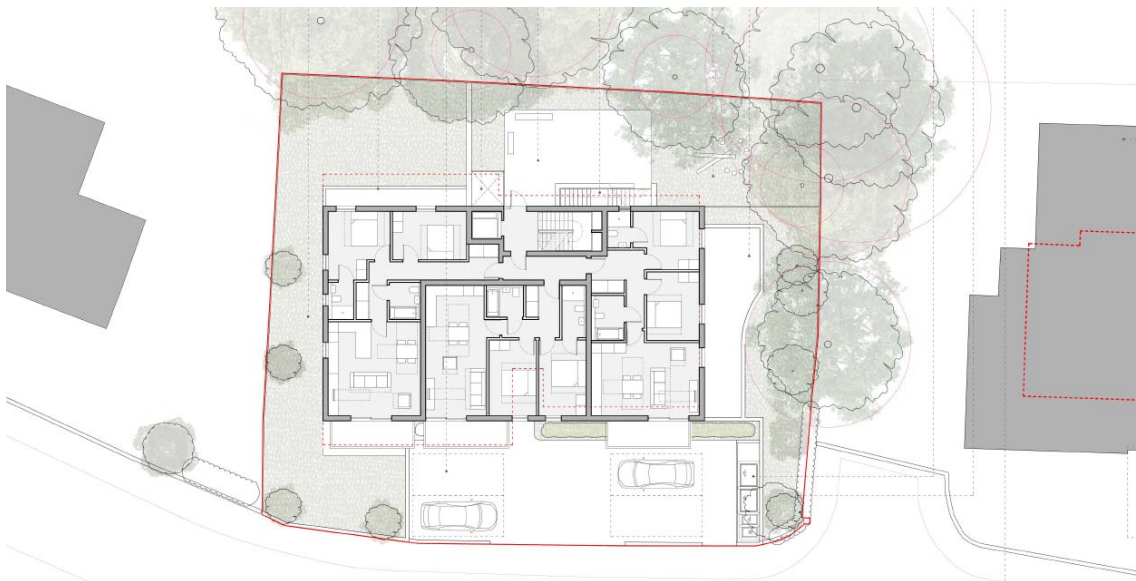


Fig. 3: Proposed Site Plan



Fig. 4 & 5: Proposed Front Boundary Treatment and Bin Store.

- 8.13 Whilst scale is a Reserved Matter which is not currently for consideration, the description of development refers to a three / four storey development. Therefore whilst the exact height, width and depth of the building is not for consideration at this stage, the principle of a building of that height must be considered now. Policy DM10 promotes buildings to be of at least three storeys, subject to impact on character. The Suburban Design Guide gives guidance which indicates that upper floor levels can be recessed to minimise their impact. The proposed building's layout allows for good separation distances to either side. A three storey building is appropriate in this location and, whilst the elevations are only provided indicatively, they illustrate that the total height of the building could be similar to the scheme currently under consideration at 1 More Close. The fourth floor is very well recessed and would only be occasionally visible from street level and would not appear dominant.
- 8.14 Officers do not consider that the cantilevered balconies to the front are the highest quality of design. However the appearance of the design is not part of the consideration of this outline application and this matter could be rectified at Reserved Matters stage.
- 8.15 In summary, the proposed layout would mimic the siting of the existing building, maintain the open front garden and green character of the close. Accordingly, the proposal would be acceptable and in accordance with DM10.1 of the Croydon Local Plan (2018).

C. The Quality of the Proposed Residential Accommodation

- 8.16 Policy SP2.8 of the CLP (2018) states that the Council would require new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance (SPG) and National Technical Standards (2015) or equivalent.
- 8.17 All proposed units would achieve, and exceed, the minimum standards set in the National Technical Standards (2015). The internal rooms within each unit would have an appropriate ventilation and size respective to the number of the end-users. Seven of the proposed nine units would have triple aspect, where the main living rooms would all be due south with maximum opportunity for sunlight and daylight. The two units with single aspect would be due south, all their habitable rooms would have direct fenestration on the main elevation.
- 8.18 Units 1 & 2 would be partially at basement level. To ensure adequate light and outlook, the habitable rooms towards the rear of Unit 1 would have a secondary

full-height west-side window which can remain clear and openable considering its ground floor location. The habitable rooms toward the rear of Unit 2 would be served by east-side fenestration which serves their 3-metres wide private amenity area. Accordingly, these units would be considered to provide an acceptable level of accommodation for future occupiers.

- 8.19 Considering the above, the proposed accommodation would be acceptable in accordance with Policy SP2.8.
- 8.20 The proposal would have the three-bedroom flats as accessible M4(3) units on the ground floor with a generous private amenity areas and an access to the lift for the communal amenity area to the rear. The proposed lift would also allow for the provision of M4(2) adaptable upper floor units.
- 8.21 Policy DM10.4 of the CLP (2018) states that all new residential development will need to provide private amenity space, this space should be functional with minimum depth of 1.5 metres and a minimum area of 5 sqm per 1-2 person unit and an extra 1 sqm per extra occupant thereafter. This policy echoes Standard 26 of the London Housing SPG (2016) for private open space.
- 8.22 The balconies would follow the design approach of the proposal. However, all units would have a private amenity meeting the policy requirements and would be acceptable. The proposed units would have access to a communal amenity space at the upper-level space accessible by a lift, which measures approximately 120m², including the playspace.
- 8.23 The development would yield 17.6 sqm of children playspace according to table 6.2 of the Croydon Local Plan (2018). The proposed children playspace would sit within the rear communal area garden and the decision notice would include a condition requesting details of this playspace including play equipment and its boundary treatment. It would be fully accessible by the proposed lift.
- 8.24 In summary, the proposal would provide adequate, sustainable accommodation for future occupiers in terms of quality of internal accommodation, habitable rooms' adequacy, private and communal amenity spaces in accordance with London Housing SPG (2015) and Croydon Local Plan Policies SP2 and DM10.

D. The Impact on Neighbouring Amenity

- 8.25 Policy DM10.6 of the CLP (2018) states that the Council will ensure proposals would protect the amenity of occupiers of adjoining buildings and that proposals will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.26 The site borders No.1 to the east and No.7 to the west. Property No.3 Russell Hill, to the south, would not be impacted by the proposed building due to its 25-metres, the separation distance from the shared boundary, the change of land levels which puts it higher than the proposal and the thick existing line of trees along the shared boundary.



Fig.6: The site's and neighbouring properties

- 8.27 No.1 More Close: The proposed building would sit at a distance of 18.6 metres from the side of this property and the shared boundary has mature trees which would be retained following the development. The separation distance would be sufficient to eradicate any concerns with impact on their outlook, furthermore, the orientation of the two properties would translate to a lack of impact on sunlight and daylight to the adjoining private amenity.
- 8.28 No.1 More Close has a live planning application for a flatted block (new development). The proposal would sit at a distance of 15 metres from the side walls of this new development. This distance would be sufficient to eradicate any concerns with overbearing impact, outlook or loss of sunlight/daylight. The new development would have communal amenity area behind the shared boundary which would not have the same level of a protected amenity as single-family dwellings.
- 8.29 The proposal would have side windows which, whilst secondary to the unit as a whole, would be the principal windows to bedrooms. The proposed building is far enough away from the existing building at More Close to not give rise to significant window to window overlooking distances (18m). The private amenity space of no 1 More Close is protected from direct overlooking and the impact on it would be minimised by the existing trees, to be retained, and the distance from the boundary. However, to ensure that this is successfully protected, a condition is recommended such as the use of louvring to these windows to prevent direct overlooking to the existing house's garden. It should be noted that if the scheme currently under consideration for 1 More Close is approved, the louvring would not be required as window to window separation distance of 12m would then apply and communal space does not have the same level of protection from overlooking. The decision notice would include a condition to secure these measures for so long as the existing house at no 1 More Close remains in

existence. The proposed balconies would all sit to the front of the building and would not have an impact on the privacy of any neighbouring properties.

- 8.30 No.7 More Close: This property is a two-storey dwellinghouse with a catslide roof towards the shared boundary; it also sits on an angle with the front elevation looking away from the application site. The proposal would sit at a distance of 10 to 12 metres from the side wall of No.7 and would not surpass its rear building line. Accordingly, the proposal would not have an overbearing impact onto the existing occupiers of No.7.
- 8.31 The proposal would have side windows facing towards no 7's side garden. Whilst side gardens are not protected by policy, given level changes to the rear it is likely that some use is made of the side garden, although it should be noted that it is not currently fully private, being very visible from the street. As such, a similar condition requiring louvring would be appropriate to prevent direct overlooking of this amenity space.
- 8.32 Considering the above, the proposal would not have a significant impact onto the existing and proposed amenity of Nos. 1 and 7 and would be acceptable; in accordance with Policy DM10.6 of the Croydon Local Plan (2018).

E. Impact on Highways, Parking and Refuse Provision

- 8.33 Vehicle Parking: The site falls within PTAL 3 and has an existing wide crossover serving the front drive and a garage. The proposal would have a car parking area to the front for four vehicles utilising the existing crossover area.
- 8.34 The Draft London Plan (DLP) states that development within PTAL3 should have a maximum of 0.75 parking ratio, making the maximum requirement to 6.75 spaces. The proposed parking provision would be four spaces for nine units; accordingly, the proposal would fall short by two space than the DLP standards and five spaces less that 1:1 provision which the council would aspire to have in this location.
- 8.35 Submitted parking stress surveys concluded that More Close, on its own merits, have the capacity of eight spaces. Officers did not consider potential spaces on Russell Hill due to committed developments along this road and Russell Hill Road that would use most available parking bays.
- 8.36 The site itself does not fall within a controlled parking zone (CPZ), though one exist at the entrance of the close; as per Section 4 of this report, there are a number of developments within the close at Nos. 1, 2, 3, 4, 5 and 6; and their cumulative impact would form part of the assessment of this application. These developments would result in 54 dwellings with overspill of 11.5 vehicles. While future residents might use walking and cycling during the week to access shops, rail, buses and local facilities, this would not preclude their ownership of private vehicles.
- 8.37 Considering the cumulative impact of schemes in the area, taken together they would have the potential to exceed on street parking capacity. However, the impact of the development can be mitigated through the use of restrictions on parking availability and promotion of sustainable travel. In this instance, the proposal would require:

- A financial contribution of £13,500 for sustainable transport improvements, parking controls review and for the provision of enhanced parking controls in the vicinity. This would mitigate overspill parking demand as a result of the development proposals.
 - Removal of residential parking permits entitlement for new residential units within More Close to a future CPZ.
 - A financial contribution of £2,100.00 per development plot for the provision of a car-club bay, vehicle and charging point in the vicinity. This would provide alternatives to car ownership and subsequently mitigate overspill parking demand as a result of the development proposals.
- 8.38 Highways and Transport Strategy confirmed that implementing a CPZ would most likely occur following consultation with existing residents. A CPZ for Russell Hill Road, Russell Hill and More Close, where there are currently unrestricted bays, has been included in the Highways Section's programme of work.
- 8.39 Parking overspill can also be mitigated through the provision of a car club. Paragraph 6.46 of The London Plan Policy 6.13 states that: *'The Mayor, through TfL, and working with the London boroughs... will support expansion of car clubs and encourage their use of ultra-low carbon vehicles...Each car club vehicle typically results in eight privately owned vehicles being sold, and members reducing their annual car mileage by more than 25 per cent.'* Further to that, Policy T6.1D 'Residential Parking' of the Draft London Plan states that: *'Outside of the CAZ, and to cater for infrequent trips, car club spaces may be considered appropriate in lieu of private parking.'*
- 8.40 This paragraph clearly explains the position of car club bays within the London Plan under its Parking policy. The presence of a car-club bay would offset eight private vehicles, reducing the overspill from all developments to two vehicles. The implementation of the car club have shorter overall implementation time than the CPZ and does not depend on public consultation outcome. Following the implementation of the car club, the overspill from all live and approved permissions on More Close would reduce to 2.5 vehicles, which could easily be accommodated along the existing eight parking spaces on the road.
- 8.41 The decision notice would include a condition to confirm that proposed parking and electric vehicle charging points would be laid as agreed and in accordance with policy prior to occupation. It would also include a pre-commencement condition for Demolition/Construction Logistic Plan (including a Construction Management Plan) to ensure minimum disruption to traffic movements in the area as a result of the construction process.
- 8.42 Cycle Parking: Table 6.3 of The London Plan (2016) sets the cycle parking standards at two spaces for all dwellings of two or more bedrooms and the proposal would require 18 cycle parking space. The proposal would have a cycle store to the rear of the site as a basement below part of the communal amenity. The location of the cycle store would not be as convenient as a store close to the entrance; however, the route to the cycle store would be direct and levelled through a wide corridor. Officers note that the current configuration of the cycle store only shows eight bicycles; however, the actual store would appear to be larger than the represented racks and the store's location at basement level with potential to expand if needed. The decision notice would include a condition for

details of the proposed racks in line with the London Cycle Design Standards within the store prior to the commencement of the development.

- 8.43 Refuse Provision: Policy DM13 of the CLP (2018) aims to ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design and the Council would require developments to provide safe, conveniently located and easily accessible facilities for occupants, operatives and their vehicles.
- 8.44 The proposal would include a refuse store located to the east of the vehicular access. This store would have a flat roof, embedded within the proposed front boundary wall with design and materials that would integrate with the proposed building. Waste collection would take place in a similar location to the existing house, the store shows the appropriate capacity needed for the development but lacked the 10sqm bulky storage area. The location of the bin store behind the wall would allow it to expand without impacting on the design of the proposal and this matter can be resolved as part of the reserved matters application. The decision notice would include a condition for the details and the arrangement of the bin store unless resolved under reserved matter.
- 8.45 In summary, the proposal's parking provision, access, vehicular movement and servicing of the proposed development would not result in a significant adverse impact on adjoining highway and its operation in terms of safety, significant increment to existing on-street parking as per the London Plan (2016) and Croydon Local Plan (2018) Policies DM13 and DM30.

F. Impact on trees, Flooding and Sustainability

- 8.46 Trees: Policy DM10.8 of the CLP (2018) states that: 'In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form.' Policy DM28 of the CLP (2019) states that the Council will seek to protect and enhance the borough's trees and hedgerows, adding that a condition require replacement of removed trees will be imposed and those replacement trees should meet the requirement of DM10.8.
- 8.47 The application included a BS5837 compliant Arboricultural Report which considered the effect of the proposed development on the local character, from a tree point of view. This report included a method statement to outline the way in which the retained trees, including those within a proximity to the boundary, would be protected and managed during the demolition and construction processes. The decision notice would include a condition to ensure the development following the methodology of this report.
- 8.48 The proposal took careful consideration to ensure the minimum impact on the existing trees on site; the design of the ground-floor private amenity followed the circle of the root protection area of a large Sycamore tree to maintain its existence within the townscape. Notwithstanding that, the proposal would result in the removal of three trees to the east and two trees to the west due to their proximity to the proposed retaining walls or the building. These trees are all C-category with height ranging from 2-4 metres. Landscape is not part of

consideration of this outline application; the decision notice would specify tree replacement as part of landscape details conditions if not part of the reserved matters application submission.

- 8.49 Accordingly, considering the above and with the use of appropriately worded conditions, the proposal would be acceptable as per Local Plan Policies DM10.8, DM27 and DM28.
- 8.50 Flooding: The site falls outside areas with risk of flooding and not directly within a surface water flooding zone as per the information provided on the Environmental Agency Flood Map. Policy DM25 of the CLP (2018) states that sustainable drainage systems (SuDS) are required in all developments. This would ensure that sustainable management of surface water would not increase the peak of surface water run-off when compared to the baseline scenario. The decision notice would include conditions to this effect.
- 8.51 Sustainability and Energy Efficiency: Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets. The decision notice would include a condition to ensure that the development would achieve 19% reduction in CO2 emissions over 2013 Building Regulations.
- 8.52 Policy SP6.3 of the CLP (2018) requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.

G. Other Matters

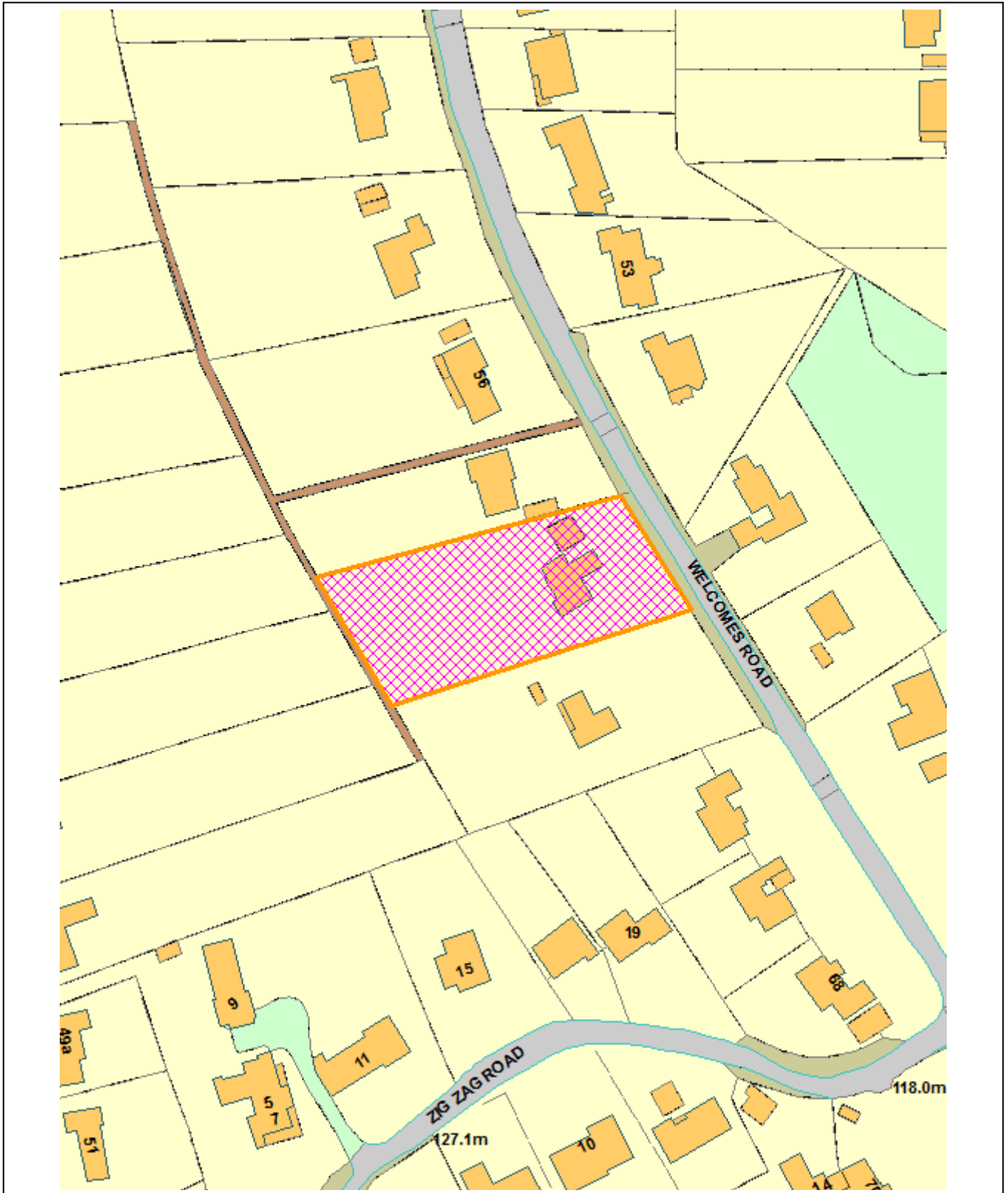
- 8.53 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure, such as local schools.

Conclusions

- 8.54 The provision of nine residential family dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan.
- 8.55 The proposed site layout and design has had sufficient regard to the scale and massing, pattern and form of development in the area and would result in an appropriate scale of built form on this site.
- 8.56 The proposed development would result in the creation of modern residential units ensuring good standard of accommodation for future occupiers. The development has been designed to ensure that the amenity of existing local residents would not be compromised.
- 8.57 In addition, using legal agreement and appropriate conditions, the development would be acceptable on highways, environmental and sustainability grounds as well as in respect of the proposed planning obligations.

8.58 All material considerations have been taken into account, including responses to the consultation. The conditions recommended would ensure that any impacts of the scheme are mitigated against and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/05394/FUL
 Location: 60 Welcomes Road, Kenley CR8 5HD
 Ward: Kenley
 Description: Demolition of existing dwellinghouse, construction of a two-storey building with habitable roof space to accommodate 7 flats to the front and a pair of semi-detached, two-storey dwellinghouses to the rear of the site; with associated vehicle parking, cycle and bin provision.
 Drawing Nos: 771/100 Rev A, 771/101 Rev A, 771/102 Rev A, 771/103 Rev A, 771/105 Rev B, 771/106 Rev A, 771/107 Rev A, 771/108 Rev A, 771/110 Rev A, 771/111 Rev A, 771/112 Rev B, 771/113 Rev B, 771/114 Rev B, 771/116 Rev A, 771/115 Rev A.
 Applicant: Mr & Mrs Forbes
 Agent: Landmark Architecture Ltd
 Case Officer: Karim Badawi

	2B 4P	3B 6P	4B 7P	Total
Existing Provision			1	1
Proposed Provision	6	1	2	9

All units would be allocated for private sales.

Number of car parking spaces	Number of cycle parking spaces
11	14

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

2.0 RECOMMENDATION

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

- a) A financial contribution of £1,500/unit for sustainable transport improvements and enhancements.

2.2 That the Planning Committee resolve to GRANT planning permission, 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;

Pre-Commencement Conditions

3. Details and samples of materials to be submitted for approval;
4. Detailed elevational drawings (Scale 1:10) showing window reveals and balcony treatments;
5. Details of soft and hard landscaping including retaining walls and boundary treatment and additional tree planting to the front;
6. Full details of cycle storage to be submitted for approval;
7. Full details of refuse collection strategy and details of refuse store including external appearance and location adjustment within 30 metres from furthest rear unit;
8. Demolition and Construction Method Statement / Construction Logistics Plan to be submitted;
9. Further information regarding SuDs including the following:
 - a. Provision of calculations supporting storage capacity (updated modelling with matching feature names).
 - b. Provision of an acceptable drainage strategy layout plan (including pipe and manhole names, final drainage levels, site levels, and flow directions).
 - c. Provision of infiltration testing in accordance with BRE365.
 - d. Provision of correspondence with the EA and confirm any specific measures to be included within the strategy to address issues of infiltration within Ground Water Source Protection Zones.
 - e. Provision of ownership details for the proposed drainage features.
10. Ecological Construction Environmental Management Plan;
11. Biodiversity Enhancement Layout, Prior to slab level

Pre-Occupation Conditions

12. Details of electric vehicle charging point to be submitted;
13. Wildlife Sensitive Lighting Design Scheme;

Compliance Conditions

14. Servicing, parking and visibility splays to be laid out as proposed;
15. Refuse/cycle parking provided as specified;
16. Accessible homes for the front block;
17. Car parking, service bay and visibility splays provided as specified;
18. Accordance with Arboriculture Method Statement;
19. Accordance with Ecological Appraisal recommendations
20. Energy and Water efficiency;
21. 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. Light pollution;
4. Requirement for ultra-low NOx boilers;
5. Nesting birds in buildings; and
6. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for the construction of two blocks; the front block would be a three-storey building comprising seven flats (6 x 2b4p and 1 x 3b6p) and the rear block would be two two-storey semi-detached four bedroom dwellinghouses. The site would have seven car parking spaces to the front and the side, a secondary access and waiting area for service vehicles and the two car parking bays serving the dwellinghouses in addition to a garage for each dwellinghouse; a total of 11 private vehicle parking spaces across the site. The site plan would also include communal and private amenity spaces, a refuse store to the front, a cycle store between the two blocks, soft and hard landscaping.
- 3.2 Amended plans were received following comprising the following:
 - Increasing the landscape area to the front of the site and removal of one car parking space;
 - Pushing the front block 1 metre away front the kerb to accommodate additional parking space;
 - Additional parking bay for service vehicles;
 - Submitting a draft Construction Logistics Plan;
 - Increasing the size of the refuse store;
 - Increasing the depth of the lightwell to the rear of the dwellinghouses;
 - Clarifying the visibility splays of the proposed vehicular entrances.



Fig. 1: Front block



Fig. 2: Rear Block

Site and Surroundings

- 3.3 The site sits to the west side of Welcomes Road and comprises a five-bedroom detached dwellinghouse with two vehicular accesses. The rear garden has a steady land level ascension towards the rear with an overall difference of 6 metres; the site also ascends along the streetscene from north to south.
- 3.4 The site has thick vegetation towards the rear but does not have any TPO's. The front of the site sits within areas of high and medium risk of surface water flooding and within an area where there is a potential for groundwater flooding to occur at surface. The Site falls within PTAL 1b, extremely poor, and outside any controlled parking zones. Welcomes Road is private but with public rights of way.



Fig. 3: Aerial view of the site

Planning History

3.5 The site has the following planning history.

- 98/01728/P - Erection of single storey front/side extension and conservatory construction of pitched roof over existing side extension and canopy over front door. – Granted 26/08/1998
- 90/02262/P- Erection of 4 three bedroom and 7 four bedroom detached houses with double garages; formation of access road - Refused 14/12/1990.

3.6 Members should be aware of other developments in proximity to the site, the area of Welcomes Road between Zigzag Road and St Winifreds:

- 57 Welcomes Road: 17/02467/OUT- Demolition of existing dwelling and erection of two storey building with accommodation in roofspace comprising 7 two bedroom units with associated access, 7 car parking spaces, cycle storage and refuse store – Granted 18/08/2017
- 56 Welcomes Road: 19/00412/FUL - Demolition of existing bungalow and erection of a three storey building (including accommodation in the roof) to provide 9 units including associated landscaping, parking, access and cycle/refuse stores. - Granted 23/01/2020
- 42 Welcomes Road: 19/00548/FUL - The erection of a three storey building with accommodation in the roof space (comprising 6 x two bedroom and 1 x three bedroom apartment) and 2 x four bedroom, semi-detached houses, with associated access, amenity space, landscaping, alterations to land levels and off street parking. - Granted 13/05/2019
- 37 Welcomes Road: 19/05954/FUL - Demolition of existing dwelling, erection of a two/three storey building to provide 9 residential units, with associated landscaped areas including parking, cycle and refuse storage - Under Consideration.
- 36 Welcomes Road: 19/00909/FUL - Conversion to form 8 flats (2 x 3 bedroom. 4 x 2 bedroom, 2 x 1 bedroom). Alterations and formation of basement accommodation to include front and side light wells, creation of

a lower ground floor entrance, erection of 2 storey side and rear extensions, installation of roof lights and side dormer extensions and provision of associated landscaping, refuse and cycle parking. - Granted 22/05/2019.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The living standards of future occupiers would be satisfactory (in terms of overall residential quality) complying with the Nationally Described Space Standard (NDSS).
- The development would not have significant impact on the living conditions of adjacent occupiers.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Trees and sustainability aspects have been properly assessed and the development's impact would be controlled through planning obligations and planning conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 17 letters of notification to neighbouring properties in the vicinity of the application site across two consultation exercises following the receipt of amended information. The number of representations received from neighbours, a Residents' Association, a local ward Councillor and Local MP in response to notification and publicity of the application are as follows:

No of individual responses: 18 Objecting: 17 Supporting: 0

Comment: 1

6.2 **Table 1**, below, stated the issues raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Principle of development Full assessment within paragraphs 8.2 to 8.11</i>	
Nine units scheme instead of 10 to avoid providing affordable homes	Same objector raised a concern that the proposal was an overdevelopment. Nonetheless, Officers are satisfied that the proposal would optimise the use of the site and would not be suitable for 10 or more-units type of development.
Over intensification – Too dense.	The density of the proposal would not yield an overly intensified scheme.

The proposal is contrary to all published policies.	Officers are satisfied that the proposal would accord with the local and national policies.
The application must be viewed with considerations to approved planning permissions and other live applications in the area.	Noted.
Development is not fit for a quiet suburban area	The proposal followed the principles of suburban intensification adopted by the Council.
Development on Welcomes Road should be halted until impact of approved developments is assessed.	The planning system cannot stop the receipt of applications and the assessment is minded with the submitted information and the cumulative impact of development in the area.
Intensification developments would change the feel and character of the quiet Welcomes Road.	Proposed developments aim to maintain the architecture character of the area.
Over supply of flats.	Policy SP2.2 commits to the delivery of 10.060 homes across the borough's windfall sites
Approving this application is the easy route for planners and councillors	The NPPF has a presumption of sustainable development which means that development are considered acceptable unless proven harmful or contradictory to policies.
Refused permission in 1990 made it clear site is not suitable for a large development.	National and local Policies have changed over the last 30 years.
Development is financial gain for the owners and developer and stand against the socialist ideals of the committee.	Socialist ideals are not a planning consideration.
A conflict of interest that the council has anything to do with planning on a private road	Unfounded opinion, most of planning applications, such as householder need approval from the Local Planning Authority despite of private ownership.
Site is outside Kenley Intensification Area.	Developments are allowed outside intensification area.
Inquiring on evidence that flats are needed	T. Policy SP2.1 of the Croydon Local Plan (2018) requires the provision of a choice of housing which is captured by the proposal for flats and dwellinghouses.
<i>Design Full assessment within Section 8B of this report.</i>	
Out of character in terms of height, scale and mass.	Officers are satisfied that the proposal would fit within the existing and occurring pattern of development in the area.

Overdevelopment of the site.	The actual built area of the proposal would be built less than 50% of its total area and would not be considered an overdevelopment.
The front building line is very intrusive on the road	The development would maintain a large area to the front for parking and landscape and would sit behind a high hedge.
Out of keeping with neighbouring bungalows.	Officers are satisfied that the proposal would fit with neighbouring bungalows.
Proposal is to completely demolish a lovely Victorian house, which is in itself sacrilege.	The existing bungalow does not have special architecture merit and unlikely built in the Victorian times nor style.
<i>Neighbour Amenity Full assessment within Section 8D of this report.</i>	
Overlooking onto neighbouring properties	The proposed balconies would have side panel to restrict their views onto adjoining properties.
No sufficient outdoor spaces for future occupiers	Proposal would have sufficient private and communal amenity areas for future occupiers.
<i>Traffic & Parking Full assessment within Section 8E of this report.</i>	
The site is too small to support sufficient parking for all units	The proposal would include 11 parking spaces for the proposed nine units plus a dedicated parking area for service vehicles.
Overflow of parking might result in overspill onto Welcomes Road and Zigzag Road.	These roads are private, narrow and would not allow for safe on-street parking and do not have appropriate bay areas for this matter.
Impact on highway safety	The vehicular access would have appropriate vehicular and pedestrian sit lines, most egress manoeuvring would be in forward gear.
Unrealistic that future occupiers would have one vehicle/unit	The proposed provision would be acceptable in accordance with London and Local policies. Also, it is unrealistic to assume future occupiers to buy more than one vehicle where there is no place provided for parking.
Welcomes Road is a very narrow privately maintained road with no footpath and no availability for on street parking.	Proposal does not seek on-street parking. Additionally, this section of Welcomes Road has a pedestrian verge along the west side of the road which would be maintained with the proposal.
The roads and verges are already being damaged by HGV traffic because the roads are too narrow to sustain such traffic	The application would include a condition for highways condition as part of the Construction Logistics Plan to ensure it would be returned to its conditions prior to development.
Impact of HGV during construction particularly as there is a cumulative impact of different developments in the area.	The decision notice would include a condition for Construction Logistics Plan to ensure minimum disruption to normal traffic movement. This CLP should take in account movements across other developments on the road.

<i>Other matters</i>	
Loss of trees and green areas	The marginal removal of trees would be compensated with suitable replacement on site.
Additional strain on local services and utilities.	The application would be liable for CIL payment which would contribute to delivering infrastructure to support the development of the area.
Thames Water cope with the sewerage from all these development	Communication with Thames Water follows approval of a planning permission.
Increase in traffic movement between private, service and emergency vehicles would be damaging to the environment.	Noted. The decision notice would be requesting details of electric charging points for the car park, it would also request a service and delivery plan to avoid impact of service vehicles onto the road at normal rush hours.
Welcomes Road is maintained by residents and not by the Council, it is not the Council's decision to add residents on its periphery.	Ownership of the road is not a planning consideration. Nonetheless, there is an assumption that new residents would be contributing to the road maintenance.
Impact on flooding by reasons of building on existing garden.	The application included a sustainable drainage strategy which was found acceptable by the Local Lead Flood Authority.

6.3 Welcomes and Uplands Road Association raised the following objection:

- A moratorium to be placed on new developments on the road until the impact of the approved developments is properly assessed;
- Developments between Nos. 32 and 60 would replace six dwellinhouses with 51 dwelling and is unsustainable;
- Future occupiers would have more than one vehicle/dwelling;
- The public footpath on Welcomes Road is already unsafe for pedestrians and cyclists and cannot used for parking;
- The roads and verges are damaged by construction HGV;
- WURA's objections to previous applications in the area still stand.

6.4 Kenley & District Residents' Association raised the following objection:

- The development would be contrary to examiner report of the draft London Plan where it reduced the overall housing targets, particularly on windfall sites.
- There is no "principle in favour of intensification" for Kenley
- Cumulative impacts must be considered
- The proposal fails to protect the special character of Kenley
- Insufficient parking provision

6.5 Two comments in support of the proposal for the following reasons:

- It would provide a range of housing types in keeping with the character of the area making it affordable to young people to live in suburban areas;
- Croydon Council has identified the need for 44,149 new homes to be built between 2016 and 2036;
- The existing house has large underused areas;
- Good quality proposed housing;
- Design follows arts and crafts character of the area;
- Proposed housing would be in proximity of local facilities and transport links;
- Providing opportunities for young family and senior adults to move into desirable areas such as Kenley;
- The development would be in accordance to local policies.

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 2016, 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
- 7.6 Architecture
- 8.3 Community infrastructure levy

7.5 Croydon Local Plan (adopted February 2018)

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

7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

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

7.7 Other relevant Supplementary Planning Guidance as follows:

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

7.8 Emerging New London Plan

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

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

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

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

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

- A. The Principle of the Development
- B. The Design of the Proposal and its Impact on the Character of the Area
- C. The Quality of the Proposed Residential Accommodation
- D. Impact on Neighbouring Amenity
- E. Impact on Highways, Parking and Refuse Provision
- F. Impacts on Trees and Ecology
- G. Sustainability and Flooding
- H. Other matters

The Principle of Development

- 8.2 Proposed Land Use: Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites.
- 8.3 The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) while Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites.
- 8.4 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.8 above.
- 8.5 KENDRA objection argued that the examination to the London Plan disputed the number of housing needs particularly at windfall sites. The figures issued in the 'intend to publish London Plan' (which supersedes the examination stage) would still have a target for Croydon of 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.
- 8.6 The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme comprising of flatted block with a maximum of three-storey height; it would maintain the overall residential character of the area and would be acceptable in principle.
- 8.7 Unit Mix: Policy SP2.7 of the CLP (2018) sets a strategic target for 30% of new homes to be three or bedroom homes. The proposal would have 100% of the overall mix of accommodation as family sized units including six dwellings as two-bedroom/four-person and three dwellings at three-bedroom or bigger. This would exceed the strategic target and would ensure a choice of homes of different sizes is available in the borough.
- 8.8 Loss of Existing Land Use: Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sq. The proposal would provide two four-bedroom dwellinghouses and a three-bedroom dwelling following the demolition of one bungalow family home with an existing area of 185 sq. accordingly, it would not result in a net loss of three-bedroom homes smaller than 130 sq. and the proposal would be acceptable.
- 8.9 Density: The site is in a suburban setting with a PTAL rating of 1b; the London Plan indicates that a suitable density level range for such a setting would be 50-75 units per hectare (u/ha) and 150-200 habitable rooms per hectare (hr/ha). The site is approximately 0.21 ha and the proposal would have a density of 42u/ha

and 196 hr/ha. Both would not exceed the maximum density and would be acceptable.

8.10 Affordable Housing: The proposal would fall below the threshold of major applications where development should provide an element of onsite affordable housing or relevant financial contribution.

8.11 In summary, the proposed residential use and its density would be acceptable in principle. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough.

Impact of the Development on the Character and Appearance of the Area

8.12 Policy DM.10 of the CLP (2018) states that proposals should be of high quality, respect the development pattern, layout and siting, scale, height, massing and density. This policy adds that developments should respect the appearance, existing materials and built and natural features of the surrounding area.

8.13 Site Layout: The site layout would comprise two building blocks, the front of the site would comprise two vehicular entrances and a car parking area, the north vehicular access would extend to serve the garages to the rear dwellinghouses and the middle area would comprise a communal amenity for the flatted block.



Fig. 4: Proposed Site Plan

8.14 Welcomes Road is partially defined by its sylvan appearance. The proposal would incorporate hardstanding to ensure all servicing, car parking and vehicular manoeuvring would be done away from Welcomes Road. However, the amount of soft landscaping at the front of the site has been increased through amended plans to ensure that this would not have a significant impact on the character of the area. The decision notice would include a landscaping condition to ensure the quality of the proposed planting and a paving material to the vehicular access other than tarmac to “soften” its appearance.

8.15 In addition to the above, the proposal would provide a logical and legible site layout which would ensure clear distinction between private and communal areas without excessive use of internal fencing,

- 8.16 Welcomes Road show a strong front building line, nonetheless some properties do deviate by stepping, wholly or partially, forward or backward of this line. The proposal would not fully follow the front building line due to the alignment of the buildings along Welcomes Road which respected the skewed rear boundary in order to achieve a better layout and a bigger central area between the buildings. This would be considered acceptable; the off alignment to the road is found along the street and the proposal would maintain a big front garden. Part of the landscaping condition would dictate increased planting to the front to integrate with the verdant character of the area.
- 8.17 **Massing:** the proposal would be a contemporary representation of the Arts and Crafts character of the area. The front elevation to the block of flats would be asymmetrical reducing its overall bulk and integrating with adjoining properties on either side. This would be acceptable and in line with the guidelines set in the Suburban Design Guide (2019) in figure 2.10d, particularly the relationship of the building with No.58. Officers note that the rear building would have a similar overall height to the front block due to the rise in land levels to the rear. However, a subservient relationship between the two blocks would appear in the smaller footprint and frontage width and treatment.



Fig. 5: Proposed Streetscene

- 8.18 **Architectural Expression:** The proposed design and materials palette, comprising of red brick, off-white render, slate tile roof and timber frame with small areas of zinc cladding would integrate with contextual materials along Welcomes Road. The proposed balconies would deviate from the typically recessed, integral balconies preferred by the Council. However, they would be acceptable, infilling the corners and siting on the rear elevation. The decision notice would include a condition for the exact materials specification to ensure they would be durable, high quality and sustainable; it would also include detailed design for the balconies including screening treatment and deep reveal for fenestrations across the facades.



Fig. 6: The Rear Elevation for front block to the left and Rear Block to the right.

- 8.19 In summary, the proposed would optimise the site, integrate with the streetscene and the character of the area. The layout would be legible and would optimise

the site's potential, the massing of the proposal and its bulk would fit with the context and the proposal would provide a contemporary approach to the Arts and Crafts architecture style in the area. The use of conditions for landscape, materials and architectural details would ensure the quality of the implemented scheme. Accordingly, the proposal would be acceptable and in accordance with DM10 of the Croydon Local Plan (2018) and the Suburban Design Guide (2019).

The Quality of the Proposed Residential Accommodation

- 8.20 Internal Areas: Policy SP2.8 of the CLP (2018) states that the Council would require new homes to achieve the minimum standards set out in the Mayor of London Housing Supplementary Planning Guidance (SPG) and National Technical Standards (2015) or equivalent.
- 8.21 All proposed two-, three- and four-bedroom dwellings would exceed the standards set in the National Technical Standards (2015). The proposed layout for the flatted block would ensure most units have double aspect to the front and rear of the building; the provision of two single-aspect units would be acceptable, particularly due to their west orientation. Accordingly, the proposed accommodation would be acceptable in accordance with Policy SP2.8.
- 8.22 Accessibility: The proposed flatted block would have three-storeys internally and would have a lift. The ground-floor units would have step-free access from the car park and street levels and the communal amenity area would be on the same level as the access route. The houses to the rear would have step free access including to private communal spaces. The decision notice would include a condition to ensure the proposed units would be 10% M4(3) and 90% M4(2) building regulations.
- 8.23 Amenity and Playspace Areas: Policy DM10.4 of the CLP (2018) states that all new residential development will need to provide private amenity space, this space should be functional with minimum depth of 1.5 metres and a minimum area of 5 sqm per 1-2 person unit and an extra 1 sqm per extra occupant thereafter. This policy echoes Standard 26 of the London Housing SPG for private open space.
- 8.24 All two bedrooms units would have private balconies with minimum area of 7.5sqm and the three-bedroom units would have a private balcony with an area of 24.5sqm. This would exceed policy requirement and would be acceptable. Furthermore, the proposed units would have access to communal amenity with an approximate surface area of 183sqm.
- 8.25 The proposal would yield a requirement of 11.5sqm of children playspace for the flatted block according to table 6.2 of the Croydon Local Plan (2018). An area has been designated for playspace which officers propose should comprise playful landscape elements which could be used by both adults and children, rather than one or two pieces of typical play equipment.
- 8.26 The proposed dwellinghouses would have generous private rear garden area for their amenity and playspaces which would be acceptable.
- 8.27 In summary, the proposal would provide adequate, sustainable accommodation for future occupiers in terms of quality of internal accommodation, habitable

rooms' adequacy, private and communal amenity spaces in accordance with London Housing SPG (2015) and Croydon Local Plan Policies SP2 and DM10.

The Impact on Neighbouring Amenity

- 8.28 Policy DM10.6 of the CLP (2018) states that the Council will ensure proposals would protect the amenity of occupiers of adjoining buildings and that proposals will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.29 No.58 Welcomes Road: This property falls on the shared north boundary of the site and its rear building line would surpass that for the proposed flatted block and the closest element to the shared boundary is a single storey garage hidden behind the hedge. The proposed flatted block would not impact the 45° lines in plan and elevation for the front and rear windows of this property; additionally, the rear block would sit at an approximate distance of 25 metres of the 45° line to the rear windows at No. 58. Accordingly, the proposal would not have significant overbearing or impact on this neighbouring property.



Fig. 7 : Relationship of Proposed Building with Neighbouring Property No. 58 Welcomes Road.

- 8.30 The siting of the two properties and the separation distance would eradicate concerns with impact on sunlight and daylight. The proposed flatted block would not have any side windows; the decision notice would include a conditions to ensure appropriate screening to the rear balconies, these screens would restrict any views down the garden of the proposed development to prevent overlooking onto the rear private amenity of the adjoining properties. Accordingly, the proposal would not result in loss of light and privacy to No.58 Welcomes Road.
- 8.31 No.62 Welcomes Road: This property sits along the south boundary of the site and its rear building line would surpass that for the proposed flatted block. The angle of No.62 is away from the rear block so it does not encroach. Officers note that the 45° line for the nearest front windows would be encroached. However, historical planning records, reference 05/01361/P, show that this window serves a room that has front and rear fenestration. Accordingly, this encroachment would be acceptable, particularly as it would only occur in plan and not in elevation.

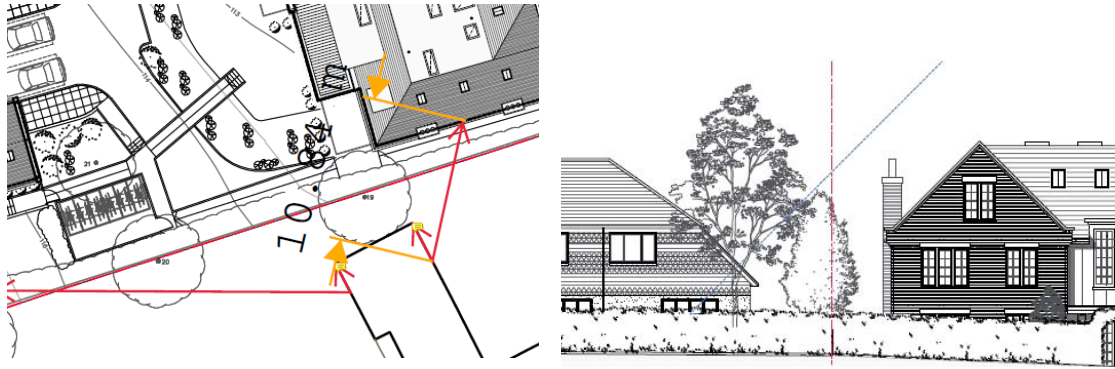


Fig. 8 : Relationship of Proposed Building with Neighbouring Property No. 60 Welcomes Road.

- 8.32 Adjoining properties to the west on Abbots Lane sit at an approximate distance of 70 metres to the shared boundary and at a higher topography level. Accordingly, the proposal would not have an impact on their amenity.
- 8.33 Considering the above, the proposal took careful consideration to avoid significant impact onto the amenity of adjoining neighbouring properties; as such, the proposal would be acceptable and in accordance with Policy DM10.6 of the Croydon Local Plan (2018).

Impact on Highways, Parking and Refuse Provision

- 8.34 Impact on Highways: The area and particularly Welcomes Road had seen a number of approved and under considerations applications. This rise in development across the road would naturally raise concerns with the impact on the road from construction vehicles and added vehicle movement resulting from future occupiers.
- 8.35 The application included a draft construction logistics plan to ensure lack of conflict of construction service vehicles across different development in the area. The decision notice would include a pre-commencement condition for a detailed Demolition/Construction Logistic Plan (including a Construction Management Plan) to ensure minimum disruption to traffic movements in the area as a result of the construction process.
- 8.36 Officers requested additional information during the course of the application including the cumulative impact of developments on Welcomes Road and on Kenley Lane and the junction of Hayes Lanes and Godstone Road in peak times. This showed an increase from 0.83 vehicles / minute to 1.12 vehicles / minute, in the morning peak and from 0.73 vehicles / minute to 1.05 vehicles / minute in the evening peak. The levels of traffic generation are considered to be easily accommodated by the junctions and to not have a significant impact on the network.
- 8.37 The Kenley Transport Study concluded that an increase in housing will exacerbate the existing issues on the Kenley road network due to the increase of pedestrian-vehicle interactions brought about by additional traffic and pedestrians using it. The study recommends a number of proposed measures and interventions to resolve the problems in Kenley and recommends the pooling of Section 106 contributions to fund these improvements in order to mitigate the exacerbation of existing issues caused by new development. Therefore a

contribution is recommended of £13,500 to fund improvements under Section 106 Agreement.

- 8.38 Vehicle Parking: The site falls within PTAL 1b, it has two existing crossovers and sits behind a landscaped verge. Welcomes Road is a private narrow road with no opportunity for on-street parking and with public rights of way.
- 8.39 The proposal would include 7 parking spaces to the front and the side of the front building; in addition to two garages, a parking bay to the front of each garage and a dedicated area for service vehicles parking to the side of the front building. This would result in a total of 11 parking spaces for the proposed nine units which would make the development sufficient in terms of onsite parking for residents and visitors.
- 8.40 Accordingly, the proposed parking provision would be acceptable and not significantly impacting the parking in the area in accordance with DM30. The decision notice would include a condition to confirm that proposed parking and electric vehicle charging points (EVCP) would be laid as agreed and in accordance to policy prior to occupation.
- 8.41 Conditions can secure adequate details of visibility splays and detailed design of parking.
- 8.42 Cycle Parking: Table 6.3 of The London Plan (2016) sets the cycle parking standards at two spaces for all dwellings of two or more bedrooms and the proposal would require 18 cycle parking space. The proposal would have a cycle store showing capacity of 14 bicycles located to the rear of with a direct ramped access from the front. This store would serve the occupiers of the flatted block and would be acceptable. The cycle storage for the two dwellinghouses to the rear would be separate and private where each has its dedicated garage. The decision notice would include a condition requesting details of the proposed cycle parking layout and manufacturer for the stands prior to occupation.
- 8.43 Waste Management: Policy DM13 of the CLP (2018) aims to ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design and the Council would require developments to provide safe, conveniently located and easily accessible facilities for occupants, operatives and their vehicles.
- 8.44 The proposal would provide 3 x 240L bins for general waste, 3 x 240L bins for recycling and 1 x 140L for food waste in a store located at the front of the site. This store would sit within 20 metres from the road and within 30 metres from the proposed flats and nearest dwellinghouse. Officers note that the furthest dwelling would sit at a distance of 36 metres, shifting the bins would allow for this distance to match the 30-metres resident refuse-carry distance. The decision notice would include condition requiring details for the bin store and strategy for refuse collection where this distance can be rectified.
- 8.45 In summary, the proposal's parking provision, vehicular movement and servicing of the proposed development would not result in a significant adverse impact on adjoining highway and its operation in terms of safety, significant increment to existing on-street parking as per the London Plan (2016) and Croydon Local Plan (2018) Policies DM13 and DM30.

Impact on Trees and Ecology

- 8.46 Trees: Policy DM10.8 of the CLP (2018) states that: 'In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form.' Policy DM28 of the CLP (2019) states that the Council will seek to protect and enhance the borough's trees and hedgerows, adding that a condition require replacement of removed trees will be imposed and those replacement trees should meet the requirement of DM10.8.
- 8.47 The application included a BS5837 compliant Arboricultural Assessment Report which considered the effect of the proposed development on the local character, from a tree point of view. This report included a method statement to outline the way in which the retained trees inside and outside the site within a proximity to the boundary, would be protected and managed during the demolition and construction processes. The decision notice would include a condition to ensure the development following the methodology of this report.
- 8.48 The report confirmed that the proposal would result in the removal of six category-C trees and two shrubs where they sit within the development area and appear to be in poor condition. The proposal would include four trees and nine substantial shrubs in replacement to those removed across the development; as well as a continuous hedge to the northern boundary and vegetation screening to the communal garden area. The decision notice would include a landscaping condition requesting details of proposed trees to ensure they would be of similar size and impact to those removed, and to ensure the front of the development would follow the verdant character of the existing and adjoining properties where more trees could be planted in pits around the car park.
- 8.49 Ecology: the application included an Ecological Walkover Survey which related to the likely impacts of development on designated sites, Protected and Priority species / habitats. The Council's consultants reviewed the document and confirmed that it has sufficient ecological information available for determination of this application while demonstrate the LPA's compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006. The decision notice would include a number of pre-commencement and pre-occupation conditions to ensure the proposal would have minimum impact on any existing habitat and would enhance biodiversity across the site.

Sustainability and Flooding

- 8.50 Sustainability and Energy Efficiency: Policy SP6.2 of the CLP (2018) states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets. Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved.
- 8.51 Policy SP6.3 of the CLP (2018) requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.

- 8.52 Flooding: Policy DM25 of the CLP (2018) states that sustainable drainage systems (SuDS) are required in all developments. This would ensure that sustainable management of surface water would not increase the peak of surface water run-off when compared to the baseline scenario.
- 8.53 The site falls outside areas with risk of flooding and not directly within a surface water flooding zone as per the information provided on the Environmental Agency Flood Map. Nonetheless, it is located near to an existing area with significant flooding issues that LBC are seeking to address on Kenley Lane.
- 8.54 The Local Lead Flood Authority reviewed the Flood Risk Assessment and agreed with the additional submitted information subject to conditions which would be added to the decision notice.

Other Matters

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

9.0 CONCLUSIONS

- 9.1 The provision of nine residential family dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan.
- 9.2 The proposed site layout and design has had sufficient regard to the scale and massing, pattern and form of development in the area and would result in an appropriate scale of built form on this site.
- 9.3 The proposed development would result in the creation of modern residential units ensuring good standard of accommodation for future occupiers. The development has been designed to ensure that the amenity of existing local residents would not be compromised.
- 9.4 In addition, the development would be acceptable on highways, environmental and sustainability grounds as well as in respect of the proposed planning obligations.
- 9.5 All material considerations have been taken into account, including responses to the consultation. The conditions recommended would ensure that any impacts of the scheme are mitigated against and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

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

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

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

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

Ref. No. :	20/01575/CAT	Ward :	Addiscombe East
Location :	Basement Flat 241 Addiscombe Road Croydon CR0 6SQ	Type:	Works to Trees in a Conservation Area
Proposal :	T1: Horse Chestnut_T2: Sycamore - Prune back to previous pruning points. T3: Eucalyptus (Rear garden) - Fell.		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Date Decision: 25.06.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01900/FUL **Ward : Addiscombe East**
Location : 37 Havelock Road **Type: Full planning permission**
Croydon
CR0 6QQ
Proposal : Part first floor rear and ground floor side and rear extensions to facilitate the conversion of the house into an 8 bedroom HMO with other associated alterations

Date Decision: 24.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01915/FUL **Ward : Addiscombe West**
Location : 74B Clyde Road **Type: Full planning permission**
Croydon
CR0 6SW
Proposal : Installation of Upvc windows to first and second floors (Retrospective).

Date Decision: 26.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02580/LP **Ward : Addiscombe West**
Location : 204 Oval Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6BP
Proposal : Erection of rear dormer windows with side window, juliet balcony and two front roof lights

Date Decision: 03.07.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01977/HSE **Ward : Bensham Manor**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Location : Garage And Land Adjoining 1 Kimberley Road
Croydon
CR0 2PY
Type: Householder Application

Proposal : Dormer extension to the rear roof slope of the new detached house

Date Decision: 02.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02132/HSE
Location : 102 Kynaston Avenue
Thornton Heath
CR7 7BW
Type: Householder Application
Ward : **Bensham Manor**
Proposal : Erection of single storey rear extension

Date Decision: 29.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02643/LP
Location : 13 Oaklands Avenue
Thornton Heath
CR7 7PD
Type: LDC (Proposed) Operations edged
Ward : **Bensham Manor**
Proposal : Proposed erection of dormer to existing loft conversion.

Date Decision: 02.07.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00661/FUL
Location : 74 Sumner Road
Croydon
CR0 3LJ
Type: Full planning permission
Ward : **Broad Green**

Proposal : Erection of two storey side and rear extension and erection of first floor rear extension to existing outrigger.

Date Decision: 23.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01840/HSE
Location : 74 Sumner Road
Croydon
CR0 3LJ

Ward : Broad Green
Type: Householder Application

Proposal : Erection of two storey outbuilding in rear garden.

Date Decision: 23.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01898/LE
Location : 1 Greenside Road
Croydon
CR0 3PP

Ward : Broad Green
Type: LDC (Existing) Use edged

Proposal : Use of the property as a HMO (C4 Use Class)

Date Decision: 25.06.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/01939/LE
Location : 9 Chapman Road
Croydon
CR0 3NX

Ward : Broad Green
Type: LDC (Existing) Use edged

Proposal : Use as HMO for up to 6 persons (use class c3)

Date Decision: 02.07.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01970/DISC
Location : 78 Purley Way
Croydon
CR0 3JP

Ward : Broad Green
Type: Discharge of Conditions

Proposal : Discharge of condition 10 (Bicycle parking) of planning permission reference (19/03360/FUL) dated 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: 01.07.20

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Level: Delegated Business Meeting

Ref. No. : 20/01989/ADV
Location : 78 Purley Way
Croydon
CR0 3JP
Proposal : Display of 8m high illuminated Totem pole advertisement
Date Decision: 01.07.20

Ward : Broad Green
Type: Consent to display advertisements

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/02049/GPDO
Location : 91 Chapman Road
Croydon
CR0 3NX
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 2.72 metres and a maximum height of 3.2 metres
Date Decision: 25.06.20

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

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/02058/GPDO
Location : 8 Chapman Road
Croydon
CR0 3NU
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 3 metres and a maximum overall height of 3 metres
Date Decision: 25.06.20

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

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/02101/GPDO
Location : 119 Wentworth Road
Croydon
CR0 3HZ
Proposal :
Date Decision:

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Erection of a single storey rear extension projecting out 5.9 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: 01.07.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/02119/FUL

Ward : **Broad Green**

Location : 216 Mitcham Road
Croydon
CR0 3JG

Type: Full planning permission

Proposal : Alterations and Proposed single storey rear extension

Date Decision: 29.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00441/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 82 Westow Hill
Upper Norwood
London
SE19 1SB

Type: Full planning permission

Proposal : Change of use from betting shop (sui generis) to an adult gaming centre (sui generis)

Date Decision: 26.06.20

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 20/01392/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 37 Pytchley Crescent
Upper Norwood
London
SE19 3QT

Type: Householder Application

Proposal : Alterations, including demolition and erection of two storey side extension.

Date Decision: 26.06.20

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Level: Delegated Business Meeting

Ref. No. : 20/01714/FUL **Ward :** **Crystal Palace And Upper Norwood**
Location : 28 Harold Road Type: Full planning permission
Upper Norwood
London
SE19 3PL
Proposal : Demolition and erection of single storey rear extension.

Date Decision: 29.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01906/FUL **Ward :** **Crystal Palace And Upper Norwood**
Location : 49A Queen Mary Road Type: Full planning permission
Upper Norwood
London
SE19 3NN
Proposal : Alterations; erection of dormer extension in rear roofslope and installation of 3 rooflights in front roofslope.

Date Decision: 23.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02016/GPDO **Ward :** **Crystal Palace And Upper Norwood**
Location : 36 Waddington Way Type: Prior Appvl - Class A Larger House Extns
Upper Norwood
London
SE19 3XJ
Proposal : Erection of a single storey rear extension projecting out 4.2 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: 25.06.20

Prior Approval No Jurisdiction (GPDO)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Level: Delegated Business Meeting

Ref. No. : 19/01633/HSE **Ward : Coulsdon Town**
Location : 385 Chipstead Valley Road Type: Householder Application
 Coulsdon
 CR5 3BU

Proposal : Formation of vehicular access and front hardstanding

Date Decision: 22.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05077/FUL **Ward : Coulsdon Town**
Location : 21 Hollymeoak Road Type: Full planning permission
 Coulsdon
 CR5 3QA

Proposal : Demolition of a single-family dwelling and erection of 6x detached dwellings and associated hard & soft landscaping, car parking, cycle and refuse storage.

Date Decision: 24.06.20

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

Level: Delegated Business Meeting

Ref. No. : 19/05806/DISC **Ward : Coulsdon Town**
Location : Cane Hill Park Development Site Type: Discharge of Conditions
 Brighton Road
 Coulsdon
 CR5 3YL

Proposal : Part Discharge of Condition 5 (2) cycle store (Building B only), 5 (3) lighting (Buildings A and B only), 5 (4) boundary treatments (Building C only), 8 (repair to historic buildings) only the methodology to Building A and repairs to Building A, B and C and Part Discharge of condition 9 (materials) only Buildings B and C (for those listed in the decision) for reserved matters application 17/06316/RSM for: The proposal is for the following components of the former Cane Hill Hospital: 1) Refurbishment, rebuild and extension the administration building to create 14 apartments 2) Refurbishment of the chapel to provide a range of potential uses falling within Classes A1-A5, B1 and D1-D2 3) Conversion and extension to the water tower to create a single residential dwelling 4) Associated landscaping, access and parking (Legacy Buildings Phase) (approval of reserved matters in respect of hybrid planning permission 13/02527/P)

Date Decision: 25.06.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/00287/FUL **Ward : Coulsdon Town**
Location : 56 Clifton Road **Type: Full planning permission**
Coulsdon
CR5 2DU
Proposal : Replacement of windows to front and rear elevations.
Date Decision: 30.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01376/TRE **Ward : Coulsdon Town**
Location : 28 Woodfield Hill **Type: Consent for works to protected trees**
Coulsdon
CR5 3EP
Proposal : Holly (T1) - To section fell due to low amenity value and to give more room to specimen trees.
Apple (T2) - To section fell due to low amenity value and to give more room to specimen trees.
Apple (T3) - To section fell due to low amenity value and to give more room to specimen trees.
Silver Birch (T4) - To crown reduced by 2.0m. All branches will be pruned to appropriate growth points.
Cherry (T5) - To be reduced by 2.5m. All branches will be pruned to appropriate growth points.
Winter Flowering Cherry (T6) - To reduce by 2m. All branches will be pruned to appropriate growth points.
(TPO no. 170)
Date Decision: 22.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01612/HSE **Ward : Coulsdon Town**
Location : 6 Twinners Road **Type: Householder Application**
Coulsdon
Croydon
CR5 3LS
Proposal : Alterations, erection of a two storey side extension and conversion of single garage into double.
Date Decision: 22.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01721/FUL
Location : 54 South Drive
Coulsdon
CR5 2BG
Proposal : Erection of an outbuilding for use as a shed/small office
Date Decision: 24.06.20

Ward : Coulsdon Town
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01820/HSE
Location : 80 Woodlands Grove
Coulsdon
CR5 3AG
Proposal : Demolition of garage, erection of single storey side extension, installation of refuse store, vehicular access and parking area, associated alterations to land levels and landscaping
Date Decision: 23.06.20

Ward : Coulsdon Town
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01851/ADV
Location : Unit 3A
Ullswater Business Park
30 Breakfield
Coulsdon
CR5 2HS
Proposal : Installation of a 11.3m wide x 2.4m high non illuminated printed sign
Date Decision: 23.06.20

Ward : Coulsdon Town
Type: Consent to display advertisements

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/01879/NMA
Location : 129-131 Brighton Road
Coulsdon
CR5 2NJ
Proposal :
Date Decision:

Ward : Coulsdon Town
Type: Non-material amendment

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Non material amendment to Condition 1 (approved drawings) and Condition 3 (cycle, security lights and balcony screens) of Planning Permission 19/00140/FUL approved for alterations, erection of four storey side/rear extension and construction of additional two levels to existing building to provide 2 x studio, 2 x one bedrooms and 3 x two bedrooms. Change in use of the ground floor from A2 (financial and professional services) to A1 (retail) with the erection of a ground floor side/rear extension in association to the A1 use Class. Provision of associated cycle and refuse stores.

Date Decision: 25.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02475/LP

Ward : Coulsdon Town

Location : 4 The Chase
Coulsdon
CR5 2EG

Type: LDC (Proposed) Operations
edged

Proposal : Construction of an outbuilding.

Date Decision: 03.07.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/02610/NMA

Ward : Coulsdon Town

Location : Cane Hill Park Development
Off Brighton Road
Coulsdon
CR5 3YL

Type: Non-material amendment

Proposal : Non material amendment application to planning permission 13/02527/P to increase construction hours to 21:00 -Monday to Saturdays

Date Decision: 30.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00279/FUL

Ward : Fairfield

Location : Delta Point
35 Wellesley Road
Croydon
CR0 2GU

Type: Full planning permission

Proposal : Internal alterations to facilitate the change of use of the upper basement of Delta Point from a car park to a 90 room hotel (C1).

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01187/DISC
Location : 5-9 Surrey Street
Croydon
CR0 1RG

Ward : Fairfield
Type: Discharge of Conditions

Proposal : Discharge of Condition 12 (Construction Logistics & Environmental Management Plan) and Condition 30 (Dust Management Plan pursuant to planning permission 18/01211/FUL.

Date Decision: 25.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01587/DISC
Location : Surrey House, 2 Scarbrook Road
Croydon
CR0 1SQ

Ward : Fairfield
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 - Construction Logistics Plan - attached to Planning Permission 18/04903/FUL for Alterations, Erection of two new storeys to form sixth and seventh floors, and formation of 3 two bedroom flats, 3 one bedroom flats, and 1 studio flat, provision of associated refuse storage and cycle storage.

Date Decision: 25.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01790/DISC
Location : 5-9 Surrey Street
Croydon
CR0 1RG

Ward : Fairfield
Type: Discharge of Conditions

Proposal : Discharge of condition 13(a) (intrusive site investigation), pursuant to planning permission 18/01211.

Date Decision: 25.06.20

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Ref. No. : 20/01808/DISC **Ward : Fairfield**
Location : 45 High Street Type: Discharge of Conditions
Croydon
CR0 1QD
Proposal : Discharge of Condition 6 - Refuse Storage Doors and Architraves - attached to Planning Permission 19/05349/FUL for Internal alterations, use of first and second floors as house of multiple occupation (HMO) with 8 rooms, provision of associated refuse and cycle storage at ground floor.
Date Decision: 22.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01824/DISC **Ward : Fairfield**
Location : 45 High Street Type: Discharge of Conditions
Croydon
CR0 1QD
Proposal : Discharge of Condition 3 - Refuse Storage Doors and Architraves- attached to Listed Building Consent 19/05350/LBC for Internal alterations, use of first and second floors as house of multiple occupation (HMO) with 8 rooms, provision of associated refuse and cycle storage at ground floor.
Date Decision: 22.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01882/FUL **Ward : Fairfield**
Location : Zurich Financial Services Part Fourth Floor Type: Full planning permission
And Fifth Floor, Sunley House
4 Bedford Park
Croydon
CR0 2AP
Proposal : Replacement of some existing areas of glazing with louvre panels and associated works to provide air conditioning
Date Decision: 24.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01907/FUL **Ward : Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Location : Meena House
79C Lansdowne Road
Croydon
Type: Full planning permission

Proposal : Creation of additional floor to provide 2 flats

Date Decision: 26.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01955/LP
Location : 24 Laud Street
Croydon
CR0 1SW
Type: LDC (Proposed) Operations edged
Ward : **Fairfield**
Proposal : Erection of loft conversion, with dormer in the rear roof slope and roof lights in the front roof slope.

Date Decision: 03.07.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02164/CAT
Location : St John The Baptist's Church
Church Street
Croydon
CR0 1RN
Type: Works to Trees in a Conservation Area
Ward : **Fairfield**
Proposal : For Tree Works: Review the works as described on the attached drawing 114- PL-006. For Tree Proposals: Replacement trees are as per 1140-PL-201, 202 and 203. Reasons for work: To open up the Minster to help site lines and decrease anti-social behaviour. To remove trees in poor health and/or to enable public realm proposals.

Date Decision: 25.06.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05929/FUL
Location : 133 - 135 Godstone Road
Kenley
CR8 5BD
Type: Full planning permission
Ward : **Kenley**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Demolition of Motor Spares shop and erection of a three storey building comprising of 6 x 1 bedroom, 3 x 2 bedroom flats together with bike store, refuse store and landscaping.
(Application submission amended to include 135 Godstone Road in the development site description).

Date Decision: 03.07.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00325/FUL
Location : 3 Zig Zag Road
Kenley
CR8 5EL
Ward : Kenley
Type: Full planning permission
Proposal : Demolition of existing dwelling and erection of building to provide 8 residential units with associated landscaped areas, parking, vehicular access, cycle and refuse storage

Date Decision: 26.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/00833/CONR
Location : Rokewood Court
20 Roke Road
Kenley
Ward : Kenley
Type: Removal of Condition

Proposal : Variation of Condition 1 (Approved Drawings) of planning permission 16/01821/P dated 27/04/2017 for "Demolition of an existing residential care home, erection of a two/three/four storey building for use as residential care home and provision of 20 car parking spaces and associated facilities" subsequently amended through Non Material Amendment permission 19/01476/NMA dated 20/12/2019 to include "alterations to the building and overall landscaping of the site." The variation seeks to increase the provision of external amenity areas for the residents of the care home by way of balconies (first and second floor) from the communal areas on the front elevation and external alterations including ground floor seating area to front and green walls (trellis system) across front and side elevations.

Date Decision: 24.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01285/ADV
Ward : Kenley

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Location : 60 Godstone Road
Kenley
CR8 5AA

Type: Consent to display advertisements

Proposal : Alterations; removal of existing adverts and erection of new signage, fascia panel and projecting sign

Date Decision: 25.06.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/01602/FUL
Location : Kenley Primary School
New Barn Lane
Whyteleafe
CR3 0EX

Ward : **Kenley**
Type: Full planning permission

Proposal : Erection of 1 new single storey building (following demolition of existing modular building) ancillary to the existing primary school operations

Date Decision: 25.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01751/HSE
Location : 8 Valley Road
Kenley
CR8 5DG

Ward : **Kenley**
Type: Householder Application

Proposal : Erection of a part single/two storey side & rear extension, 1no. front dormer, with alterations to the existing roof and other associated works.

Date Decision: 22.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02145/TRE
Location : 7 Park Road
Kenley
CR8 5AS

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

Proposal : T8 Beech - Fell and replant with one standard beech in same position.
(TPO No. 110)

Date Decision: 25.06.20

Withdrawn application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Level: Delegated Business Meeting

Ref. No. : 20/02250/NMA
Location : 5 Highland Road
Purley
CR8 2HS

Ward : Kenley
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref.19/03074/FUL. (Amendments to the construction logistics plan).

Date Decision: 25.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02335/NMA
Location : 120 Hayes Lane
Kenley
CR8 5HR

Ward : Kenley
Type: Non-material amendment

Proposal : Section 96a application seeking non-material amendment in relation to Condition 3 (Details) and Condition 15 (Pedestrian Walkway), to change the wording of the conditions from 'Prior to the commencement of development ' to ' Prior to commencement of any above ground works, notwithstanding works for demolition and site clearance..'; in addition to the application seeking non-material amendment in relation to Condition 5 (Landscaping details) to change the wording of the condition from ' Prior to commencement of works on site...' to ' Prior to commencement of any above ground works, notwithstanding works for demolition and site clearance...'; under planning permission 18/03774/FUL, dated 13/12/2018 for: Demolition of a single-family dwelling and erection of a 3-storey building of 9 apartments with associated access, 7 parking spaces, cycle storage and refuse store.

Date Decision: 26.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02660/LP
Location : 4 Wattendon Road
Kenley
CR8 5LU

Ward : Kenley
Type: LDC (Proposed) Operations edged

Proposal : Construction of a single storey outbuilding to the rear garden incidental to the main dwellinghouse.

Date Decision: 25.06.20

Lawful Dev. Cert. Granted (proposed)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Level: Delegated Business Meeting

Ref. No. : 20/01920/HSE
Location : 77 Norbury Hill
Norbury
London
SW16 3RU
Ward : **Norbury Park**
Type: Householder Application
Proposal : Erection of part single/part two storey side/rear extension, new pitch roof over front porch, first floor side extension, hip to gable roof extensions with front roof lights and and rear dormer window.

Date Decision: 26.06.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01987/FUL
Location : 2A Green Lane
Thornton Heath
CR7 8BA
Ward : **Norbury Park**
Type: Full planning permission
Proposal : Alteration of the permitted ground floor 1 x 2-bedroom flat (16/04271/FUL) and the erection of a first floor extension to comprise a 1 x 1-bedroom flat

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01193/FUL
Location : 70 Norbury Crescent
Norbury
London
SW16 4LA
Ward : **Norbury And Pollards Hill**
Type: Full planning permission
Proposal : Alterations; conversion of single dwelling to form 1 x 1-bed flat, 1 x 2-bed flat, 1 x 3-bed flat and erection of single-storey rear extension, first floor rear extension and roof extension.

Date Decision: 01.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01389/HSE
Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Location : 85B Norbury Crescent
Norbury
London
SW16 4JT

Type: Householder Application

Proposal : Erection of single storey rear/side extension infill, alterations/extension of single storey side porch and ramp, and alterations to the roof.

Date Decision: 23.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01474/TRE

Location : Anderson Heights
1260 London Road
Norbury
London
SW16 4EH

Type: Consent for works to protected trees

Ward : **Norbury And Pollards Hill**

Proposal : G1 - London Planes x3 (on front boundary LHS)- Reduce height and width by up to a maximum of 3 metres of the branch length, while retaining healthy growth. Crown lift to 5 metres measured from ground level, by removal or reduction of secondary growth. (TPO no. 5, 2002)

Date Decision: 22.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01895/DISC

Location : 1391 - 1393 London Road
Norbury
London
SW16 4AN

Type: Discharge of Conditions

Ward : **Norbury And Pollards Hill**

Proposal : Details pursuant to conditions 2a (materials), b (dormer windows), c (balcony), d (external elements), e (obscured glazing), 4 (refuse), 5 (cycle), 6 (carbon), 7 (water), of planning permission ref 18/04605/ful granted for alterations involving side extension, rebuilding of existing roof, with the addition of dormers and internal alterations to create two 1 bedroom and three 2 bedroom flats with refuse and cycle storage

Date Decision: 26.06.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/01956/NMA
Location : Radnor House
1272 London Road
Norbury
London
SW16 4EB

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

Proposal : Non material amendment to application 19/04794/FUL to alter the external materials of the building

Date Decision: 29.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00317/HSE
Location : 88 Caterham Drive
Coulsdon
CR5 1JG

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 01.07.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/00542/HSE
Location : 183 Chaldon Way
Coulsdon
CR5 1DP

Ward : Old Coulsdon
Type: Householder Application

Proposal : Alterations, proposed new bay window, boundary fence and entrance gates to the front of the existing house

Date Decision: 22.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01630/HSE
Ward : Old Coulsdon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Location : 24 Coulsdon Rise
Coulsdon
CR5 2SA
Type: Householder Application

Proposal : Alterations including erection of a two storey side extension and conversion of garage to a habitable room.

Date Decision: 25.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01839/DISC
Location : 2 Coulsdon Road
Coulsdon
CR5 2LA
Type: Discharge of Conditions
Ward : Old Coulsdon

Proposal : Discharge of condition 14 (CLP) of 19/03003/FUL

Date Decision: 29.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01892/HSE
Location : 81 Court Avenue
Coulsdon
CR5 1HJ
Type: Householder Application
Ward : Old Coulsdon

Proposal : Demolition of conservatory and detached garage, erection of two storey side extension including dormer feature at side and erection of single storey rear extension.

Date Decision: 22.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01896/HSE
Location : 40 Waddington Avenue
Coulsdon
CR5 1QF
Type: Householder Application
Ward : Old Coulsdon

Proposal : Demolition of existing garage, alterations, erection of single storey side/rear extension with construction of roof extension to provide additional accommodation within the roof space and terrace area at roof level.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Date Decision: 25.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01934/TRE
Location : The Grange
2 Canon's Hill
Coulsdon
CR5 1HB
Proposal : T1 yew - Reduce overall size of crown by 1.5 meters.
(TPO No.1, 1969)

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

Date Decision: 25.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/01979/HSE
Location : 142 Caterham Drive
Coulsdon
CR5 1JL
Proposal : Demolition of conservatory and erection of single storey side/rear extension and alterations to land levels and erection of retaining walls/steps

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 02.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02120/TRE
Location : 4 Windmill Place
Coulsdon
Croydon
CR5 1FB
Proposal : T1 Lime (within G1 of TPO) Reduce lateral branches growing over 4 Windmill Place by 2m, leaving 4m.
(TPO no 158)

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Date Decision: 25.06.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/02220/LP **Ward : Old Coulsdon**
Location : 48 Caterham Drive Type: LDC (Proposed) Operations
Coulsdon edged
CR5 1JH
Proposal : Construction of a hip to gable side roof extension and dormer to the rear roof slope.
Installation of 2 front rooflights and 1 2nd floor side window.

Date Decision: 26.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00561/HSE **Ward : Park Hill And Whitgift**
Location : The Look Out Type: Householder Application
27 Mapledale Avenue
Croydon
CR0 5TG
Proposal : Erection of 2 two-storey rear extensions, one two-storey side extension, a single-storey rear conservatory extension and alterations to the existing roof to accommodate a loft conversion.

Date Decision: 23.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02273/NMA **Ward : Park Hill And Whitgift**
Location : 26 Fairfield Road Type: Non-material amendment
Croydon
CR0 5LH
Proposal : Non-Material Amendment - Construction Logistics Plan Hours - to Planning Permission 18/04056/FUL for Demolition of the existing building and construction of a block of nine flats comprising 4 x one bed, 4 x two bed and 1 x three bed flats, with associated refuse and cycle storage areas, landscaping and car parking.

Date Decision: 01.07.20

Ref. No. : 20/02104/HSE **Ward :** **Purley Oaks And Riddlesdown**
Location : 53 Edgar Road **Type:** Householder Application
South Croydon
CR2 0NJ
Proposal : Erection of a single storey side and rear extension.

A building certificate has been issued for the loft conversion and 3M extension planning ref 20/00361/LP refers. This application did not include extending the existing attached brick built storage cupboards which currently sit flush with the rear wall of the house.

We therefore wish to extend the storage cupboards out 3M in line with the rest of the house so as to keep in line with the new back wall, further we wish to extend the brick built storage cupboard back, slightly towards the main house (approx 1m).

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04216/FUL **Ward :** **Purley And Woodcote**
Location : 1 Higher Drive **Type:** Full planning permission
Purley
CR8 2HP
Proposal : Demolition of existing detached house and erection of block of 9 residential flats with associated parking and landscaping.

Date Decision: 01.07.20

Permission Granted

Level: Planning Committee

Ref. No. : 20/00271/DISC **Ward :** **Purley And Woodcote**
Location : Land R/O 16 Smitham Downs Road **Type:** Discharge of Conditions
Purley
CR8 4NB
Proposal : Discharge of conditions 2 (Various details) 7 (Materials), 8 (Landscaping), 11 (carbon reduction) attached to to permission 18/05067/FUL for erection of a two-storey three bedroom detached house, provision of vehicular access, parking spaces and amenity space (amendment to planning permission 17/02815/FUL).

Date Decision: 29.06.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00277/FUL
Location : 8 Woodcote Drive
Purley
CR8 3PD
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Demolition of existing detached dwelling and garage. Erection of a detached three storey property comprising nine flats, formation of new access, provision of car parking, cycle storage, refuse and recycling store and hard and soft landscaping

Date Decision: 29.06.20

Permission Granted

Level: Planning Committee

Ref. No. : 20/01217/HSE
Location : 41 Manor Wood Road
Purley
CR8 4LG
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Erection of two storey side extension and ground floor rear extension to replace existing structure, alterations to openings

Date Decision: 25.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01283/HSE
Location : 20 Silver Lane
Purley
CR8 3HG
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Erection of a roof dormer extension

Date Decision: 23.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01651/FUL
Location : 93 Downlands Road
Purley
CR8 4JJ
Ward : **Purley And Woodcote**
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Construction of an attached two storey dwelling onto the host property (1x4b); subdivision of land, hard and soft landscaping, alterations to land levels, refuse and cycle storage and formation of two crossovers to provide vehicular parking to the forecourt

Date Decision: 01.07.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01709/TRE
Location : 37 Russell Hill Road
Purley
CR8 2LF
Proposal : T1 Beech (Front garden) Crown lift the east side of the canopy over the pavement and highway to 4.5m measured from ground level. Further crown lifting on the west side of the canopy to 3m measured from the ground level within the site.
(TPO No.9, 2018)

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

Date Decision: 25.06.20

Consent Granted (Tree App.)

Level: Planning Committee

Ref. No. : 20/01766/DISC
Location : Highgate House
35A Smitham Bottom Lane
Purley
Proposal : Discharge of Condition 9 (Trees) and 13 (SUDS) associated with planning permission 19/05396/CONR granted for the demolition of dwellinghouse and erection of 3-storey development containing 9 apartments with associated access, 9 off-street parking spaces, cycle storage and refuse store

Ward : Purley And Woodcote
Type: Discharge of Conditions

Date Decision: 29.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01913/DISC
Location : 10 Smitham Downs Road
Purley
CR8 4NA
Proposal : Discharge of Conditions 9 (Trees) and 13 (SUDS) associated with planning permission 19/05396/CONR granted for the demolition of dwellinghouse and erection of 3-storey development containing 9 apartments with associated access, 9 off-street parking spaces, cycle storage and refuse store

Ward : Purley And Woodcote
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Discharge of Conditions 2 (Materials) and 13 (Construction Logistics Plan) of Planning Permission 19/02313/FUL approved for the demolition of existing dwelling and erection of two storey building with accommodation within the roof space as well an erection of a single storey bungalow located at the rear of the site to provide a total of nine units as well as revised vehicular access, associated parking, landscaping, internal refuse and cycle storage.

Date Decision: 26.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01919/HSE
Location : 8 Peaks Hill
Purley
CR8 3JE
Proposal : Demolition of a detached garage and erection of a part single and part two-storey side extension, part single and part two-storey rear extension, single storey front extension and roof extension with rear dormer including raised ridge height

Ward : Purley And Woodcote
Type: Householder Application

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01950/FUL
Location : White Lodge Nursing Home
126 Foxley Lane
Purley
CR8 3NE
Proposal : Change of use of property from a care home (C2 use) to a single family dwelling (C3 use), new external bin store

Ward : Purley And Woodcote
Type: Full planning permission

Date Decision: 30.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02242/DISC
Location : 33A Smitham Bottom Lane
Purley
CR8 3DE
Proposal : Discharge of Conditions

Ward : Purley And Woodcote
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Discharge of Condition 4 (Construction Logistics Plan) attached to planning permission 19/02997/FUL for: Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.

Date Decision: 26.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01554/HSE **Ward : Sanderstead**
Location : 10 Wentworth Way **Type: Householder Application**
South Croydon
CR2 9EU
Proposal : Alterations including erection of a single storey rear extension.

Date Decision: 23.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01814/HSE **Ward : Sanderstead**
Location : 32 Princes Avenue **Type: Householder Application**
South Croydon
CR2 9BA
Proposal : Erection of a single storey side extension

Date Decision: 22.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01836/LP **Ward : Sanderstead**
Location : 3 Courtlands Close **Type: LDC (Proposed) Operations**
South Croydon **edged**
CR2 0LR
Proposal : Alterations, roof extension and conversion of a garage into a habitable room

Date Decision: 26.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01873/HSE
Location : 3 Ewhurst Avenue
South Croydon
CR2 0DH
Ward : **Sanderstead**
Type: Householder Application
Proposal : Erection of a single storey front extension.

Date Decision: 23.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01875/HSE
Location : 9 Tandridge Gardens
South Croydon
CR2 9HW
Ward : **Sanderstead**
Type: Householder Application
Proposal : Alterations, garage conversion and erection of a single storey front, side and rear wrap around extension

Date Decision: 30.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02201/NMA
Location : 85 The Woodfields
South Croydon
CR2 0HJ
Ward : **Sanderstead**
Type: Non-material amendment
Proposal : Non material amendment to application ref. 19/00537/HSE for the demolition of garage and shed, erection of single storey rear and side extension, associated alterations

Date Decision: 24.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02247/NMA
Location : 22 Briton Crescent
South Croydon
CR2 0JF
Ward : **Sanderstead**
Type: Non-material amendment

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Non-material amendment to planning permission ref.18/04026/FUL (Demolition of the existing dwelling and erection of a three storey development for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store) (Retaining wall).

Date Decision: 25.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03865/DISC

Ward : Selsdon And Addington Village

Location : 148 Ballards Way
Croydon
CR0 5RG

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (materials) and 6 (lighting) and partial discharge of Condition 8 (landscaping) of 18/01936/FUL (Demolition of existing building. Erection of three/four storey building (with basement) comprising 8 flats with associated parking and landscaping)

Date Decision: 29.06.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05933/FUL

Ward : Selsdon And Addington Village

Location : Saraband
Bishops Walk
Croydon
CR0 5BA

Type: Full planning permission

Proposal : Erection of outdoor swimming pool, paved terrace, landscaping and associated alterations.

Date Decision: 25.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01497/HSE

Ward : Selsdon And Addington Village

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Location : 22 Abbots Green
Croydon
CR0 5BH
Type: Householder Application
Proposal : Erection of two storey side/rear extension, alteration to front porch, enlargement of rear lightwell, alteration to openings, re-positioning stairs

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01506/HSE
Ward : **Selsdon And Addington Village**
Location : 1 Chapel View
South Croydon
CR2 7LG
Type: Householder Application
Proposal : Alterations, erection of two storey rear extension

Date Decision: 22.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01848/HSE
Ward : **Selsdon And Addington Village**
Location : 56 Farnborough Crescent
South Croydon
CR2 8HA
Type: Householder Application
Proposal : Alterations, erection of a ground floor side extension

Date Decision: 22.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01889/FUL
Ward : **Selsdon And Addington Village**
Location : 129 Addington Road
South Croydon
CR2 8LH
Type: Full planning permission
Proposal : Change of Use from Retail (A1 Use Class) into Professional and Financial Purposes (A2 Use Class)/Office (B1a Use Class).

Date Decision: 23.06.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02076/GPDO **Ward : Selsdon And Addington Village**

Location : 7 Palace Green **Type: Prior Appvl - Class A Larger House Extns**
Croydon
CR0 9AJ

Proposal : Erection of a single storey rear extension projecting out 8 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: 25.06.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/02197/GPDO **Ward : Selsdon And Addington Village**

Location : 29 The Ruffetts **Type: Prior Appvl - Class A Larger House Extns**
South Croydon
CR2 7LS

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 3 metres and a maximum overall height of 3 metres

Date Decision: 03.07.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/00144/FUL **Ward : Selsdon Vale And Forestdale**

Location : 170 Addington Road **Type: Full planning permission**
South Croydon
CR2 8LB

Proposal : Altetations, change of Use from Bank (Class A2) to Dental Practice (Class D1) and alterations to the shop front

Date Decision: 25.06.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01940/GPDO
Location : Orchard Park High School
Orchard Way
Croydon
CR0 7NJ

Ward : **Shirley North**
Type: Prior Appvl - solar PV
equipment replace

Proposal : Installation of roof mounted solar PV panels with a system capacity of 160 kWp, including associated ancillary infrastructure.

Date Decision: 29.06.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/05009/FUL
Location : 141 Shirley Church Road
Croydon
CR0 5AJ

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

Proposal : Alterations, erection of ground floor extension, erection of first floor side extension and roof extension, erection of two storey rear extension, erection of dormer extension on rear roof slope, conversion of existing house to form 4no self contained units and accommodation within the roof space, integral bin and cycle stores and provision of 3 parking spaces.

Date Decision: 02.07.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01465/HSE
Location : 37 Links View Road
Croydon
CR0 8NB

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

Proposal : Demolition of existing garage to the rear and construction of a single-storey rear-extension and first-floor side extension.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Date Decision: 30.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01638/HSE
Location : 488 Wickham Road
Croydon
CR0 8DJ
Ward : **Shirley South**
Type: Householder Application
Proposal : Erection of single storey front extension to facilitate the conversion of the garage into a habitable room.

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01890/FUL
Location : 59 Upper Shirley Road
Croydon
CR0 5HE
Ward : **Shirley South**
Type: Full planning permission
Proposal : Demolition of existing dwelling and erection of a two storey building with accommodation in the roof space and basement level to provide 9 units with 6 car parking spaces, and associated cycle parking, refuse storage, amenity space and landscaping

Date Decision: 26.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01891/FUL
Location : 59 Upper Shirley Road
Croydon
CR0 5HE
Ward : **Shirley South**
Type: Full planning permission
Proposal : Demolition of existing dwelling and erection of a two storey building with accommodation in the roof space and basement level to provide 9 units with 9 car parking spaces, and associated cycle parking, refuse storage, amenity space and landscaping

Date Decision: 26.06.20

Permission Refused

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Ref. No. : 20/02122/LP
Location : 7 Shirley Way
Croydon
CR0 8PG
Ward : **Shirley South**
Type: LDC (Proposed) Operations
edged
Proposal : Erection of two outbuildings to the rear of the property for use as a private gymnasium
and external storage.

Date Decision: 02.07.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00213/FUL
Location : 333 Selsdon Road
South Croydon
CR2 6PT
Ward : **South Croydon**
Type: Full planning permission
Proposal : Proposed increase in size of an existing 6 room HMO into a 7 room (7 occupants) HMO
including rear ground floor extension and second floor dormer roof extension.

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01058/HSE
Location : 6 Croham Mount
South Croydon
CR2 0BR
Ward : **South Croydon**
Type: Householder Application
Proposal : Alterations, erection of part single/two storey front, side and rear extensions (to include
conversion of garage to habitable room), roof extensions, increase in roof ridge height
and fenestration to a dwellinghouse

Date Decision: 23.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01552/CONR
Ward : **South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Location : 17 Moreton Road
South Croydon
CR2 7DN
Type: Removal of Condition

Proposal : Section 73 application to vary Condition 2 (Drawings) of 19/02480/FUL (Demolition of the existing garage. Erection of a basement/two storey side extension to form an additional one bedroom flat) to insert front door, canopy over lightwell, external steps to basement and internal alterations.

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01579/HSE
Location : 1 Avondale Road
South Croydon
CR2 6JE
Ward : **South Croydon**
Type: Householder Application
Proposal : Alterations, proposed rear extension and associated raised decking area

Date Decision: 26.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01958/DISC
Location : 25 Haling Park Road
South Croydon
CR2 6NJ
Ward : **South Croydon**
Type: Discharge of Conditions
Proposal : Discharge of condition 3 - Construction Logistics Plan attached to planning permission 18/04236/FUL for Demolition of the existing dwelling. Erection of a four storey building with basement accommodation comprising of 1x one bedroom and 7x two bedroom flats. Provision of associated parking, landscaping and refuse store

Date Decision: 30.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02262/DISC
Location : Coombe Lodge Playing Fields
Melville Avenue
South Croydon
CR2 7HY
Ward : **South Croydon**
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Discharge of condition 27 (Air Handling Units) of planning permission reference 18/01711/FUL for the 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.

Date Decision: 23.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02374/NMA
Location : 18 Croham Park Avenue
South Croydon
CR2 7HH

Ward : South Croydon
Type: Non-material amendment

Proposal : Amendments to application 19/03362/FUL for erection of a ground floor rear extension

Date Decision: 22.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02477/NMA
Location : 16 Spencer Road
South Croydon
CR2 7EH

Ward : South Croydon
Type: Non-material amendment

Proposal : Non material amendment to Condition 2 (approved plans) associated with planning permission 19/04493/HSE approved for the erection of a first floor extension

Date Decision: 25.06.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02590/DISC
Location : Former Site Of 55 - 57 Sussex Road
South Croydon
CR2 7DB

Ward : South Croydon
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Discharge of Condition 5 (full details) attached to planning permission 19/04120/FUL for alterations including erection of a part single, part two storey rear extension and conversion of the property to provide 2 x 2 bedroom units.

Date Decision: 02.07.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01245/FUL
Location : 133 Holmesdale Road
South Norwood
London
SE25 6JJ
Proposal : Erection of single storey rear extension and construction of raised external stairs at rear to first floor.
Date Decision: 24.06.20

Ward : South Norwood
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01472/FUL
Location : 12 Prince Road
South Norwood
London
SE25 6NN
Proposal : Erection of single storey rear, side extensions and outbuilding (Amended).

Ward : South Norwood
Type: Full planning permission

Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01646/FUL
Location : Flat 3
10 Chalfont Road
South Norwood
London
SE25 4AA
Proposal : Alterations including erection of single storey side extension.
Date Decision: 29.06.20

Ward : South Norwood
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01845/FUL **Ward : South Norwood**
Location : Flat 3, 10 Chalfont Road **Type: Full planning permission**
South Norwood
London
SE25 4AA
Proposal : Erection of first floor rear extension and associated works.
Date Decision: 26.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02003/HSE **Ward : South Norwood**
Location : 17 Tennyson Road **Type: Householder Application**
South Norwood
London
SE25 5RY
Proposal : Alterations; conversion of existing garage, installation of window in side elevation and erection of single-storey front extension.
Date Decision: 03.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02050/CAT **Ward : South Norwood**
Location : 13 South Norwood Hill **Type: Works to Trees in a Conservation Area**
South Norwood
London
SE25 6AA
Proposal : T1 Hornbeam - Cut back lateral branches overhanging garden to boundary fence line.
Date Decision: 25.06.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01870/PA8 **Ward : Thornton Heath**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Location : Opposite 185 Moffat Road
Thornton Heath
CR7 8PZ

Type: Telecommunications Code
System operator

Proposal : Proposed telecommunications installation: Proposed Phase 8 20m Monopole C/W wraparound Cabinet at base and associated ancillary works.

Date Decision: 23.06.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/02100/GPDO
Location : 56 Camden Gardens
Thornton Heath
CR7 8AY

Ward : Thornton Heath
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: 01.07.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/03464/HSE
Location : 9 Haling Park Gardens
South Croydon
CR2 6NP

Ward : Waddon
Type: Householder Application

Proposal : Demolition of the existing garage and first floor level and the erection of a first floor side extension and two storey side extension and a roof conversion.

Date Decision: 24.06.20

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 19/03771/DISC
Location : 2 Stapleton Gardens
Croydon
CR0 4DS

Ward : Waddon
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (water and CO2 emissions) of LPA reference: 19/00402/FUL (Alterations, erection of single/two storey side/rear extension and subdivision to form 1 x two bedroom and 1 x three bedroom dwellings (amended description).

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Date Decision: 01.07.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/01248/CAT	Ward :	Waddon
Location :	8 Maple Court 11 The Waldrons Croydon CR0 4HB	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Pine: Fell		

Date Decision: 25.06.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	20/01903/CONR	Ward :	Waddon
Location :	Marys Home 88-90 Warham Road South Croydon CR2 6LB	Type:	Removal of Condition
Proposal :	Variation of condition 1 attached to permission 17/04207/FUL for 'Erection of single/two storey side and rear extensions with accommodation in roofspace; roof extensions including raised ridge height and alterations to existing care home to provide 23 additional bedrooms: formation of additional vehicular access and provision of additional parking spaces, refuse and cycle storage' to alter the proposed car parking layout so to provide 8 rather than 11 spaces with associated alterations		

Date Decision: 26.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/01912/FUL	Ward :	Waddon
Location :	1 Duppas Hill Terrace Croydon CR0 4BA	Type:	Full planning permission
Proposal :	Demolition of existing single dwellinghouse, the construction of part-two and part-three storey building to accommodate 9 flats, associated vehicular access and parking, cycle and refuse stores.		

Date Decision: 29.06.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02014/NMA
Location : Southern Gas Network Croydon
Above Ground Installation
Factory Lane
Croydon
CR0 3RL

Ward : Waddon
Type: Non-material amendment

Proposal : Amendment to planning permission 19/04971/FUL to alter the type, height and route of the proposed security fencing

Date Decision: 02.07.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02552/PDO
Location : Croydon Vodafone MTX,
Unit 9, Peterwood Park,
Peterwood Way,
Croydon,
CR0 4UQ

Ward : Waddon
Type: Observations on permitted development

Proposal : Notification under the electronic communications code (conditions and restrictions) regulations 2003 (as amended) to utilise permitted development rights involving the replacement of 6 existing antennas with 6 new antennas and ancillary works thereof.

Date Decision: 29.06.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/02560/NMA
Location : 330 Purley Way
Croydon
CR0 4XJ

Ward : Waddon
Type: Non-material amendment

Proposal : Non-material amendment (height of parapet wall to unit 3 to increase by 800mm) to planning permission ref. 18/02908/FUL.

Date Decision: 02.07.20

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Ref. No. : 20/02599/NMA **Ward :** **Waddon**
Location : 2 Stapleton Gardens **Type:** Non-material amendment
Croydon
CR0 4DS

Proposal : Variation to Condition 6 (water and CO2 emissions) of LPA reference: 19/00402/FUL (Alterations, erection of single/two storey side/rear extension and subdivision to form 1 x two bedroom and 1 x three bedroom dwellings.

Date Decision: 01.07.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01295/FUL **Ward :** **Woodside**
Location : Land R/o 1-9 Birchanger Road **Type:** Full planning permission
South Norwood
London
SE25 5BA

Proposal : Extension of the current drop kerb.

Date Decision: 22.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01657/FUL **Ward :** **Woodside**
Location : 90 Birchanger Road **Type:** Full planning permission
South Norwood
London
SE25 5BG

Proposal : Conversion of a single dwelling house into two self-contained flats, demolition and erection of single storey rear extension and roof lights in the front roof slope.

Date Decision: 22.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01791/FUL **Ward :** **Woodside**
Location : 18 Enmore Road **Type:** Full planning permission
South Norwood
London
SE25 5NQ

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th July 2020

Proposal : Conversion of a single dwelling into 3 units

Date Decision: 29.06.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01959/FUL

Ward : Woodside

Location : 96 Portland Road
South Norwood
London
SE25 4PJ

Type: Full planning permission

Proposal : Demolition of attached rear ancillary storage building with ancillary kitchenette and w/c. Alterations and Erection of detached two storey building at rear comprising 2 live/work units. Provision of associated ground floor terrace area, and refuse and cycle storage.

Date Decision: 01.07.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01731/LP

Ward : West Thornton

Location : 90 Headcorn Road
Thornton Heath
CR7 6JQ

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 22.06.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01967/CONR

Ward : West Thornton

Location : Streatham And Croydon Rugby Club
159 Brigstock Road
Thornton Heath
CR7 7JP

Type: Removal of Condition

Proposal : Relaxation of Condition 1 (cessation of use of site by 31/07/2020) of planning permission 16/01774/P to allow continued use of site as a school until 31 July 2021 (due to delays opening replacement site caused by Covid-19).

Date Decision: 30.06.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02041/FUL
Location : Communication Station
Croydon House
1 Peall Road
Croydon
CR0 3EX
Ward : West Thornton
Type: Full planning permission

Proposal : The removal and replacement of 6No. existing antennas with 4no. antenna apertures at 18.3m mean height, 3no. 600mm dishes mounted on proposed circular frame fixed to existing 10.00m high stub tower on existing steel platform and associated ancillary development

Date Decision: 02.07.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02315/NMA
Location : 10-12 Dunheved Road South
Thornton Heath
CR7 6AD
Ward : West Thornton
Type: Non-material amendment

Proposal : NMA to introduce a phasing plan in relation to the demolition of the existing buildings on the site.

Date Decision: 29.06.20

Approved

Level: Delegated Business Meeting

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PLANNING COMMITTEE AGENDA

16 July 2020

Part 8 Other Planning Matters

Item 8.2

<p>Report of: Head of Development Management</p> <p>Author: Nicola Townsend</p>	<p>Title: Planning Appeal Decisions (June 2020)</p>
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1. PURPOSE

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

2. APPEAL DECISIONS

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

Application No:	19/044108/HSE
Site:	415 Davidson Road, Croydon CR0 6DS
Proposed Development:	The development proposed is a vehicular access point with dropped kerb.
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Russell Smith
Ward	Addiscombe West

- 2.2 The main issues in this case were as follows:
 - The effect of the proposal on the character and appearance of the area particularly in relation to the effect on the adjacent street tree
- 2.3 The appeal site comprises a two storey terraced house. The scheme sought to create an access to the highway with a dropped kerb.

Immediately outside the site and located within the pavement is a street tree which the Inspector noted makes a significant contribution to the appearance of the locality. The planning application was not accompanied by any Arboricultural information however an Arboricultural Method Statement (AMS) was submitted to the Planning Inspectorate as part of the appeal information.

- 2.4 The submitted plans indicated that the proposed dropped kerb and cross over would be in very close proximity to the existing tree and partially below its crown. The Inspector also noted that the works would replace some of the bare soil surrounding the tree and he also noted that the submitted AMS stated that some of the works would occur within the root protection zone of the tree.
- 2.5 The Inspector concluded that undertaking the proposal would likely alter the health of the existing street tree and that it had not been demonstrated that the effect would be minor or whether it could be mitigated. He therefore concluded that the proposal would have an unacceptable effect on the character and appearance of the area.
- 2.6 The appeal was therefore DISMISSED.

Application No:	19/01905/FUL
Site:	97 Birchanger Road, South Norwood, London SE25 5BH
Proposed Development:	<i>The proposed development is a change of use of the first floor as a 1 bed two person flat (C3) from HMO (C4).</i>
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Christopher Grace
Ward	Woodside

- 2.7 The main issue in this case focussed on whether the development would provide satisfactory living conditions for its occupiers particularly in relation to playspace.
- 2.8 The appeal site comprises a two storey semi-detached dwelling. The proposal is to convert the first floor of the property from an HMO to a 1 bedroom flat. The principle issue was that no private amenity space would be provided for the new flat as required by Policy DM10 of the Croydon Local Plan.
- 2.9 The Inspector noted that whilst the flat did not have access to private amenity space the internal floors space of the units would be 4.3sqm above the minimum floorspace which would go some way towards compensating for the lack of outdoor space. He also noted the proximity of the appeal site to Brickfields Meadow. He therefore concluded that

whilst no private amenity space was provided for the proposed flat that satisfactory living conditions would be provided for the future occupiers.

2.10 The appeal was Allowed.

Application No:	19/04292/HSE
Site:	1 St Leonards Road, Waddon, Croydon
Proposed Development:	Proposed front boundary wall
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Jonathan Archibald
Ward	Waddon

2.11 The main issue in this case was the effect on the character and appearance of St Leonards Road. The works had already been undertaken and appeal effectively sought to retain the works that had already taken place. The Inspector noted that the front boundaries of properties in St Leonards Road mainly comprised walls and hedges at the back edge of the pavement, which provides the road with a degree of openness.

2.12 In contrast the inspector concluded that the wall which was subject to the appeal was excessively tall and bulky which resulted in it dominating the frontage. He also found the smooth render finish incongruous with the host dwelling. He also concluded that the wall did not accord with the council Suburban Design Guidance.

2.13 The inspector concluded that the wall harms the character and appearance of St Leonards Road.

2.14 The appeal was dismissed. The Council's Enforcement Team have been advised of this decision so that they can progress work to require the removal of the unauthorised structure.

Application No:	19/04495/FUL
Site:	19 Broom Road, Croydon, CR0 8NG
Proposed Development:	Demolition of existing storage shed and erection of a single storey outbuilding for use as a one bedroom dwelling house
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Chris Stacey
Ward	Shirley South

2.15 The main issues in this case were as follows:

- The vitality and viability of the neighbourhood centre
- The living conditions of the future occupiers, with regard to the size, outlook and light.

2.16 The appeal site lies in a parade of shops which forms part of a neighbourhood centre. Policy seeks to ensure that the vitality and viability of neighbourhood centres are maintained and that they are able to continue to serve local communities. Policy sets out acceptable activities within ground floor space within such centres. Residential use is not one of the specified acceptable uses. The appellant argued that as the floor space was part of a separate storage building that the building was ancillary to the retail unit. However the Inspector clearly concluded that its floor space formed part of the shopping parade. He also stated that the loss of ancillary storage could have a long term impact on the future of this retail unit.

2.17 Whilst the floor space of the proposed residential unit fell short of the required space standards for a one bedroom two person dwelling. The Inspector concluded that a small change to an internal wall would result in the building complying with the standards for a 1 bedroom 1 person dwelling. However he raised significant concerns regarding the outlook for the future occupiers due to the property being served by a number of high level slit windows. He concluded they would have almost no outlook which would be oppressive and claustrophobic

2.18 The appeal was dismissed

Application No:	19/04636/HSE
Site:	10 Downsway, South Croydon, CR2 0JA
Proposed Development:	Alterations, demolition of conservatory at rear and part demolition of existing two storey and single storey side extension, erection of two storey side extension and single storey rear extension
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Hayley Crabb
Ward	Sanderstead

2.19 The main focus of this appeal was the effect of the development on the character and appearance of the area. The Inspector noted that the area is characterised by detached and semi-detached houses of similar styles and whilst there had been some alterations to properties in the area that these have been relatively sympathetic to the existing character.

2.20 Taking into account the guidelines in the Council's Suburban Design Guide the Inspector found that the proposed development would not respond successfully to the character and appearance of the dwelling or the street scene. This was due to the fact that the Inspector considered that the two storey element of the extension would not appear subordinate to the existing house due to the higher eaves and limited set back. He also raised concerns regarding the contemporary design of the extensions and considered that it resulted in a poor marrying of architectural styles.

2.21 The Inspector did note that the proposed extension would have had a similar or even less of an impact on the adjoining occupiers in terms of overlooking but he did not consider this factor to outweigh the discordant design of the extension.

2.22 The appeal was dismissed.

Application No:	19/04240/FUL
Site:	5 Jamaica Road
Proposed Development:	Conversion of a single dwelling to one x 1 bedrooms flat and one x 2 bedroom flat, alterations to the property including the erection of a single storey rear extension and the erection of a dormer in the rear roof slope.
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Russell Smith
Ward	West Thornton

2.21 The main issues for consideration in this case was the supply of family accommodation in the Borough and the character and appearance of the area.

2.22 The Borough has an identified need for 3 bedroom units to provide family accommodation and has Policies in place which seek to protect this provision. The Inspector noted that the proposal would be in direct conflict with this Policy.

2.23 The property had already benefited from a dormer window extension on the side and rear of the original pitched roof. The appeal proposal sought to extend the roof further over the existing outrigger. The Inspector stated that the size, elongated form and flat roof of this extension would appear poorly proportioned and unsympathetic to the existing building thus causing harm to the character and appearance of the area.

2.24 The appeal was Dismissed.

Application No:	19/03505/FUL
Site:	28A Portland Road, South Norwood
Proposed Development:	Change the class use from sui generis (William Hill store) to C3 Residential. Change of shop front and rebuild facing brick and window to match as existing with a new side entrance via security gates
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	George Clarke
Ward	Woodside

2.25 The main issues in this case involved the following:

- The effect of the development upon the vitality and viability of the South Norwood District Centre
- Whether it would preserve or enhance the character or appearance of the South Norwood Conservation Area
- Whether it would provide acceptable living conditions for future occupants in respect of lighting, privacy and outdoor space
- Its effect on highway safety, with respect to parking provision.

2.26 The site lies within the South Norwood District Centre in a Secondary Retail Frontage as defined by the Local Plan 2018 (CLP). Policy DM4 resists the introduction of uses other than shops and related activities in such locations to ensure they do not undermine the retail function of the frontage. The Inspector noted that at the time of his visit the premises were being used as a fishmongers and grocery store and stated that a change from a shop to residential use would change the ground floor from an active to a passive frontage, removing the opportunity for an activity that complements the retail-led purpose of the district centre.

2.27 The Inspector did note the level of vacant units within the vicinity of the site he stated that in the absence of marketing information for a reasonable period of time and the fact that the units were occupied indicates that there is interest from uses suitable for a secondary retail frontage. The Inspector concluded that the proposal would undermine the vitality and viability of the South Norwood District Centre.

2.28 The site also lies in the South Norwood Conservation Area. However, the Inspector noted that this building is a modern infill in the street scene. The Council had raised concerns regarding the appearance of the alterations to the frontage to create a domestic appearance. The Inspector did not however uphold this concern.

- 2.29 The Inspector noted that the units would be single aspect, with limited outdoor space and that the ground floor unit windows would be located at the back edge of the footway. However he considered that the units would provide an acceptable standard of accommodation for the future occupiers.
- 2.30 The Council raised concerns that the future occupiers should be restricted from obtaining parking permits. The Inspector stated that in the absence of evidence to demonstrate that this was necessary he did not consider that the scheme would result in harm to highway safety.
- 2.31 The scheme was Dismissed but only on grounds relating to harm to the vitality and viability of the district centre and the character of the South Norwood Conservation Area.

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Public Document Pack Agenda Item 11

Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held virtually on Thursday, 18 June 2020 at 7.11pm via Microsoft Teams

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

MINUTES

Present: Councillor Paul Scott (Vice-Chair);

Councillors Joy Prince, Jason Perry, Ian Parker and Felicity Flynn

Also

Present: Councillor Stephen Mann

Apologies: Councillor Muhammad Ali

PART A

A29/20 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday 7 May 2020 be signed as a correct record.

A30/20 **Disclosure of Interest**

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

A31/20 **Urgent Business (if any)**

There was none.

A32/20 **Planning applications for decision**

A33/20 **20/00441/FUL 82 Westow Hill, Upper Norwood, London, SE19 1SB**

Change of use from betting shop (sui generis) to an adult gaming centre (sui generis).

Ward: Crystal Palace and Upper Norwood

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

Mr Alistair Anderson, the applicant's agent, provided a written statement in support of the application. This was read out by the committee clerk.

.....
Councillor Stephen Mann addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for 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 **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Joy Prince. This was seconded by Councillor Paul Scott.

The substantive motion was carried with four Members voting in favour and one Member abstaining their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 82 Westow Hill, Upper Norwood, London, SE19 1SB.

A34/20 **19/03845/HSE 9 The Close Pampisford Road, Purley, CR8 2QD**

Alterations and erection of a two storey side extension, single storey rear extension, loft conversion including rear dormers, raised car space at the front and a rear terrace.

Ward: Purley Oaks and Riddlesdown

THIS ITEM HAS BEEN WITHDRAWN.

The meeting ended at 7.41 pm

Signed:

Date:

PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning 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.

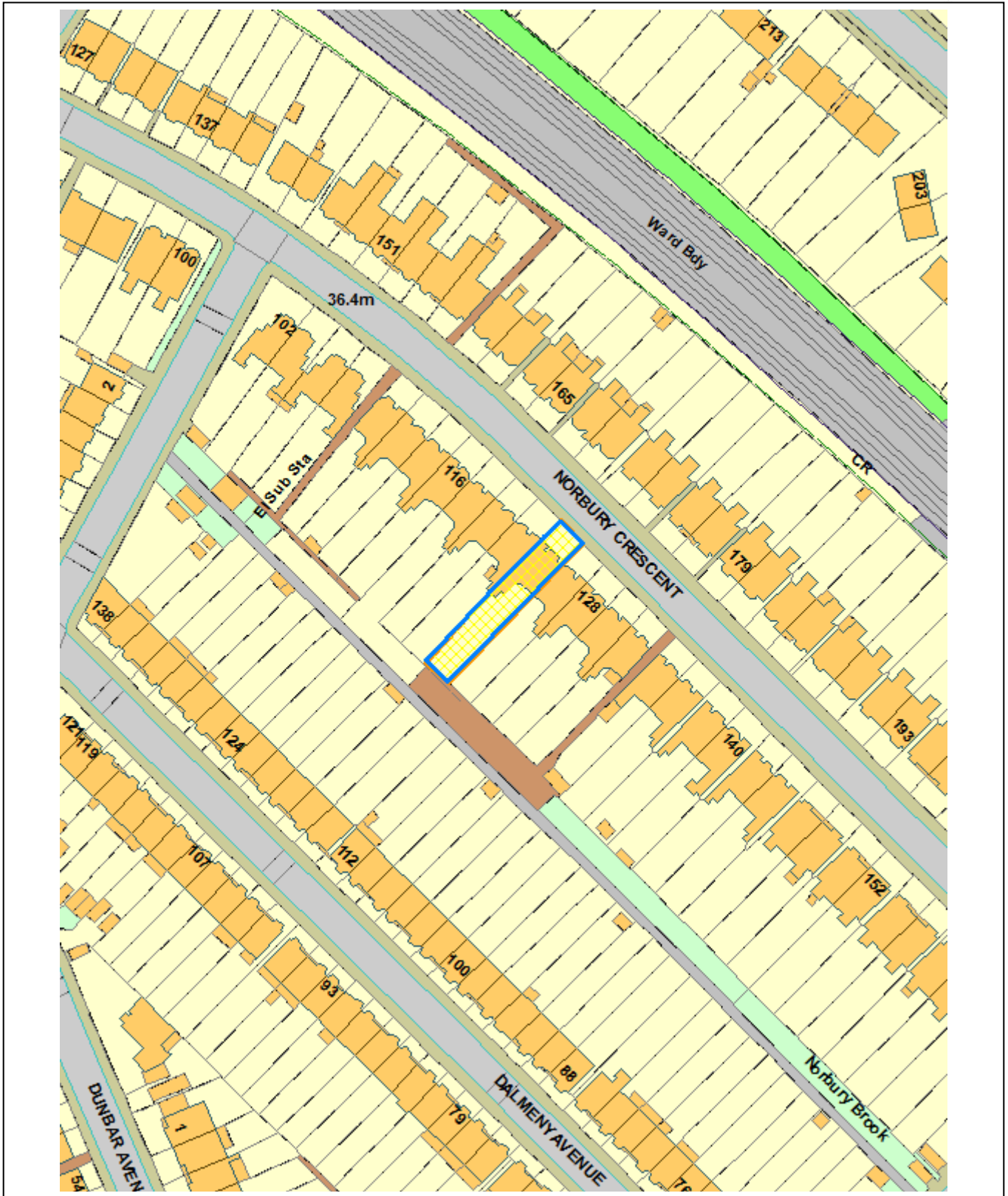
8. BACKGROUND DOCUMENTS

- 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. APPLICATION DETAILS

Ref: 19/04788/HSE
Location: 124 Norbury Crescent, Norbury
Ward: Norbury and Pollards Hill
Description: Demolition and erection of an outbuilding
Drawing Nos: N/02, N/03, N/04, N/05
Agent: Mr Abdul Sheikh
Case Officer: Victoria Bates

- 1.1 This application is being reported to Sub Planning Committee because a referral has been received from Councillor Khan and Councillor Ben-Hassel.

2 RECOMMENDATION

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

Conditions

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) Use to be ancillary to the single family dwelling house as specified in the application
- 3) Materials as specified within the application.
- 4) A water butt shall be installed upon commencement of construction
- 5) Commence the development within 3 years of the date of this decision.
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

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

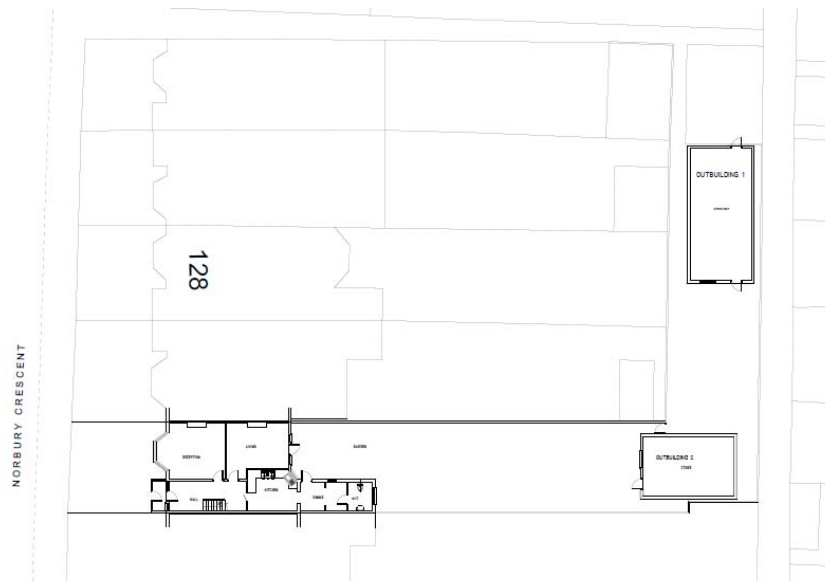
3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the:
Demolition and erection of an outbuilding

Site and Surroundings

- The site is currently occupied by a semi detached single family dwelling house with and L shaped garden. There is an existing outbuilding located at the rear of the garden and an additional outbuilding, which has recently been built, behind 128-130 Norbury Crescent
- The surrounding area is residential in character with many of the existing properties benefiting from outbuildings located at the end of the rear gardens.
- The site is within Flood Zone 2, as it is next to Norbury Brook and an area of surface water flooding.



Planning History

3.2 The following application is relevant to the assessment and determination of the application:

18/04934/HSE - Erection of an outbuilding – Permission granted
This permission has been implemented.

18/00385/HSE – Erection of outbuilding in rear garden – Permission granted
This permission is unimplemented. The proposal is for an outbuilding of a similar footprint to the existing outbuilding.

16/03842/P - Erection of single storey rear extension – Permission granted- This permission has been implemented

15/03438/P - Formation of vehicular access - Permission granted

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The use of the building for purposes ancillary to the main dwelling house would be acceptable and in accordance with the character of the area
- The appearance of the building would be acceptable and there would be minimal changes visible from the streetscene.

- There would be no significant harm to neighbouring properties amenity, given the location and separation distances between the proposed development and surrounding properties.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of (25) letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 8 Objecting: 7 Supporting: 1 Neutral: 0

One of the objections was from the Scots Estate Norbury Residents' Association.

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:

- Obtrusive by design
- Overlooking
- Use should be restricted to residential
- Increased risk of flooding
- Increased noise associated with use [Officer comment: this is not a material planning consideration]
- Increased sense of enclosure
- Overshadowing
- Out of character
- Loss of privacy
- Overdevelopment

6.3 Councillor Khan and Councillor Ben-Hassel made the following representations (objecting) to the proposal:

- Contrary to the principles of SPD2
- Impact on neighbours

7 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

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

Consolidated London Plan 2015 (LP):

- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP2: Homes
- SP6: Environment and Climate Change
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction

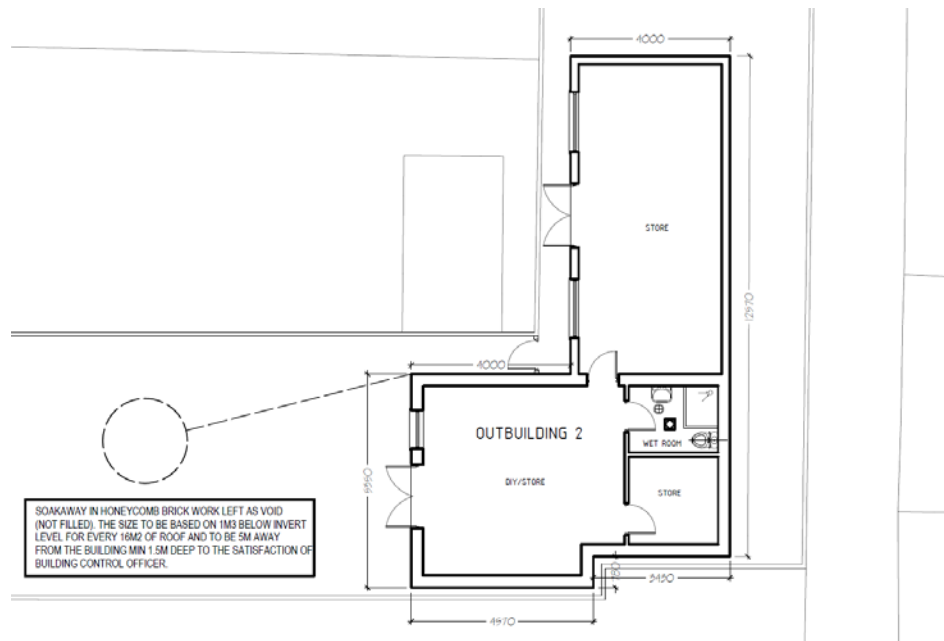
8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Impact on neighbouring residential amenity
- Flooding

Principle of Development

8.2 The use of the outbuilding is proposed for storage. This use is ancillary to the main dwelling. Ancillary use will be conditioned to ensure that the outbuilding is not used as a separate dwelling. A supporting statement has been provided with the application which explains that the recently approved outbuilding (ref: 18/04934/HSE) is going to continue to be used as a gym/study whilst the outbuilding now proposed would be used as a store/DIY store.



- 8.3 It should be noted that the outbuilding does not conform to permitted development as the height is more than 2.5 metres within 2 metres of the boundary due to the pitched roof and therefore planning permission is required.

Townscape and Visual Impact

- 8.4 Policy 3.5 of the London Plan requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.
- 8.5 The proposed outbuilding replaces the existing outbuilding. It would have a rendered façade and a pitched roof. There are a number of outbuildings at the rear of gardens within the vicinity of the site. Whilst the footprint of this outbuilding would be slightly larger than the others in the area (due to the scale and L shaped nature of the plot). The building would be in accordance with the character of the area- complying with DM10 of the Croydon Local Plan; and subservient to the main house- complying with the Suburban Design Guide SPG.



Impact on Neighbouring Residential Amenity

- 8.6 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.7 From the rear of 122 Norbury Crescent, there would be a minimal change, as the proposed outbuilding would be located in a similar footprint to the existing outbuilding. The part of the outbuilding which extends south, across the rear of 126 Norbury Crescent would be almost completely obscured by the outbuilding at the rear of number 126 and separated by a distance of approximately 25 metres from the rear of the main dwelling.
- 8.8 The outbuilding would be well separated from the rear of the properties on Dalmeny Avenue by 30 metres and there would be no windows facing in this direction (only towards the host property and a fence). The proposed outbuilding would not therefore appear overly dominant when viewed from adjoining properties and would respect sunlight, daylight and outlook.

Flooding

- 8.9 The site is within Flood Zone 2 as it is located directly adjacent to the Norbury Brook and is also in an area of surface water flooding. A soakaway is proposed to collect rainwater from the outbuilding and slowly release the water into the soil. A water butt will also be conditioned.

Conclusions

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